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'18APR26 PM 3:13CITY CLERK

April 20, 2018

The Honorable Ernest Y. Martin
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

SUBJECT: A Resolution to Adopt the Proposed Revised Oahu General Plan for the City and County of Honolulu

We are pleased to submit our recommendations to update the General Plan (GP) as offered by the Department of Planning and Permitting (DPP). This Revised Plan is the culmination of multi-year comprehensive review by DPP in consultation with the community, stakeholders, and agencies. The Planning Commission held a public hearing on March 21, 2018, to adopt the proposed revised GP for the City and County of Honolulu. Eleven public and fifty-nine written testimonies of concerns and/or comments were received. The public hearing was closed on March 21, 2018.

The Planning Commission voted, 8:0 (McMurdo opposed No. 3, 7:1) to recommend approval of the proposed revised Oahu General Plan with seven recommended amendments:

1) Include the text "Special Management Area" within Figure 1 in the Introduction. Include it in the list in the *Implementation Ordinances and Regulations* box just before *ETC.,* to specifically name Special Management Area permits.
2) Strike "in an organic fashion" from the Preamble page 10, in the second paragraph under *Physical Development and Urban Design.*
3) Retain Section I. Population Objective A, Policy 6: "Publicize the desire of the City and County to limit population growth."

DEPT. COM. 235

4) Revise Section II. Economy Objective B, Policy 8 to read as follows: "Manage the development of secondary resort areas (Ko Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie) in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area". These edits incorporate the (stricken) existing policy 7, and change the word "facilitate" to "manage".
5) Strike Section II. Economy Objective B, Policy 11, "Consider small-scale community-oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively."
6) Combine Policy 2 and 3, Section VI. Energy Objective A. Revise proposed Policy 2 to read "Support and encourage program and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce Oahu's dependence on fossil fuels as its primary source of energy. Promote and assist efforts to establish safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches its renewable energy goals". Renumber the remaining Objective A Policies accordingly.
7) Split Section X. Culture and Recreation into two new sections. Create a new Section X. Culture, which includes Objective A and Objective B policies, and a new Section XI. Recreation, which would include Objective C and Objective D policies. Include an additional photo for the new Section XI, and further renumber the remaining sections of the General Plan.

The following materials are being forwarded to you as submitted to us by the DPP:

- Draft Resolution to Adopt the Oahu General Plan.
- Proposed Revised Oahu General Plan, Clean Version (December 2017).
- Proposed Revised Oahu General Plan, Ramseyer Version (December 2017).
- Oahu General Plan Review Report 2010-2017.

Also enclosed are:

- Planning Commission's Findings of Fact, Conclusions and Recommendations.
- Written testimonies of concern and/or comments.

If additional copies of the Proposed Revised General Plan (Clean or Ramseyer version) or the GP Review Report 2010-2017 are needed, please contact the DPP at 768-8000. The transcripts of the Planning Commission's public hearing will be forwarded under a separate cover when they become available.

Sincerely,

Ka'iulani K. Sodaro, Chair
Planning Commission

Enclosures

ACKNOWLEDGED:

Kirk Caldwell
Mayor

ACKNOWLEDGED:

Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

Roy K. Amemiya, Jr.
Managing Director

PLANNING COMMISSION OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE PROPOSAL	)
	)
OF	)
	)
THE DIRECTOR OF PLANNING AND PERMITTING	)
	)
	)
FOR A RESOLUTION	)
	)
TO ADOPT THE REVISED OAHU GENERAL PLAN	)
	)

FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS

I. PROPOSAL

This Proposed Revised Oahu General Plan came before the Planning Commission of the City and County of Honolulu (hereinafter the "Commission"), at its public hearing of March 21, 2018. The Commission considered the proposed revised Oahu General Plan dated December 2017 (hereinafter referred to as the "Proposed Revised Plan"), and an adopting resolution submitted by the Director of the Department of Planning and Permitting (DPP) to revise the 1992 City and County of Honolulu General Plan (amended in 2002, Resolution 02-205, CD1). This proposed revision is pursuant to Sections 6-1507 and 6-1508 of the Revised Charter of the City and County of Honolulu 1973, as amended, relating to the purpose and function of the general plan, and Section 6-1510, as amended, related to the preparation and review of the general plan.

A public hearing was held on this matter by the Commission on March 21, 2018. The public hearing was closed the same day, March 21, 2018, and the Commission proceeded to action at the close of the public hearing.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Commission hereby finds that:

1. Section 6-1507 as amended (1998 General Election Charter Amendment Question No. 1(III)) of the Revised City Charter of Honolulu, sets forth the requirements that "The purposes of preparing a general plan and development plans are to recognize and anticipate the major problems and opportunities concerning the social, economic, and environmental needs and future development of the city and to set forth a desired direction and patterns of future growth and development. The director shall prepare a general plan for the entire city and development plans for particular areas of the city". And, Section 6-1508 as amended (1998 General Election Charter Amendment Question No. 1(III)) of the Revised City Charter of Honolulu, sets forth the requirements that "The general plan shall set forth the city's objectives and broad policies for the long-range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern". Section 6-1510, as amended, (1998 General Election Charter Amendment Question No. 1(III)), sets forth the requirements for the preparation and review of the general plan, which includes consultation with agencies of the executive branch and the people of the city.

2. The general plan area consists of the City and County of Honolulu, which as a whole includes the island of Oahu and also the Northwestern Hawaiian Islands (except the Midway Islands). The Northwestern Hawaiian Islands are a Marine National Monument (Presidential Proclamation 8112, February 28, 2007) and are managed by the federal government and the State of Hawaii. If in future, jurisdictional responsibilities relating to the Northwestern Hawaiian Islands are transferred to the city, it will be obliged to review and potentially amend the general plan.

3. The effective plan area for the Proposed Revised Plan is the island of Oahu. Although jurisdictionally included in the State Land Use Conservation District, all offshore islands and marine waters within three nautical miles of Oahu's coastline are also considered part of the City in County in terms of applicability of the objectives and policies of the general plan. The island of Oahu accounts for 70 percent of the state's total population and is Hawai'i's economic and political center. Oahu's roughly 600 square miles includes nearly 230 miles of

shoreline. The general plan is the guiding document for all of the city's programs and activities and sets the framework for the island's eight regional development plans and sustainable communities plans, special area plans, Transit Oriented Development (TOD) plans, water management plans, and county rules and regulations.

4. The Proposed Revised Plan is the product of an eight year process that included a comprehensive review of the existing general plan document, topic research and reports, community dialogue, interviews, topic specific focus groups, and informal surveys. During the course of the revision, the DPP released two rounds of public review drafts for agency and community comments (2012 and 2017). Responses received from these review rounds totaled 1,488 comments that were individually addressed, and in some cases, were incorporated into the Proposed Revised Plan. In summary, the general plan sets the context for development to accommodate projected population growth and also gives policy direction for the general social, economic, and environmental wellbeing of Oahu's residents. Topics introduced or given additional emphasis in the Proposed Revised Plan include but are not limited to, planning for climate change and sea level rise impacts, addressing affordable housing needs, resource stewardship and resiliency, and incorporating TOD planning.

5. The Commission received the Proposed Revised Plan documents, which consisted of the following materials:

a. Memorandum from the Acting Director of the DPP on the subject of the Proposed Revised General Plan and General Plan Technical Report;
b. A clean version of the Proposed Revised Plan;
c. A "ramseyer" (changes shown) version of the Proposed Revised Plan that shows all proposed edits and additions to the current (2002) adopted General Plan text;
d. The Oahu General Plan Review Report and Appendices 2010 – 2017, which includes an overview of the review program, a summary of community feedback, a summary of major revisions and proposed revision by general plan chapter, and documentation of the full review process including comments received and agency responses;
e. Draft Resolution to adopt the Proposed Revised Plan.

6. At the Planning Commission public hearing held on March 21, 2018, the staff of the DPP provided an oral and accompanying slide presentation on the Proposed Revised Plan review process. The staff also summarized the key issues encountered during the review process which included expansion of the original scope of review due to public interest in a comprehensive review, and further outlined the broad criteria used by the Department during the evaluation and revision process.

7. The Commission received 11 oral and 59 written testimonies and comments, including emails, in support and opposition to certain policy changes found in the Proposed Revised Plan. Notable opposing testimony related to proposed consideration of small-scale community oriented visitor accommodation in non-resort areas; opposition to the removal of several statements in the I. Population chapter related to population growth; and opposition to facilitating development in the designated secondary resort areas. Other notable testimony related to the support for renewable energy production and opposition to the establishment of fossil fuel reserves.

8. The Proposed Revised Plan does not require the preparation and acceptance of an environmental disclosure document pursuant to Chapter 343, Hawaii Revised Statutes.

9. The proceedings of the above hearing are recorded in the Planning Commission minutes of March 21, 2018.

III. CONCLUSIONS AND RECOMMENDATIONS

The Planning Commission hereby concludes that:

1. The Proposed Revised Plan conforms with the requirements of Section 6-1507 of the Revised Charter of the City and County of Honolulu, as amended, which indicates that the general plan shall set forth a desired direction and patterns of future growth and development. The Commission concludes that the Proposed Revised Plan contains statements of the general social, economic, environmental and design objectives to be achieved for the prosperity of the people of the city and the most desirable population distribution and regional development pattern in conformance with Section 6-1508.

2. The Commission concludes that Proposed Revised Plan further conforms with the requirements of Section 6-1510, as amended, on the preparation and review of the general plan. The Commission finds that the Proposed Revised Plan was prepared by the Director of the DPP in consultation with people of the city and persons responsible for the development activities of other governmental and private organizations operating within the city.

Pursuant to the foregoing Findings of Fact and Conclusions, it was the decision of the Planning Commission, at its meeting of May 21, 2018, to recommend approval of the bill as proposed by the Director of the DPP, subject to the following revisions to the proposed Oahu General Plan dated December 2017 (deletions are shown as strikethrough and additions are underlined where applicable).

a. The "Implementing Ordinances and Regulations" box in Figure 1 of the Introduction (page 3) is amended as follows:

Zone Changes
Land Use Permits
Land Use Ordinance
Sign Ordinance
Subdivision Ordinance
<u>Special Management Area Permits</u>
Etc.

b. In the Preamble under the heading Physical Development and Urban Design (page 10), the second sentence of the second paragraph is amended as follows:

"Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed incremental growth over time, ~~in an organic fashion,~~ providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."

c. In Section I. Population, Objective A (page 19), restore the stricken Policy 6:

"Publicize the desire of the City and County to limit population growth."

d. Section II. Economy, Objective B, Policy 8 (page 25) is amended as follows to incorporate the stricken existing policy 7:

"~~Facilitate~~ Manage the development of the following secondary resort areas: (Ko 'Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lā'ie in a manner which respects existing lifestyles and the natural environment and avoids substantial increases in the cost of providing public services in the area."

e. Strike Section II. Economy, Objective B, Policy 11 (page 25):

~~"Consider small-scale community-oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively.~~"

f. Section VI. Energy, Objective A, Polices 2 and 3 (page 39) are combined to create a new Policy 2 as follows (and the subsequent policies are renumbered):

"Policy 2
Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce O'ahu's dependence on fossil fuels as its primary source of energy. ~~Policy 3~~ Promote and assist efforts to establish safe and adequate fossil fuel supply reserves within Hawai'i's boundaries until Hawai'i reaches its renewable energy goals."

g. Section X. Culture and Recreation (pages 57 - 60) is amended to two sections. A new Section X. Culture includes Objectives A and B policies. A new Section XI. Recreation includes Objectives C and D policies. A new photograph is incorporated into Section XI. Recreation and is attached as Exhibit 1. The subsequent sections of the General Plan are renumbered accordingly.

Dated at Honolulu, Hawaii this 20 day of April, 2018.

PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

By _____
KA'IULANI K. SODARO, Chair

Attachments

EXHIBIT A

Authorization Kathy K. Sokugawa, Acting Director
Advertisement March 9, 2018
Public Hearing March 21, 2018

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
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KIRK CALDWELL
MAYOR

KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

2018 FEB -5 AM 9:58
DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

February 2, 2018

MEMORANDUM

TO: Ka'iulani K. Sodaro, Chair
and Members of the Planning Commission

FROM: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

SUBJECT: Proposed Revised General Plan and General Plan Technical Report

The Department of Planning and Permitting (DPP) is pleased to present, for your action, the proposed revisions to the City and County of Honolulu's General Plan and supporting materials.

Enclosed is a clean copy of the Proposed Revised General Plan, a draft Resolution to adopt the Plan, and a modified "Ramseyer" version of the Proposed Revised Plan that shows line-by-line changes from the current General Plan.

Also included in this transmittal is the General Plan Review Report, which contains documentation of the DPP's review and revision process, including comments received from the First (November 2012) and Second (February 2017) Public Review Drafts.

We respectfully request a public hearing on the Proposed Revised General Plan no sooner than March 21, 2018 to allow the Neighborhood Boards and others to have sufficient time to prepare testimony. If desired, we are willing to schedule a briefing for the Planning Commission prior to the Public Hearing.

Copies of all the materials provided are available online at:
http://www.honoluludpp.org/Planning/GeneralPlan.aspx or available on CD from the DPP on request.

Should you have any questions, please contact Noelle Cole, of our staff, at 768-8055.

Enclosures: Proposed Revised General Plan
Proposed Revised "Ramseyer" General Plan
Draft Resolution to Adopt Plan
General Plan Review Report

O‘AHU GENERAL PLAN

Your Island, Your Future

PROPOSED REVISED PLAN

Department of Planning and Permitting
City and County of Honolulu
December 2017

PROPOSED REVISED
O‘AHU GENERAL PLAN

Department of Planning and Permitting
City and County of Honolulu
December 2017

TABLE OF CONTENTS

INTRODUCTION	3
PREAMBLE	5
I. POPULATION	19
II. THE ECONOMY	23
III. NATURAL ENVIRONMENT AND RESOURCE STEWARDSHIP	29
IV. HOUSING AND COMMUNITIES	31
V. TRANSPORTATION AND UTILITIES	35
VI. ENERGY	39
VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN	43
VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE	49
IX. HEALTH AND EDUCATION	53
X. CULTURE AND RECREATION	57
XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT	61

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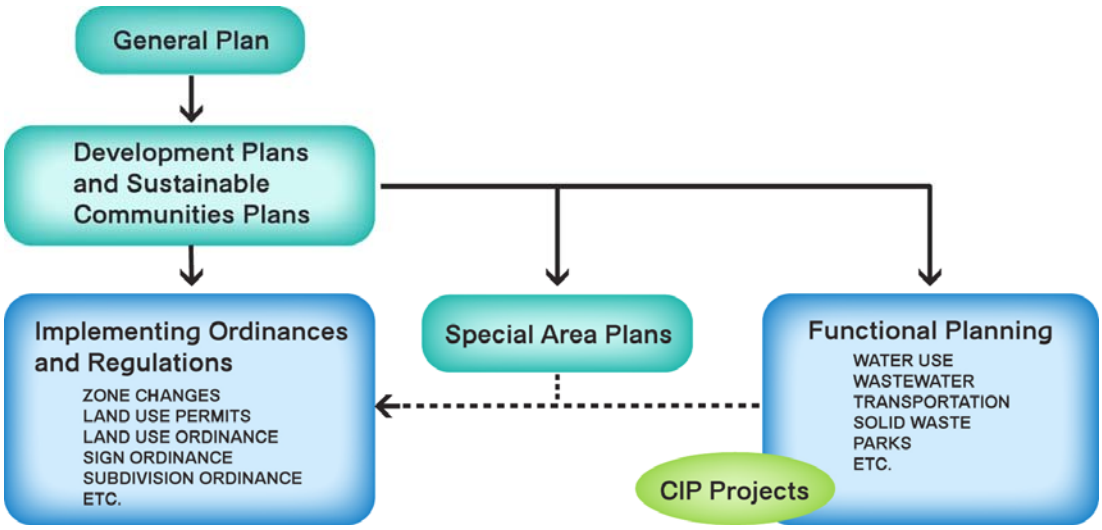
INTRODUCTION

The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of O‘ahu’s residents and the strategies to achieve them. It is the first tier of and lays the foundation for a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides direction to the growth projected for O‘ahu.

The City’s planning process is comprised of three distinct tiers. As the first tier of planning, the General Plan establishes policy guidance for O‘ahu as a whole, with all subsequent plans and implementing regulations of the City and County of Honolulu required to be consistent with the General Plan. The second tier consists of the eight regional Development Plans (DPs) and Sustainable Communities Plans (SCPs). These plans relate to specific regions of the island, and (1) conceptually describe the pattern of land use desired for the region, (2) provide guidance for functional infrastructure planning, and (3) identify areas within the DP/SCP boundary that might benefit from more detailed planning. The third tier is comprised of the specific mechanisms to implement the two higher levels of the planning hierarchy. These include the implementing ordinances and regulations (i.e., the Land Use Ordinance (Honolulu's zoning code), the Subdivision Rules and Regulations, and the City's Capital Improvement Program), public facilities and infrastructure functional plans, and special area plans that give specific guidance for specific portions of the DP or SCP area.

Figure 1. Diagram of the planning process for the City and County of Honolulu



Since the adoption of the General Plan in 1977, various plan amendments have been made over the years, including this update. However, the basic themes and directions for growth remain, and require continued pursuit. This revised edition of the General Plan reinforces this planning concept. It supersedes all previous editions.[1]

The City and County of Honolulu was incorporated as a city in 1907, and today encompasses the entire island of Oʻahu and also the Northwestern Hawaiian Islands. The city of Honolulu, which is the largest city in the State, is also the State capital.

Oʻahu is the third largest of the eight main Hawaiian islands, with a total land area of approximately 600 square miles and nearly 230 miles of shoreline. Nicknamed the "Gathering Place," Oʻahu is the most populous and developed island, and is the island that has experienced the greatest population growth and development transformation since the introduction of western culture to these islands. With a resident population that increased from about 60,000 in 1900, to 953,000 in 2010, Oʻahu accounts for 70% of the state's total population. In addition, Oʻahu reports the highest number of visitors per year.

No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as Oʻahu. Oʻahu's urban core, stretching from Waiʻalae-Kāhala to Pearl City, is home to the state's financial center (downtown Honolulu), the state's most well-known visitor destination (Waikīkī), and the state's main commercial harbor and international airport. Beyond the urban core, suburban and rural communities are surrounded by scenic vistas and open spaces, including active farmlands. The Koʻolau and Waiʻanae Mountain Ranges, other geological landmarks such as Diamond Head, and the island's shorelines and beaches contribute significantly to Oʻahu's natural beauty and recreational amenities. Although future population projections indicate a slower rate of growth in the future due to an aging population and mature economy, Oʻahu will continue to maintain its prominence as the state's economic, political, and population center.

[1] The General Plan was previously amended in 1979, 1982, 1985, 1987, 1989, 1990, 1991, 1992, and 2002.

PREAMBLE

Purpose of the General Plan

The General Plan for the City and County of Honolulu, a requirement of the City Charter, is a written commitment by the City and County government to a future for the island of O‘ahu which it considers desirable and attainable. The Charter assigns the responsibility for the preparation of the General Plan and its revisions to the Department of Planning and Permitting. The General Plan and revisions are adopted by the Honolulu City Council as a resolution.

Under the Revised Charter of the City and County of Honolulu, Chapter 15, Section 6-1508, the General Plan shall set forth the City’s objectives and broad policies for the long-range development of the island. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of O‘ahu and the most desirable population distribution and regional development pattern.

The General Plan is a two-fold document. First, it is a statement of the long-range physical, social, cultural, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. These objectives contain both statements of desirable conditions to be sought over the long run and statements of desirable conditions which can be achieved within an approximate 20-year time horizon. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives therein.

The General Plan is a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens. It is intended to guide land use and development decisions and to influence actions in 11 areas of concern:

(1) Population;
(2) The economy;
(3) The natural environment and resource stewardship;
(4) Housing and communities;
(5) Transportation and utilities;
(6) Energy;
(7) Physical development and urban design;

(8) Public safety and community resilience;

(9) Health and education;

(10) Culture and recreation;

(11) Government operations and fiscal management.

Content of the General Plan

The 11 subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County addressing all aspects of the health, safety, and welfare of the people of O‘ahu.

In preparing the statement of objectives and policies, the fair distribution of social benefits was held to be of paramount importance. It shall continue to be of paramount importance in the pursuit and implementation of these objectives and policies.

A future which is sustainable is also of great importance for an island community interested in the current and future well-being of its people. The principles of sustainability recognize that there are limits to the complex network of systems (environmental, economic and social) that define our lifestyles and overall well-being. A sustainable Honolulu means having the capacity to support the current generation’s demand for and use of its resources without compromising the ability of future generations to meet their needs. To do this, the City and County shall seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable[2] place:

- Environmental protection;
- Economic health;
- Social equity.

As the 21st century continues to unfold, the movement to foster sustainability will influence decisions about future land use, growth, and economic development on O‘ahu. Achieving sustainability requires recognizing the relationships and linkages between all resources within defined boundaries similar to the values of the traditional ahupua‘a Native Hawaiian land use management system that encourages stewardship, and compatible principles from contemporary watershed management. Sustainability in this

[2] See HRS § 226-108 Priority guidelines and principles to promote sustainability.

context requires active conservation of the island's limited natural resources and other basic resources, and consideration for the health of the environment and the economy, in relation to the community's overall well-being. Objectives and policies that support the major elements of sustainability are interwoven into each of the 11 areas of concern.

Examples of what sustainability means in practice are:

- Compact and mixed-use development patterns that encourage higher densities and conserve energy and resources;
- Preservation and protection of agricultural, natural, cultural and open space resources;
- Multi-modal transportation networks and rail transit-oriented developments to reduce automobile use;
- Efficient building design and technology to reduce water and energy consumption;
- Greater public awareness of and actions to reduce waste and excessive consumption;
- Increased participation and scope of recycling and waste stream reduction;
- Use of renewable energy sources to reduce dependence on imported fossil fuels where economically and environmentally appropriate;
- Greater production and consumption of locally-grown food and locally produced products;
- Economic diversification that emphasizes the well-being of O'ahu's residents and is resilient to changes in global conditions;
- Greater awareness that the collective "social capital" within communities is vital to maintaining a strong and productive society.

The 11 areas of concern are summarized in the following section.

POPULATION

The population objectives and policies encompass two distinct thrusts. The first is to plan for anticipated future population growth in a manner that considers the limits of O'ahu's natural resources, protects the environment, and minimizes social, cultural, economic and environmental disruptions. The second is to maintain a pattern of population distribution that will allow people to live, work, and play in harmony. To achieve these two aims, the City and County of Honolulu employs a policy of directed growth (See Chapter I. Objective B, Policy 4). A map at the end of Chapter I conceptually shows the development pattern on O'ahu in relation to this policy. The distribution of residential population percentages in Objective B, Policy 4 and the associated map are not regulatory, but are guides to population growth for each DP and SCP area.

THE ECONOMY

The objectives and policies for economic activity attempt to address the needs for an adequate standard of living, an improved quality of life for residents and future generations, and an economy that contributes to O‘ahu’s long-term sustainability. Issues including employment opportunities, viability of major industries, the location of jobs, and diversification of the economic base and its resiliency to changes in global conditions are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our residents. A new policy also promotes an innovative and technologically savvy economy that respects our unique traditions and cultural values.

NATURAL ENVIRONMENT AND RESOURCE STEWARDSHIP

The natural environment, next to the island’s people, is O‘ahu’s greatest asset. Protecting the island’s natural resources and environmental quality is essential to ensuring the long-term health and well-being of the community. Besides an array of biologically rich and diverse ecosystems, and a year-round temperate climate, there are beautiful mountains, attractive beaches, scenic vistas, and freshwater and marine environments that are enjoyed by all. The City's policies seek to protect and enhance O‘ahu’s natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets. The objectives and policies recognize the importance of protecting the natural environment for current and future generations.

HOUSING AND COMMUNITIES

Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a persistent problem for the residents of O‘ahu, and is a primary concern of the General Plan. This section recognizes the importance of developing whole communities that are well-integrated with the surrounding land uses and the natural environment and that include housing, services, amenities, and job opportunities.

The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices and to increase the availability of affordable housing and meet County and State affordability goals; to encourage higher-density housing via mixed-use and transit-oriented developments in rail station areas; to encourage infill housing where permitted; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and to address issues associated with homelessness so that all people have decent and stable shelter.

TRANSPORTATION AND UTILITIES

A safe, efficient, and cost-effective multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our environment, economic productivity, and quality of life. The cost of building and maintaining the various elements of a comprehensive transportation system to service the island is a major public investment. Coordinated planning of accessibility and circulation requirements and integration of the transportation system with existing and planned developments is important in the effective management of urban growth. The transportation objectives and policies address the need for a balanced ground transportation system that allows safe, comfortable and convenient travel for all users, including pedestrians, bicyclists, public transit riders, and motorists.

The airports and harbors are State facilities and are under State jurisdiction. The City's role is limited to regulating surrounding land uses, providing connectivity to these key facilities, and processing certain needed permits.

Population growth results in increased demands for water, sewerage, and recycling and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered.

Reliability, cost-effectiveness, and capacity are necessary attributes of a highly functioning utility system. In addition to emphasizing the importance of these attributes, the objectives and policies for utilities emphasize the need for efficient and dependable transmission and service, adequate supplies of water, and environmentally sound waste disposal systems.

ENERGY

There is no more salient example of the direct impact of world events on an island community than the provision of energy. With about 90% of O'ahu's electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride toward sustainability. Revised objectives and policies recognize that nature is all around us, even in urban areas. Renewable energy development, efficient energy utilization, conservation, and reducing energy demand are addressed with the goals of reducing dependence on outside sources, increasing the resiliency of energy systems, and promoting sustainable energy practices. Policies have been revised to

support net zero to net positive performance in the areas of energy, low carbon emissions, waste streams, all utilities, and food security.

PHYSICAL DEVELOPMENT AND URBAN DESIGN

Physical development and urban design is concerned with the quality of growth that occurs within the various parts of the Island. The objectives and policies in this area of concern deal with the coordination of public facilities and land development, compatibility of land uses, and specification of certain land uses at particular locations. It also deals with creating active, vibrant communities linked not only physically but digitally and through social media and other forms of technology to promote public participation in the planning process in ways that engage our increasingly digital society. New policies also emphasize the need to recognize and prepare for the long-term impacts of climate change.

Urban design emphasis is contained in objectives to create and maintain attractive, meaningful, and stimulating environments and to promote and enhance the social and physical character of O‘ahu’s older towns and neighborhoods. Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed incremental growth over time, in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities.

The General Plan now also contains an objective on climate change and sea level rise. It calls for all public and private organizations to prepare for the future problems caused by rises in sea level, rises in groundwater levels, and more frequent and severe storms, shifts in local rainfall patterns, and higher urban temperatures. The Climate Change Adaptation Priority Guidelines of the Hawai‘i State Planning Act, HRS § 226-109, support planning and preparing for future disruptions and dislocations due to climate change.

PUBLIC SAFETY AND COMMUNITY RESILIENCE

Many of the City's services derive from the concern for the safety of the people. The prevention and control of crime and maintenance of public order are one aspect of public safety. The City's policies reflect the roles of the citizen, and the County, State, and Federal governments in providing for the safety of residents and visitors. Another aspect deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions. This includes creating resilient, disaster-ready communities that are mentally and physically prepared for

disasters and environmental stressors including those caused or exacerbated by climate change and sea level rise.

HEALTH AND EDUCATION

Public health and health care services are a joint State, City, and private sector responsibility. The City provides ambulance services, regulates hospital structures, helps to enforce the State health code, and promotes healthy lifestyles. New policies promote active lifestyles, enhance personal health, and support age-friendly cities so that people of all ages and abilities can thrive.

Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities and appropriate facility location, and the promotion of Honolulu as a center for higher education in the Pacific. A new education policy also calls for Honolulu to become a "home to the wisdom of nations" by recognizing its status as an international Pacific crossroads, and another encourages outdoor learning opportunities and venues that reflect our unique natural environment and Native Hawaiian culture.

CULTURE AND RECREATION

Preservation and enhancement of Hawai'i's multiethnic culture will be achieved through policies that encourage and respect the Native Hawaiian culture and its vital influence on the way of life on O'ahu; recognize unique local cultures, values and traditions; protect and enhance cultural, historic and archaeological sites, buildings, and artifacts; and promote the living arts and culture of our multi-cultural heritage. The City also recognizes the importance of providing adequate park space and facilities to keep up with changing demand.

The use of leisure time is addressed through objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services that are readily available to residents and visitors. New policies also call for utilizing our unique natural environment in a responsible way for cultural events and activities, and for creating and promoting recreational venues for all to enjoy from kupuna to keiki, kama'āina and malihini.

GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT

The objectives and policies in the first ten areas of concern represent an ambitious agenda which stretches the resources of City government to the limit. Increased

efficiency, effectiveness, responsiveness, and fiscal integrity in carrying out the functions of City government are crucial to the City's ability to successfully fulfill its many duties. A good approach is to right-size government so that its programs and services fit the needs of the people of Oʻahu.

The Northwestern Hawaiian Islands

The Northwestern Hawaiian Islands are a chain of small islands, atolls, reefs and shoals stretching for more than 1,000 miles northwest beyond the main Hawaiian Islands. This group begins approximately 130 miles (about 110 nautical miles) northwest of Niʻihau, the westernmost island of the main Hawaiian Islands. According to the Hawaiʻi Revised Statutes, those islands extending northwest from Nīhoa to Kure Atoll, except for the Midway Islands, are part of the City and County of Honolulu. The Northwestern Hawaiian Islands are largely uninhabited and are valued for an abundance of ecological and cultural resources, including approximately 5,000 square miles of healthy coral reefs, habitats for a variety of federally protected species, Native Hawaiian archaeological artifacts and cultural sites, and World War II-related military sites.

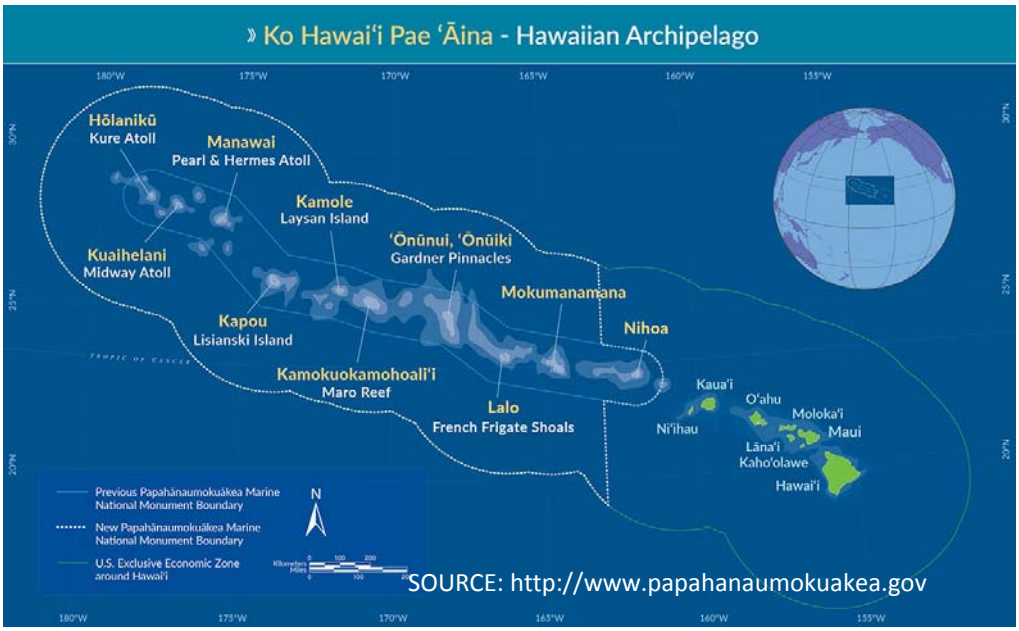
The Northwestern Hawaiian Islands were designated a Marine National monument in 2006 (Presidential Proclamation 8031, June 15, 2006). Expressly created to protect an exceptional array of natural and cultural resources, the monument was officially given its Hawaiian name—Papahānaumokuākea, meaning "a sacred area from which all life springs"—in 2007 (Presidential Proclamation 8112, February 28, 2007). The monument was inscribed as a mixed natural and cultural World Heritage site in 2010 by the UNESCO World Heritage Centre.

Expansion of the Papahānaumokuākea Marine National Monument was approved in 2016, extending the protected conservation area from 139,797 square miles to 582,578 square miles. Encompassing an area nearly the size of the Gulf of Mexico, the monument is recognized as one of the largest contiguous, fully protected conservation areas under the U.S. flag, and one of the largest conservation areas in the world.

Both the federal government and the State of Hawaiʻi exercise management jurisdiction over the islands and waters of Papahānaumokuākea. Papahānaumokuākea incorporates the Federal Northwestern Hawaiian Islands Coral Reef Ecosystem Reserve, the Midway Atoll National Wildlife Refuge, the Hawaiian Islands National Wildlife Refuge, the State Northwestern Hawaiian Islands Marine Refuge, and the Kure Atoll State Wildlife Sanctuary. All of the subject islands and archipelagic waters within the State of Hawaiʻi

are also included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction.

Figure 2. Papahānaumokuākea Marine National Monument



In the event that any jurisdictional responsibilities relating to the Northwestern Hawaiian Islands are transferred to the City and County of Honolulu, the City will need to review and, if necessary, amend the objectives and policies of the General Plan, as well as other pertinent plans and programs, in terms of their adequacy in addressing these responsibilities.

Other Offshore Islands and Marine Waters

All offshore islands and marine waters within three nautical miles of the O‘ahu coastline are considered part of the City and County of Honolulu in terms of the applicability of the objectives and policies in this General Plan. Although most of these islands, as well as O‘ahu’s coastal marine waters, are included in the State Land Use Conservation District and, thus, are beyond the effective jurisdiction of the City and County of Honolulu, they may be included in DPs and SCPs as appropriate.

Role of the City and County Government

The City and County government will implement the policies contained in the General Plan through ordinances and resolutions as well as through rules and regulations. Also essential to policy implementation are the City's annual budget and six-year capital-improvement program, both of which should be consistent with the objectives and policies of the General Plan, especially with regard to long-term commitments of money.

It is necessary to remember, however, that the City and County government is not alone in determining the general welfare of the people of O‘ahu. The State and Federal governments, too, have an important influence on the life of the community. The City and County recognizes the need for close cooperation among the various levels of government and, in striving to meet the objectives of the General Plan, pledges not to lose sight of this very great need.

Citizen Participation

Individual citizens and community groups should participate freely to help bring about the success of the General Plan. Indeed, in a democratic society they have a responsibility to express their concerns to the City and County government and to work constantly for more effective government action. Residents of the City and County of Honolulu are encouraged to democratically and meaningfully participate in the determination of the direction and quality of future growth on O‘ahu through the City's Neighborhood Board system, community organizations and associations.

The Neighborhood Board system established by the City provides a forum for community oversight and recommendations on government actions affecting the individual Neighborhood Board area, the region, or the island. The Neighborhood Boards represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the island. The boards participate in the City planning process, solicit the input of other neighborhood groups and residents, and identify the concerns of the areas they represent, based on the powers, duties, and functions outlined in the Neighborhood Plan filed with the City Clerk. As set forth in the Neighborhood Plan (Section 1-7.1), the boards maintain various duties to support the General Plan, such as reviewing and making recommendations on the General Plan, monitoring and evaluating the efficiency and effectiveness of the government’s delivery of services to citizens, and assisting in advocating residents’ interests to the local government. As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies. The government also needs to engage its citizens in new, evolving

ways to maximize participation, including social media and other forms of electronic communications.

Most planning issues have impacts which extend beyond the boundaries of neighborhoods. Regular planning forums for the discussion of regional and islandwide issues are an important part of the citizen participation process.

Implementation

By itself, the General Plan cannot bring about all of the changes and improvements which the City and County government considers to be desirable and attainable. It is, by design, a very broad document, and one of its purposes is to establish a comprehensive vision for the City and County of Honolulu and to identify a coherent set of guidelines, values, and principles which can be used in developing plans, programs, and legislation for guiding O‘ahu’s future.

The DPs and SCPs, according to the City Charter, are “conceptual schemes” that describe “the desired urban character and the significant natural, scenic and cultural resources” within a region (Revised Charter of Honolulu Sec. 6-1509). They are a tool for implementing the objectives and policies of the General Plan, serving as a policy guide for the City's more detailed zoning maps and regulations, and public and private sector investment decisions. The DPs and SCPs provide for land use and public facilities planning as well as indicate the sequence in which development will occur. They must implement and accomplish the objectives and policies of the General Plan.

The DPs and SCPs contain standards and principles with respect to land uses, statements of urban design principles and controls, and priorities for coordination of development. The City Council adopts DPs and SCPs and amendments thereto by ordinance. These plans should not, however, be confused with zoning ordinances. Zoning ordinances will continue to regulate the use of land within clearly demarcated zones and set detailed standards for the height, bulk, and location of buildings.

In addition to zoning ordinances, the functional plans and programs of the City and County agencies must conform to the General Plan and implement the DPs and SCPs. This will ensure that the provision of City services is in accord with the General Plan's objectives and policies and provisions contained in the lower tiers of plans. Similarly, State functional plans and the General Plan are to be mutually consistent, as per the Hawai‘i State Planning Act.

Implementation of the General Plan also occurs through the budgetary responsibilities of government. The budget process or function is closely intertwined with the planning process of the City. It involves developing the yearly operating budget and the projected capital improvement program budget. Both documents represent the final step in the comprehensive planning process relating the long-range objectives and policies of the City's General Plan to the specific uses of public revenues. To ensure the implementation of the General Plan, the City budget and programs must comply with the purposes of the General Plan and implement applicable provisions of the DPs and SCPs.

The City and County government is not the only entity responsible for the general welfare of the residents of O‘ahu. The State and Federal governments also have an important influence on the life of the community, with responsibilities that include the freeway system, public health and education, criminal justice, natural and cultural resource management, environmental protection, and disaster preparedness. In addition, the private sector contributes significantly to O‘ahu’s economy as the primary leaders in development, construction, and health care industries, thereby providing jobs and employment for many residents. The City and County recognizes the need for close collaboration among the public and private sectors in order to meet the objectives of the General Plan.

Amendments

For the General Plan to fulfill its purpose of providing overall guidance to the actions of government, private enterprise, and individual citizens across a broad spectrum of concerns, it must become neither a rigid nor an obsolete document. To keep the General Plan flexible and up-to-date, its objectives and policies must be subject to change over time in response to changes in residents’ concerns, new approaches, opportunities for addressing those concerns, and changes in the basic assumptions underlying the objectives and policies. One means of accomplishing this is provided by the City Charter which directs the Director of Planning and Permitting to undertake a comprehensive review of the General Plan at least once every ten years for Council consideration. More importantly, however, the City Council may amend or revise the General Plan whenever it deems necessary.

Emphasis should be placed on reevaluating and amending selected General Plan objectives and policies as problems and issues arise. The City and County government should develop means for identifying emerging problems and issues and evaluating their effect on the concerns of the people of O‘ahu as expressed in the General Plan. Such an ongoing process would provide a basis for the Director of Planning and Permitting to

initiate timely proposals to amend the General Plan in response to changing public concerns.

One of the key assumptions underlying many of the General Plan objectives and policies is anticipated future population growth for O‘ahu as projected by the State Department of Business, Economic Development and Tourism (DBEDT). Consequently, whenever DBEDT revises its population projections for O‘ahu, the objectives and policies of the General Plan will be re-evaluated in light of the new projections, and amendments will be proposed as may be appropriate. Also, whenever revised population projections include an extended time horizon, the General Plan will be re-evaluated to ensure that its objectives and policies remain valid for the extended planning horizon.

Interpretation

Conflicts which may arise regarding the interpretation or prioritization of any of the objectives and policies of the General Plan will be resolved by the City Council.

The City’s directed growth policy is stated in Chapter I (Population), Objective B. Policies 1 through 3 define the growth policy, and Policy 4 illustrates it. Policy 4 is intended to guide the preparation and amendment of development plans by providing a population distribution outcome that is consistent with the directed growth policy.

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I.POPULATION

Objective A

To plan for anticipated population growth in a manner that acknowledges the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions.

Policy 1

Allocate efficiently the money and resources of the City and County in order to meet the needs of O‘ahu's anticipated future population.

Policy 2

Provide adequate support facilities to accommodate future numbers of visitors to O‘ahu while seeking to minimize disruption to residents and protect the natural environment.

Policy 3

Seek a balanced pace of physical development in harmony with the County’s environmental, social, cultural, and economic goals by effecting and enforcing City and County regulations.

Policy 4

Establish geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands, environmental resources, and open space.

Policy 5

Support family planning.

Objective B

To establish a pattern of population distribution that will allow the people of O‘ahu to live, work and play in harmony.

Policy 1

Facilitate the full development of the primary urban center through higher-density redevelopment and the provision of adequate infrastructure.

Policy 2

Encourage development within the secondary urban center at Kapolei and the ‘Ewa and Central O‘ahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

Policy 3

Manage land use and development in the urban-fringe and rural areas so that:
a. development is contained within growth boundaries; and
b. population densities in all areas remain consistent with the character and the culture and environmental qualities desired for each community.

Policy 4

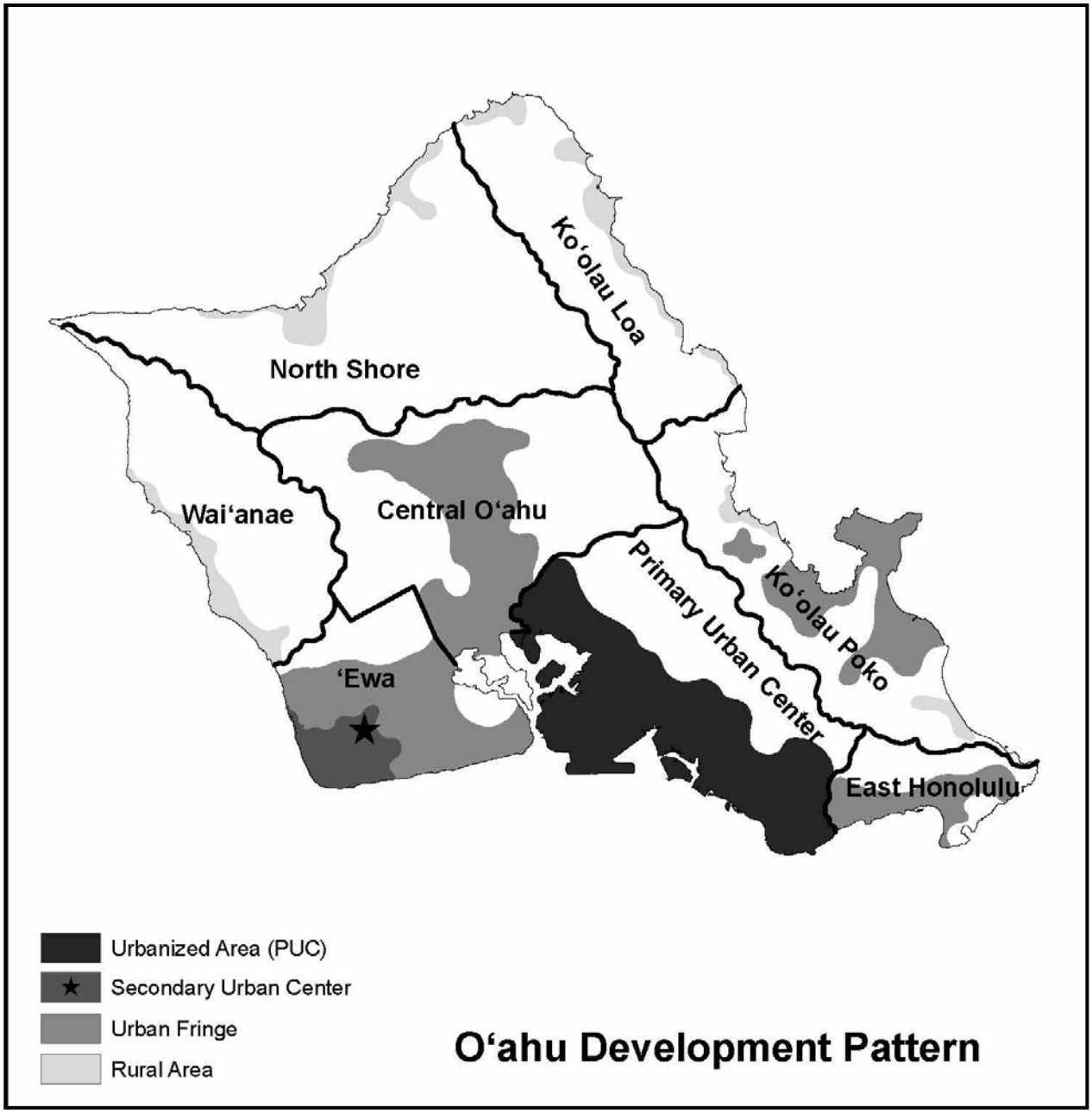
Direct growth according to Policies 1, 2, and 3 above by providing development capacity and needed infrastructure to support a distribution of O‘ahu's resident population that is consistent with the following table:

Table 1. Distribution of Residential Population

Location	*% Distribution of 2040 Oahu Population**
Policy 1 Area:	
Primary Urban Center	43%
Policy 2 Areas:	
‘Ewa	16%
Central O‘ahu	18%
Policy 3 Areas:	
East Honolulu	5%
Ko‘olau Poko	10%
Ko‘olau Loa	1%
North Shore	2%
Wai‘anae	5%
	100.0%

* O‘ahu’s population is based on DBEDT’s latest population projections. The percent share for each DP area is an approximation derived through rounding.

Figure 3. Overall Development Pattern on O‘ahu



**Revised, September 2016*

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II. THE ECONOMY

Objective A

To promote economic opportunities that enable all the people of O‘ahu to attain meaningful employment and a decent standard of living.

Policy 1

Support a strong, diverse and dynamic economic base resilient to changes in global conditions.

Policy 2

Encourage the viability of businesses and industries, including support for small businesses, which contribute to the economic and social well-being of O‘ahu residents.

Policy 3

Pursue opportunities to grow and strategically develop non-polluting industries such as trade, communications, media, medical, life sciences, and technology in appropriate locations that contribute to O‘ahu’s long-term environmental, economic, and social sustainability.

Policy 4

Support entrepreneurship and innovation.

Policy 5

Foster a healthy business climate by streamlining regulatory processes, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment.

Policy 6
Encourage the development of local, national, and world markets for the products of O‘ahu-based industries.

Policy 7
Explore and encourage alternate economic models that reflect traditional cultural values and improve economic resilience, i.e., subsistence, barter and a culture of reciprocity and sharing.

Objective B

To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates our unique sense of place, natural beauty, Native Hawaiian culture, and multi-cultural heritage.

Policy 1
Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents.

Policy 2
Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience and appreciation for island heritage, culture, and values.

Policy 3
Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and infrastructure, and which respects existing lifestyles, cultural practices, and natural, cultural, and historic resources.

Policy 4
Provide for the long-term viability of Waikīkī as a world-class visitor destination and as O‘ahu's primary resort area by giving Waikīkī priority in visitor industry related public expenditures and by encouraging private investment in enhancing facilities and attractions that support the visitor industry.

Policy 5
Provide related public expenditures for rural and urban-fringe areas that are highly impacted by the visitor industry.

Policy 6
Provide for a high-quality and safe environment for visitors and residents in Waikīkī, and support measures to ensure visitors’ and residents’ safety in all areas of O‘ahu.

Policy 7
Concentrate on the quality of the visitor experience in Waikīkī, rather than on development densities.

Policy 8
Facilitate the development of the following secondary resort areas: Ko ʻOlina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lāʻie.

Policy 9
Preserve the well-known and widely publicized scenic qualities of Oʻahu for residents and visitors alike.

Policy 10
Encourage physical improvements, social services and cultural programs that contribute to a high-quality visitor experience.

Policy 11
Consider small-scale community-oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively.

Objective C
To ensure the long-term viability and continued productivity of agriculture on Oʻahu.

Policy 1
Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business, to ensure the continuation of agriculture as an important component of Oʻahu's economy.

Policy 2
Support agricultural diversification to help strengthen the agricultural industry and to make more locally grown food available for local consumption.

Policy 3
Foster market opportunities and increased consumer demand for safe, locally grown, fresh and processed agricultural products.

Policy 4
Streamline the implementation of regulations to enhance a producer's ability to develop, market, and distribute locally grown food and products.

Policy 5
Identify the economic benefits of local food production for local markets. Provide economic incentives to encourage local food production and sustainability, and encourage agricultural and aquaculture occupations.

Policy 6
Promote small-scale farming activities and other operations, such as truck farming, flower growing, aquaculture, livestock production, taro growing, and subsistence farms.

Policy 7
Encourage landowners to actively use agricultural lands for agricultural purposes.

Policy 8
Encourage landowners to permanently preserve agricultural land with high productivity potential for agricultural production.

Policy 9
Prohibit the urbanization of agricultural land located outside the City's growth boundaries.

Policy 10
Support and encourage technologies and agricultural practices that conserve and protect water, soil, air quality, and drainage areas, and that promote public health and safety.

Policy 11
Support and encourage the availability and use of non-potable water for irrigation, where feasible.

Policy 12
Provide plans, incentives, and strategies to ensure the affordability of agricultural land for farmers.

Policy 13
Encourage both public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks.

Policy 14
Promote farming as a desirable and fulfilling occupation by encouraging agricultural education and training programs and by raising public awareness and appreciation for agriculture.

Policy 15
Protect the right to farm by enforcing right-to-farm laws and by imposing meaningful buffer zones.

Policy 16
Seek ways to discourage agricultural theft and vandalism.

Policy 17
Recognize the scenic value of agricultural lands as an open-space resource and amenity.

Objective D

To use the economic resources of the sea in a sustainable manner.

Policy 1

Encourage the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems.

Policy 2

Encourage the ongoing development of aquaculture, ocean research, and other ocean-related industries.

Policy 3

Encourage the expansion of ocean recreation activities for residents and visitors in a sustainable manner.

Objective E

To prevent the occurrence of large-scale unemployment.

Policy 1

Encourage public and private training and employment programs to prepare residents for existing and future jobs.

Policy 2

Make full use of State and Federal employment and training programs.

Policy 3

Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.

Policy 4

Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce.

Objective F

To maintain a high level of Federal spending on O‘ahu consistent with the City’s infrastructure and environmental goals.

Policy 1

Take full advantage of Federal programs and grants which contribute to the economic, social, cultural and environmental well-being of O‘ahu's residents.

Policy 2

Encourage the Federal government to pay for the cost of public services used by Federal agencies.

Policy 3
Encourage the Federal government to lease new facilities rather than construct them on tax-exempt public land.

Policy 4
Encourage the Federal government to purchase locally all needed services and supplies which are available on O‘ahu.

Objective G
To bring about orderly economic growth on O‘ahu.

Policy 1
Concentrate economic activity and government services in the primary urban center and in the secondary urban center at Kapolei.

Policy 2
Permit the moderate growth of business centers in the urban-fringe areas.

Policy 3
Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on O‘ahu.

Policy 4
Encourage the continuation of a high level of military-related employment both on and off base in the Hickam-Pearl Harbor, Wahiawā, Kailua-Kāne‘ohe, and ‘Ewa areas.

III. NATURAL ENVIRONMENT AND RESOURCE STEWARDSHIP

Objective A

To protect and preserve the natural environment.

Policy 1

Protect O‘ahu's natural environment, especially the shoreline, valleys, ridges and watersheds, from incompatible development.

Policy 2

Seek the restoration of environmentally damaged areas and natural resources.

Policy 3

Protect, restore and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational, and Native Hawaiian cultural resources.

Policy 4

Require development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion and flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property.

Policy 5

Require sufficient setbacks from O‘ahu’s shorelines to minimize threats to life and property and to minimize the future need for protective structures or relocation of structures.

Policy 6

Design and maintain surface drainage and flood-control systems in a manner which will help preserve natural and cultural resources.

Policy 7
Protect the natural environment from damaging levels of air, water, and noise pollution.

Policy 8
Protect plants, birds, and other animals that are unique to the State of Hawai‘i and O‘ahu, and protect their habitats.

Policy 9
Protect significant trees on public and private lands and encourage their integration into new developments.

Policy 10
Increase public awareness, appreciation, and protection of O‘ahu's land, air, and water resources.

Policy 11
Support the State and Federal governments in the protection of the unique environmental, marine, cultural and wildlife assets of the Northwestern Hawaiian Islands.

Policy 12
Plan and prepare for the impacts of climate change on the natural environment, including strategies of adaptation.

Objective B

To preserve and enhance natural landmarks and scenic views of O‘ahu for the benefit of both residents and visitors as well as future generations.

Policy 1
Protect the Island's significant natural resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shorelines, fishponds, and bays; and reefs and offshore islands.

Policy 2
Protect O‘ahu's scenic views, especially those seen from highly developed and heavily traveled areas.

Policy 3
Locate and design public facilities, infrastructure and utilities to minimize the obstruction of scenic views.

Policy 4
Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural, historic, or cultural resources.

IV. HOUSING AND COMMUNITIES

Objective A

To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford.

Policy 1

Support programs, policies, and strategies which will provide decent homes for local residents at the least possible cost.

Policy 2

Streamline approval and permit procedures for housing and other development projects.

Policy 3

Encourage innovative residential developments which result in lower costs, the sustainable use of resources, the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity.

Policy 4

Support and encourage programs to maintain and improve the condition of existing housing.

Policy 5

Make full use of government programs that provide assistance for low- and moderate-income renters and homebuyers.

Policy 6

Maximize local funding programs available for affordable housing.

Policy 7
Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.

Policy 8
Encourage and participate in joint public-private development of low- and moderate-income housing.

Policy 9
Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities.

Policy 10
Promote the design and construction of dwellings which take advantage of O‘ahu's year-round moderate climate and use other sustainable design techniques.

Policy 11
Encourage the construction of affordable homes within established low-density and rural communities by such means as ‘ohana units, duplex dwellings, and cluster development that embraces the ‘ohana concept by maintaining multi-generational proximity for local families.

Policy 12
Promote higher-density, mixed-use development where appropriate, including rail transit-oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.

Policy 13
Encourage the production and maintenance of affordable rental housing, ‘ohana housing, and accessory dwelling units.

Policy 14
Encourage the provision of affordable housing designed for the elderly and people with disabilities in locations convenient to critical services and to public transit.

Policy 15
Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.

Policy 16
Support collaborative partnerships that work toward immediate solutions to house and service homeless populations and also toward long-term strategies to prevent and eliminate homelessness.

Policy 17
Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed.

Objective B

To minimize speculation in land and housing.

Policy 1
Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.

Policy 2
Discourage speculation in lands outside of areas planned for urban use.

Policy 3
Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.

Policy 4
Require government-assisted housing to be delivered to qualified purchasers and renters.

Policy 5
Ensure that owners of housing properties, including government-subsidized housing, maintain housing affordability over the long term.

Objective C

To provide residents with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by transportation networks and public utilities.

Policy 1
Ensure that residential developments offer a variety of homes to people of different income levels and to families of various sizes to reduce large household sizes and alleviate the existing condition of overcrowding.

Policy 2
Encourage the fair distribution of low- and moderate-income housing throughout the island.

Policy 3
Encourage the co-location of residential development and employment centers with commercial, educational, social, and recreational amenities in the development of desirable communities.

Policy 4
Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated.

Policy 5
Support mixed-use development and higher-density redevelopment in areas surrounding future rail transit stations.

Policy 6
Discourage residential development in areas where the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging.

Policy 7
Encourage public and private investments in older communities as needed to keep the communities vibrant and livable.

Policy 8
Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.

V. TRANSPORTATION AND UTILITIES

Photo: HART

Objective A

To create a multi-modal transportation system which moves people and goods safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions; serves all users, including limited income, elderly and disabled populations; and is integrated with existing and planned development.

Policy 1

Develop a comprehensive, well-connected and integrated ground transportation system that enables safe, comfortable and convenient travel for all users, including motorists, pedestrians, bicyclists, and public transportation users of all ages and abilities.

Policy 2

Provide multi-modal transportation services to people living within the ʻEwa, Central Oʻahu, and Pearl City-Hawaiʻi Kai corridors primarily through a mass transit system including exclusive right-of-way rail transit and feeder-bus components as well as through the existing highway system.

Policy 3

Provide multi-modal transportation services outside the ʻEwa, Central Oʻahu, and Pearl City-Hawaiʻi Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.

Policy 4
Work with the State to ensure adequate and safe access for communities served by O‘ahu's coastal highway system.

Policy 5
Support the rail transit system as the transportation spine for the urban core, with links to the airport and maritime terminals, which will work together with other alternative modes of transit and transit-oriented development to reduce automobile dependency and increase multi-modal travel.

Policy 6
Support the development of transportation plans, programs, and facilities that are based on Complete Streets features. Maintain and improve road, bicycle, and pedestrian facilities in existing communities to eliminate unsafe conditions.

Policy 7
Design street networks to incorporate greater roadway and pathway connectivity.

Policy 8
Make transportation services safe and accessible to people with limited mobility: the young, elderly, disabled and those with limited incomes.

Policy 9
Consider environmental, social, cultural, and climate change and natural hazard impacts, as well as construction and operating costs, as important factors in planning transportation system improvements.

Policy 10
Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as carpooling, telecommuting, flexible work schedules, and incentives to use alternative travel modes.

Policy 11
Enhance pedestrian-friendly and bicycle-friendly travel via public and private programs and improvements.

Policy 12
Maintain separate aviation facilities for general aviation operations to supplement the capacity of the Daniel K. Inouye International Airport.

Policy 13
Support improvements to Kalaeloa Barbers Point Harbor as O‘ahu’s second deep-water harbor.

Policy 14
Support the operation, maintenance and improvement of Honolulu Harbor as O‘ahu’s primary cargo and ocean transportation hub.

Objective B

To provide an adequate supply of water and environmentally sound systems of waste disposal for O‘ahu’s existing population and for future generations.

Policy 1

Develop and maintain an adequate, safe and reliable supply of water in a cost-effective way that supports the long-term sustainability of the resource.

Policy 2

Help to develop and maintain an adequate, safe and reliable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health of the resource and considers the impacts of climate change, including possible decreases in water supply due to drought.

Policy 3

Use new technologies which will ensure that water and waste disposal services are provided at reasonable cost.

Policy 4

Encourage the increased availability and use of recycled or brackish water to meet non-potable demands.

Policy 5

Pursue strategies to reduce the per capita consumption of water and the per capita production of waste.

Policy 6

Provide safe, reliable, efficient, and environmentally sound waste-collection and waste-disposal services that consider the impacts of climate change during the siting and construction of new facilities.

Policy 7

Pursue programs to expand recycling and resource recovery from O‘ahu’s solid-waste and wastewater streams.

Policy 8

Support initiatives that educate the community about the importance of conserving resources and reducing waste streams through reduction, reuse, and recycling.

Policy 9

Require the safe use and disposal of hazardous materials.

Objective C

To ensure reliable, cost-effective and responsive service for all utilities.

Policy 1

Maintain and upgrade existing utility systems in order to avoid major breakdowns and service interruptions.

Policy 2

Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.

Policy 3

Facilitate the timely and orderly expansion of utility systems.

Policy 4

Increase the efficiency of public-serving utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.

Objective D

To maintain transportation and utility systems which support O‘ahu as a desirable place to live and visit.

Policy 1

Give primary emphasis in the capital improvement program to the maintenance and improvement of transportation systems and utilities.

Policy 2

Evaluate the social, cultural, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.

Policy 3

Require the installation of underground utility lines wherever feasible.

Policy 4

Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services.

Policy 5

Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near O‘ahu’s coastal areas.

VI. ENERGY

Objective A

To increase energy self-sufficiency and maintain an efficient, reliable, resilient, and cost-efficient energy system.

Policy 1

Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and renewable energy development and utilization programs.

Policy 2

Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce O‘ahu's dependence on fossil fuels as its primary source of energy.

Policy 3

Promote and assist efforts to establish safe and adequate fossil fuel supply reserves within Hawai‘i's boundaries until Hawai‘i reaches its renewable energy goals.

Policy 4

Support the increased use of solid waste energy recovery and other biomass energy conversion systems.

Policy 5

Support and participate in research, development, demonstration, commercialization, and optimization programs aimed at developing cost-effective and environmentally sound renewable energy supplies.

Policy 6
Support State and Federal initiatives to utilize renewable energy sources.

Policy 7
Manage our resources and the development of our communities in line with the long-term goals of net zero to net positive performance in the areas of energy, carbon emissions, waste streams, all utilities, and food security.

Policy 8
Encourage the use of commercially available renewable energy systems in public facilities, institutions, residences, and business developments.

Policy 9
Consider health, safety, environmental, cultural, and aesthetic impacts, as well as resource limitations, land use patterns, and relative costs in all major decisions on renewable energy.

Policy 10
Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs and regulations, including updating building energy codes.

Objective B

To conserve energy through the more efficient management of its use and through more energy-efficient technologies.

Policy 1
Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.

Policy 2
Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient and sustainable siting and design of new developments. Support the increased use of nationally recognized energy efficiency and resource conservation rating and certification systems.

Policy 3
Provide incentives and, where appropriate, mandatory controls to reduce energy consumption in existing buildings and outdoor facilities, and in design and construction practices.

Policy 4
Promote the development of a multi-modal transportation system that minimizes fossil fuel consumption and greenhouse gas emissions.

Policy 5
Encourage the implementation of an adaptable and reliable electrical grid, energy transmission, energy storage, and energy generation technologies.

Policy 6
Support the availability and use of energy efficient vehicles, especially hybrid, fuel cell, and pure electrical vehicles.

Objective C
To foster an ethic of energy conservation that inspires residents to engage in sustainable practices.

Policy 1
Supply citizens with the information they need to fully understand the potential supply, cost, security and other issues associated with O‘ahu's dependence on imported fossil fuels.

Policy 2
Increase consumer awareness of available renewable energy sources and their costs and benefits.

Policy 3
Provide information concerning the impact of public and private decisions on future energy generation, transmission, storage, and use.

Policy 4
Provide communities with timely, relevant, and accurate information concerning renewable energy facilities proposed in their area.

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VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN

Objective A

To coordinate changes in the physical environment of O‘ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 1

Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure.

Policy 2

Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public facilities and services.

Policy 3

Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.

Policy 4

Facilitate and encourage compact, higher-density development in urban areas designated for such uses.

Policy 5
Encourage the establishment of mixed-use town centers that are compatible with the physical and social character of their community.

Policy 6
Facilitate transit-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.

Policy 7
Encourage the clustering of development to reduce the cost of providing utilities and other public services.

Policy 8
Locate new industries and new commercial areas so that they will be well-related to their markets and suppliers, and to residential areas and transportation facilities.

Policy 9
Locate community facilities on sites that will be convenient to the people they are intended to serve.

Policy 10
Discourage uses which are major sources of noise, air, and light pollution

Policy 11
Encourage siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise.

Policy 12
Prohibit new airfields, high-powered electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.

Policy 13
Promote opportunities for the community to participate meaningfully in planning and development processes, including new forms of communication and social media.

Objective B
To plan and prepare for the long-term impacts of climate change.

Policy 1
Integrate climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment.

Policy 2
Coordinate plans in the private and public sectors that support research, monitoring, and educational programs on climate change.

Policy 3
Prepare for the anticipated impacts of sea level rise on existing communities and facilities through remediation, adaptation, and other measures.

Objective C

To develop the urban corridor stretching from Waiʻalae-Kāhala to Pearl City as the island's primary urban center.

Policy 1
Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.

Policy 2
Encourage the development of attractive residential communities in downtown and other business centers.

Policy 3
Maintain and improve downtown as the financial and office center of the island, and as a major retail center.

Policy 4
Provide for the continued viability of the Hawaiʻi Capital District as a center of government activities and as an attractive park-like setting in the heart of the city.

Policy 5
Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area.

Objective D

To develop a secondary urban center in ʻEwa with its nucleus in the Kapolei area.

Policy 1
Allocate funds from the City and County's capital improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.

Policy 2
Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.

Policy 3
Encourage the continuing development of the area encompassing Campbell Industrial Park, Kalaeloa Barbers Point Harbor, and West Kapolei as a major industrial center.

Policy 4
Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments, major landowners and developers, and the community.

Policy 5
Cooperate with the State and Federal governments in the improvements to the deep-water harbor at Kalaeloa Barbers Point.

Policy 6
Encourage the development of the Ocean Pointe/Hoakalei Community as a major residential and recreation area emphasizing recreational activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.

Objective E
To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.

Policy 1
Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally lower-rise, lower-density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.

Policy 2
Coordinate plans for developments within the ʻEwa and Central Oʻahu urban-fringe areas with the State and Federal governments, major landowners and developers, agricultural industries, and the community.

Policy 3
Maintain a “green belt” of open space and agricultural land around developed communities in the ʻEwa and Central Oʻahu areas of Oʻahu.

Policy 4
Maintain rural areas that reflect an open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low-density and low-rise character, and which allows modest growth opportunities to address area residents’ future needs.

Policy 5
Encourage the development of a variety of housing choices including affordable housing in rural communities, to give people the choice to continue to live in the community that they were raised in.

Policy 6
Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible to maintain an adequate supply of housing for future generations.

Objective F
To create and maintain attractive, meaningful, and stimulating environments throughout O‘ahu.

Policy 1
Encourage distinctive community identities for both new and existing communities and neighborhoods.

Policy 2
Require the consideration of urban design principles in all development projects.

Policy 3
Require developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

Policy 4
Provide design guidelines and controls that will allow more compact development and intensive use of lands in the primary urban center, and along the rail transit corridor.

Policy 5
Seek to protect residents’ quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities.

Policy 6
Promote public and private programs to beautify the urban and rural environments.

Policy 7
Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.

Policy 8
Design public street networks to be safe and accessible for users of all ages and abilities, to accommodate multiple modes of travel to be visually attractive and to support sustainable ecological processes.

Policy 9
Recognize the importance of using Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of *mālama ‘āina* and to create a more Hawaiian sense of place.

Objective G

To promote and enhance the social and physical character of O‘ahu's older towns and neighborhoods.

Policy 1

Encourage new construction in established areas to be compatible with the character and cultural values of the surrounding community.

Policy 2

Encourage, wherever desirable, the rehabilitation of existing substandard structures.

Policy 3

Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.

Policy 4

Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.

Policy 5

Acknowledge the cultural and historical significance of *kuleana* lands and the ancestral ownership of *kuleana* lands.

Policy 6

Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability.

VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE

Objective A

To prevent and control crime and maintain public order.

Policy 1

Provide a safe environment for residents and visitors on O‘ahu.

Policy 2

Provide adequate, safe and secure criminal justice facilities.

Policy 3

Provide adequate training, staffing, and support for City and County law enforcement agencies.

Policy 4

Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.

Policy 5

Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders.

Policy 6

Keep the public informed of the nature and extent of criminal activity on O‘ahu.

Policy 7
Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes.

Policy 8
Seek the help of State and Federal law-enforcement agencies to curtail the activities of organized crime syndicates on O‘ahu.

Policy 9
Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values.

Policy 10
Cooperate with other law-enforcement agencies to develop new methods of fighting crime. Support communication and coordination across Federal, State and County law enforcement and corrections agencies.

Policy 11
Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.

Objective B
To protect residents and visitors and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

Policy 1
Keep up-to-date and enforce all City and County safety regulations.

Policy 2
Require all developments in areas subject to floods and tsunamis, and coastal erosion to be located and constructed in a manner that will not create any health or safety hazards or cause harm to natural and public resources.

Policy 3
Participate with State and Federal agencies in the funding and construction of flood-control projects, and prioritize the use of ecologically sensitive flood-control strategies when feasible.

Policy 4
Collaborate with State and Federal agencies to provide emergency warnings, protection, mitigation, response, and recovery, during and after major emergencies such as tsunamis, hurricanes, and other high-hazard events.

Policy 5
Cooperate with State and Federal agencies to provide protection from war, civil disruptions, and other major disturbances.

Policy 6
Reduce hazardous traffic conditions.

Policy 7
Provide adequate resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment.

Policy 8
Create disaster-ready communities.

Policy 9
Plan for the impacts of climate change and sea level rise on public safety, in order to minimize potential future hazards.

Policy 10
Develop emergency management plans, policies, programs, and procedures to protect and promote public health, safety, and welfare of the people.

Policy 11
Provide educational materials on emergency management preparedness, fire protection, traffic hazards, and other unsafe conditions.

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IX. HEALTH AND EDUCATION

Objective A

To protect the health and well-being of residents and visitors.

Policy 1

Encourage the provision of health-care facilities that are accessible to both employment and residential centers.

Policy 2

Provide prompt and adequate ambulance and first-aid services in all areas of O‘ahu.

Policy 3

Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.

Policy 4

Integrate public health concerns such as air and water pollution as a consideration in land use planning decisions.

Policy 5

Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of fresh, locally grown foods.

Policy 6

Encourage healthy lifestyles through walkable communities, safe street crossings, safe routes to schools, and parks and pathways for pedestrians and bicyclists.

Policy 7
Support efforts to make health-care more accessible for everyone.

Policy 8
Support efforts to improve and expand access to mental health, drug treatment, community based programs and other similar programs for those requiring such services.

Policy 9
Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multi-modal transportation options, that provides an adequate supply of affordable housing, that encourages growth in needed and desirable jobs, that provides quality health-care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.

Policy 10
Plan for our aging population's growing health-care, personal service, and diverse daily activity needs, and encourage these services to be provided in a timely manner, including age-specific social activities.

Objective B
To provide a wide range of educational opportunities for the people of O'ahu.

Policy 1
Support education programs that encourage the development of employable skills.

Policy 2
Encourage the provision of informal educational programs for people of all age groups.

Policy 3
Encourage the after-hours use of school buildings, grounds, and facilities.

Policy 4
Encourage the construction of school facilities that are designed for flexibility and high levels of use.

Policy 5
Facilitate the appropriate location of learning institutions from the preschool through the university levels.

Policy 6
Encourage outdoor learning opportunities and venues that reflect our unique natural environment and Native Hawaiian culture.

Objective C

To make Honolulu the center of higher education in the Pacific.

Policy 1

Encourage continuing improvement in the quality of higher education in Hawai‘i, as well as ways to make higher education more affordable.

Policy 2

Encourage the development of diverse opportunities in higher education.

Policy 3

Encourage research institutions to establish branches on O‘ahu.

Policy 4

Celebrate Honolulu as a “home to the wisdom of nations” by recognizing its status as an international Pacific crossroads.

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X. CULTURE AND RECREATION

Objective A

To foster the multiethnic culture of Hawai‘i and respect the host culture of the Native Hawaiian people.

Policy 1

Recognize the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O‘ahu’s way of life.

Policy 2

Promote the preservation and enhancement of local cultures, values and traditions.

Policy 3

Encourage greater public awareness, understanding, and appreciation of the cultural heritage and contributions to Hawai‘i made by O‘ahu’s various ethnic groups.

Policy 4

Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.

Policy 5

Preserve the identities of the historical communities of O‘ahu.

Objective B

To protect, preserve and enhance O‘ahu’s cultural, historic, architectural, and archaeological resources.

Policy 1

Promote the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.

Policy 2

Identify and, to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.

Policy 3

Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.

Policy 4

Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.

Policy 5

Seek public and private funds, and encourage public participation and support, to protect, preserve and enhance social, cultural, historic, architectural, and archaeological resources.

Policy 6

Provide incentives for the restoration, preservation, maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources.

Policy 7

Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices for future generations.

Objective C

To foster the visual and performing arts.

Policy 1

Encourage and support programs and activities for the visual and performing arts.

Policy 2

Encourage creative expression and access to the arts by all segments of the population.

Policy 3

Provide permanent art in appropriate City public buildings and places.

Objective D

To provide a wide range of recreational facilities and services that are readily available to residents and visitors alike, and to balance access to natural areas with the protection of those areas.

Policy 1

Develop, maintain, and expand a community-based park system to meet the needs of the diverse communities on O‘ahu.

Policy 2

Develop, maintain, and expand a system of regional parks and specialized recreation facilities, based on the cumulative demand of residents and visitors.

Policy 3

Develop, maintain, and improve urban parks, squares, and beautification areas in high-density urban places.

Policy 4

Encourage public and private natural reserves and botanical and zoological parks to foster greater awareness and appreciation of the natural environment.

Policy 5

Encourage the State to develop, improve and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.

Policy 6

Ensure that public recreational facilities balance the demand for facilities against capital and operating cost constraints so that they are adequately sized and properly maintained.

Policy 7

Ensure and maintain convenient and safe access to beaches, ocean environments and mauka recreation areas in a manner that protects natural and cultural resources.

Policy 8

Encourage ocean and water-oriented recreation activities that do not adversely impact the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.

Policy 9

Require all new developments to provide their residents with adequate recreation space.

Policy 10

Utilize our unique natural environment in a responsible way to promote cultural events and activities, and maintain cultural practices.

Policy 11
Encourage the after-hours, weekend, and summertime use of public school facilities for recreation.

Policy 12
Provide for safe and secure use of public parks, beaches, and recreation facilities.

Policy 13
Create and promote recreational venues for kūpuna and keiki and for kamaʻāina and malihini.

Policy 14
Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.

XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT

Objective A

To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.

Policy 1

Maintain City and County government services at the level necessary to be effective.

Policy 2

Promote consolidation of State and City and County functions whenever more efficient and effective delivery of government programs and services can be achieved.

Policy 3

Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.

Policy 4

Prepare, maintain, and publicize policies and plans which are adequate to guide and coordinate City programs and regulatory responsibilities.

Policy 5

Broaden the use of technology to achieve greater efficiency and accountability in government operations.

Objective B

To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.

Policy 1

Provide for a balanced budget.

Policy 2

Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and the DPs and SCPs.

Policy 3

Ensure accountability and transparency in government operations.

O‘AHU GENERAL PLAN

Your Island, Your Future

PROPOSED REVISED PLAN
“RAMSEYER” VERSION (CHANGES SHOWN)

Department of Planning and Permitting
City and County of Honolulu
December 2017

Contents

Introduction

Preamble

Objectives and Policies

I. Population

II. The Economy [~~Economic Activity~~]

III. Natural Environment and Resource Stewardship

IV. Housing and Communities

V. Transportation and Utilities

VI. Energy

VII. Physical Development and Urban Design

VIII. Public Safety and Community Resilience

IX. Health and Education

X. Culture and Recreation

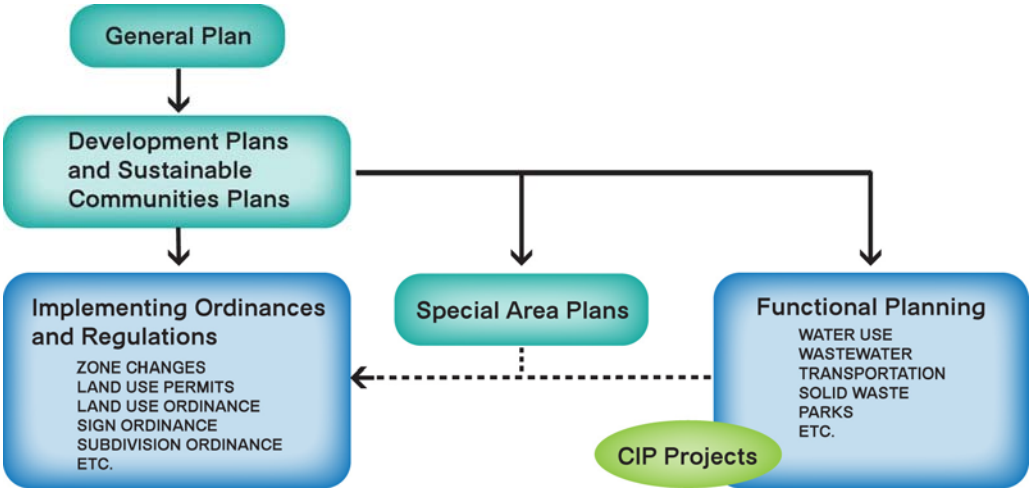
XI. Government Operations and Fiscal Management

Introduction

The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of O‘ahu’s residents and the strategies [~~of actions~~] to achieve them. [~~It is the focal point of~~] It is the first tier of, and lays the foundation for, a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides [~~for the future growth of the metropolitan area of Honolulu~~] direction to the growth projected for O‘ahu.

The City’s planning process is comprised of three distinct tiers. As the first tier of planning, the General Plan establishes policy guidance for O‘ahu as a whole, with all subsequent plans and implementing regulations of the City and County of Honolulu required to be consistent with the General Plan. The second tier consists of the eight regional Development Plans (DPs) and Sustainable Communities Plans (SCPs). These plans relate to specific regions of the island, and (1) conceptually describe the pattern of land use desired for the region, (2) provide guidance for functional infrastructure planning, and (3) identify areas within the DP/SCP boundary that might benefit from more detailed planning. The third tier is comprised of the specific mechanisms to implement the two higher levels of the planning hierarchy. These include the implementing ordinances and regulations (i.e., the Land Use Ordinance (Honolulu’s zoning code), the Subdivision Rules and Regulations, and the City’s Capital Improvement Program), public facilities and infrastructure functional plans, and special area plans that give specific guidance for specific portions of the DP or SCP area.

(New - flowchart graphic of the three tiers)



Since the adoption of the General Plan in 1977, [~~a number of amendments were subsequently adopted in 1979, 1982, 1985,1987,1989,1990, and 1991~~] various plan amendments have been made over the years, including this update. However, [~~in spite of these changes,~~] the basic themes and directions for growth remain ~~[valid~~], and require continued pursuit.

[~~The Department of Planning and Permitting strives to maintain the dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions, as well as new opportunities and planning approaches. The emergence of any particular issue of Citywide concern may also activate the need for our department to reassess pertinent objectives and policies of the plan.~~]

[~~In this way, we can assist our policy makers and decision makers in assuring that the objectives, policies and planning priorities are kept current.~~]

This [~~1992~~] revised edition of the General Plan reinforces this planning concept. It supersedes all previous editions[1] [~~and includes all changes which were adopted through the end of 1991~~].

The City and County of Honolulu was incorporated as a city in 1907, and today encompasses the entire island of O‘ahu and also the Northwestern Hawaiian Islands. The city of Honolulu, which is the largest city in the State, is also the State capital.

O‘ahu is the third largest of the eight main Hawaiian islands, with a total land area of approximately 600 square miles and nearly 230 miles of shoreline. Nicknamed the “Gathering Place,” O‘ahu is the most populous and developed island, and is the island that has experienced the greatest population growth and development transformation since the introduction of western culture to these islands. With the resident population increasing from about 60,000 in 1900 to 953,000 in 2010, O‘ahu accounts for 70% of the State’s total population. In addition, O‘ahu reports the highest number of visitors per year.

No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as O‘ahu. O‘ahu’s urban core, stretching from Wai‘alae-Kāhala to Pearl City, is home to the state’s financial center (downtown Honolulu), the state’s most well-known visitor destination (Waikīkī), and the state’s main commercial harbor and international airport. Beyond the urban core, suburban and rural communities are surrounded by scenic vistas and open spaces, including active farmlands. The Ko‘olau and Wai‘anae Mountain Ranges, other geological landmarks such as Diamond Head, and the island’s shorelines and beaches contribute significantly to O‘ahu’s natural beauty and recreational amenities. Although future population projections indicate a slower rate of growth in the future due to an aging population and mature economy, O‘ahu will continue to maintain its prominence as the state’s economic, political, and population center.

[1] The General Plan was previously amended in 1979, 1982, 1985, 1987, 1989, 1990, 1991, 1992, and 2002.

Preamble

Purpose of the General Plan

The General Plan for the City and County of Honolulu, a requirement of the City Charter, is a written commitment by the City and County government to a future for the island of O‘ahu which it considers desirable and attainable. The Charter assigns the responsibility for the preparation of the General Plan and its revisions to the Department of Planning and Permitting. The General Plan and revisions are adopted by the Honolulu City Council as a resolution.

Under the Revised Charter of the City and County of Honolulu, Chapter 15, Section 6-1508, the General Plan shall set forth the City's objectives and broad policies for the long-range development of the island. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of O‘ahu and the most desirous population distribution and regional development pattern.

The General Plan is a two-fold document: First, it is a statement of the long-range physical, social, cultural, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. These objectives contain both statements of desirable conditions to be sought over the long run and statements of desirable conditions which can be achieved within an approximate 20-year time horizon. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives therein [~~of the Plan~~].

The General Plan is a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens. It is intended to guide land use and development decisions and to influence actions in 11 [~~in eleven~~] areas of concern:

(1) Population;
(2) The economy; [~~Economic activity;~~]
(3) The natural environment and resource stewardship;
(4) Housing and communities;
(5) Transportation and utilities;
(6) Energy;
(7) Physical development and urban design;
(8) Public safety and community resilience;
(9) Health and education;
(10) Culture and recreation; [~~and~~]
(11) Government operations and fiscal management.

Content of the General Plan

The [~~eleven~~] 11 subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County [~~which addresses~~] addressing all aspects of the health, safety, and welfare of the people of O‘ahu.

In preparing the statement of objectives and policies, the fair distribution of social benefits was held to be of paramount importance. It shall continue to be of paramount importance in the pursuit and implementation of these objectives and policies.

A future which is sustainable is also of great importance for an island community interested in the current and future well-being of its people. The principles of sustainability recognize that there are limits to the complex network of systems (environmental, economic and social) that define our lifestyles and overall well-being. A sustainable Honolulu means having the capacity to support the current generation's demand and use of its resources without compromising the ability of future generations to meet their needs. To do this, the City and County shall seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable[2] place:

- Environmental protection;
- Economic health;
- Social equity.

As the 21st century continues to unfold, the movement to foster sustainability will influence decisions about future land use, growth, and economic development on O'ahu. Achieving sustainability requires recognizing the relationships and linkages between all resources within defined boundaries similar to the values of the traditional ahupua'a Native Hawaiian land use management system that encourages stewardship, and compatible principles from contemporary watershed management. Sustainability in this context requires active conservation of the island's limited natural resources and other basic resources, and consideration for the health of the environment and the economy, in relation to the community's overall well-being. Objectives and policies that support the major elements of sustainability are interwoven into each of the 11 areas of concern.

Examples of what sustainability means in practice are:

- Compact and mixed-use development patterns that encourage higher densities and conserve energy and resources;
- Preservation and protection of agricultural, natural, cultural and open space resources;
- Multi-modal transportation networks and rail transit-oriented developments to reduce automobile use;
- Efficient building design and technology to reduce water and energy consumption;
- Greater public awareness of and actions to reduce waste and excessive consumption;
- Increased participation and scope of recycling and waste stream reduction;
- Use of renewable energy sources to reduce dependence on imported fossil fuels where economically and environmentally appropriate;
- Greater production and consumption of locally grown food and locally produced products;
- Economic diversification that emphasizes the well-being of O'ahu's residents and is resilient to changes in global conditions;
- Greater awareness that the collective "social capital" within communities is vital to maintaining a strong and productive society.

[2] See HRS § 226-108 Priority guidelines and principles to promote sustainability.

The 11 areas of concern are summarized in the following section.

- **Population**

The population objectives and policies encompass [~~three~~] two distinct thrusts. [~~First, to control population growth to the extent possible to avoid social, economic, and environmental disruptions. Second,~~] The first is to plan for anticipated future population growth in a manner that considers the limits of O‘ahu’s natural resources, protects the environment, and minimizes social, cultural, economic and environmental disruptions. [~~And, finally~~,] The second is to maintain a pattern of population distribution that will allow people to live, [~~and~~] work and play in harmony. To achieve these two aims, the City and County of Honolulu employs a policy of directed growth (See Chapter I, Objective B, Policy 4). A map at end of Chapter I conceptually shows the development pattern on O‘ahu in relation to this policy. The distribution of residential population percentages in Objective B, Policy 4 and the associated map are not regulatory, but are guides to population growth for each DP and SCP area.

- **The Economy** [~~Economic Activity~~]

The objectives and policies for economic activity attempt to address the needs for an adequate standard of living, an improved quality of life for residents and future generations, and an economy that contributes to O‘ahu’s long-term sustainability. Issues [~~of~~] including employment opportunities, viability of major industries, the location of jobs, and diversification of the economic base and its resiliency to changes in global conditions [~~, and the location of jobs~~] are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our [~~people.~~] residents. A new policy also promotes an innovative and technologically savvy economy that respects our unique traditions and cultural values.

- **Natural Environment and Resource Stewardship**

The natural environment [~~of our island~~], next to [~~our~~] the island’s people, is [~~our~~] O‘ahu’s greatest asset. Protecting the island’s natural resources and environmental quality is essential to ensuring the long-term health and well-being of the community. Besides an array of biologically rich and diverse ecosystems, and a year-round temperate climate, there are [~~The pleasures of a year-round mild and amiable climate,~~] beautiful mountains, attractive beaches, scenic vistas, and [~~natural drinking water~~] freshwater and marine environments that are enjoyed by [~~those of us who reside in the community as well as those who visit here~~] all. The City’s policies seek to protect and enhance [~~our natural attributes~~] O‘ahu’s natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets. The objectives and policies recognize the importance of protecting the natural environment for current and future generations.

- **Housing and Communities**

Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a [~~perennial~~] persistent problem for the residents of O‘ahu, and is a primary concern of the General Plan. This section recognizes the importance of developing whole communities that are well-integrated with the surrounding land uses and the natural environment and that include housing, services, amenities, and job opportunities.

The objectives and policies for housing seek to [~~provide a choice of living environments, affordable housing, and a reduction of inflationary speculation.~~] ensure a wide range of housing opportunities and choices and to increase the availability of affordable housing and meet County and State affordability goals; to encourage higher-density housing via mixed-use and transit-oriented developments in rail station areas; to encourage infill housing where permitted; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and to address issues associated with homelessness so that all people have decent and stable shelter.

- **Transportation and Utilities**

[~~An efficient transportation system is essential to the life and economic productivity of a community.~~] A safe, efficient, and cost-effective multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our environment, economic productivity, and quality of life. The cost of building and maintaining the [~~system~~] various elements of a comprehensive transportation system to service the island is a major public investment. Coordinated planning of accessibility and circulation requirements and integration of the transportation system with existing and planned developments is important in the effective management of urban growth. The transportation objectives and policies address the need for a balanced ground transportation system that allows safe, comfortable and convenient travel for all users, including pedestrians, bicyclists, public transit riders, and motorists. [~~for the pedestrian, bikeway, public transportation, and the automobile.~~]

The airports and harbors are State facilities and are under State jurisdiction. The City's role is limited to regulating surrounding land uses, providing connectivity to these key facilities, and processing certain needed permits.

Population growth results in increased demands for water, sewerage, and recycling and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered.

Reliability, cost-effectiveness, and capacity are necessary attributes of a highly functioning utility system. In addition to emphasizing the importance of these attributes, the objectives and policies for utilities emphasize the need for efficient and dependable transmission and service, adequate supplies of water, and environmentally sound waste disposal systems.

- **Energy**

There is no more salient example of the direct impact of world events on [~~our~~] an island community than [~~in~~] the provision of energy. [~~Energy development, utilization, and conservation are addressed with the stress on the reduction in dependence on outside sources.~~] With about 90% of O'ahu's electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride toward sustainability. Revised objectives and policies recognize that nature is all around us – even in urban areas. Renewable energy development, efficient energy utilization, conservation, and reducing energy demand are addressed with the goals of reducing dependence on outside sources, increasing the resiliency of energy systems,

and promoting sustainable energy practices. Policies have been revised to support net zero to net positive performance in the areas of energy, low carbon emissions, waste streams, all utilities, and food security.

- **Physical Development and Urban Design**

Physical development and urban design is concerned with the quality of growth that occurs within the various parts of the Island. The objectives and policies in this area of concern deal with the coordination of public facilities and land development, compatibility of land uses, and specification of certain land uses at particular locations. It also deals with creating active, vibrant communities linked not only physically but digitally and through social media and other forms of technology to promote public participation in the planning process in ways that engage our increasingly digital society. New policies also emphasize the need to recognize and prepare for the long-term impacts of climate change.

Urban design emphasis is contained in objectives to create and maintain attractive, meaningful, and stimulating environments and to promote and enhance the social and physical character of O‘ahu's older towns and neighborhoods. Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed incremental growth over time, in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities.

The General Plan now also contains an objective on climate change and sea level rise. It calls for all public and private organizations to prepare for the future problems caused by rises in sea level, rises in groundwater levels, and more frequent and severe storms, shifts in local rainfall patterns, and higher urban temperatures. The Climate Change Adaptation Policy Guidelines of the Hawai‘i State Planning Act, HRS § 226-109, support planning and preparing for future disruptions and dislocations due to climate change.

- **Public Safety and Community Resilience**

Many of the City’s services derive from the concern for the safety of the people. The prevention and control of crime and maintenance of public order are one aspect of public safety. The City’s policies reflect the roles of the citizen, [~~Honolulu Police Department, and City Prosecutor~~] and the County, State and Federal governments in providing for the safety of residents and visitors [~~to our island~~]. Another aspect deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions. This includes creating resilient, disaster-ready communities that are mentally and physically prepared for disasters and environmental stressors including those caused or exacerbated by climate change and sea level rise.

- **Health and Education**

Public health and health care services are a joint State, City and private sector responsibility. The City provides ambulance services, regulates hospital structures, helps to enforce the State health code, and promotes healthy lifestyles. New policies promote active lifestyles, enhance personal health, and support age-friendly cities so that people of all ages and abilities can thrive. [~~The provision of health care services for the individual on Oahu is largely a function of the private sector. The City's concern concentrates on the accessibility of health facilities through planning~~

~~and land use controls, and on the protection of environ-mental health through health codes and other regulations which mitigate against disease and pollution.~~]

Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities [~~,~~] and appropriate facility location, and the promotion of Honolulu as a center for higher education in the Pacific. A new education policy also calls for Honolulu to become a "home to the wisdom of nations" by recognizing its status as an international Pacific crossroads, and another encourages outdoor learning opportunities and venues that reflect our unique natural environment and Native Hawaiian culture.

- **Culture and Recreation**

Preservation and enhancement of Hawai'i's multiethnic culture will be achieved through policies [~~directed toward people, our most important resource, and~~] that encourage and respect the Native Hawaiian culture and its vital influence on the way of life on O'ahu; recognize unique local cultures, values and traditions; protect and enhance cultural, historic and archaeological sites, buildings, and artifacts; and promote the living arts and culture of our multi-cultural heritage. The City also recognizes the importance of providing adequate park space and facilities to keep up with changing demand.

The use of leisure time is addressed through objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services that are readily available to [~~all our~~] residents and visitors. New policies also call for utilizing our unique natural environment in a responsible way for cultural events and activities, and for creating and promoting recreational venues for all to enjoy from kupuna to keiki, kama'āina and malihini.

- **Government Operations and Fiscal Management**

The objectives and policies in the [~~above~~] first ten areas of concern represent an ambitious agenda which [~~will stretch~~] stretches the resources of City government to the limit. Increased efficiency, effectiveness, responsiveness, and fiscal integrity in carrying out the functions of City government [~~will be crucial to whatever degree of success is achieved.~~] are crucial to the City's ability to successfully fulfill its many duties. A good approach is to right-size government so that its programs and services fit the needs of the people of O'ahu.

The Northwestern Hawaiian Islands

The Northwestern Hawaiian Islands are a chain of small islands, atolls, reefs and shoals stretching for more than 1,000 miles northwest beyond the main Hawaiian Islands. This group begins approximately 130 miles (about 100 nautical miles) northwest of Ni'ihau, the westernmost island of the main Hawaiian Islands. According to the Hawai'i Revised Statutes, those islands extending northwest from Nīhoa to Kure Atoll, except for the Midway Islands, are part of the City and County of Honolulu. [~~This latter chain of islands and reefs is commonly referred to as the Northwestern Hawaiian Islands. Effective jurisdiction of these islands is currently in the hands of the federal and state governments.~~] The Northwestern Hawaiian Islands are largely uninhabited and are valued for an abundance of ecological and cultural resources, including approximately 5,000 square miles of healthy coral reefs, habitats for a variety of

federally protected species, Native Hawaiian archaeological artifacts and cultural sites, and World War II-related military sites.

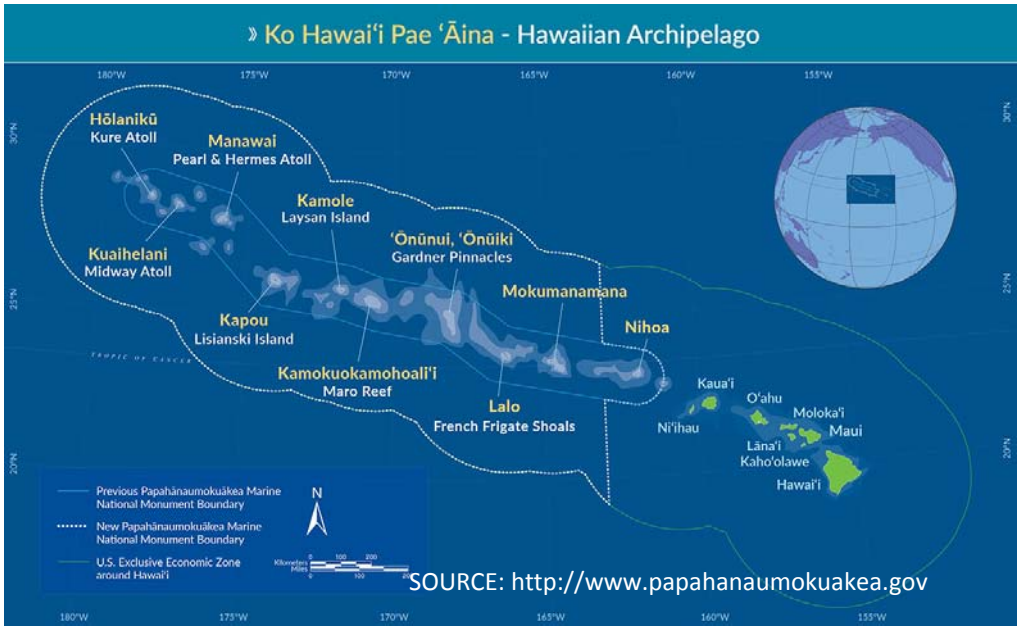
The Northwestern Hawaiian Islands were designated a Marine National Monument in 2006 (Presidential Proclamation 8031, June 15, 2006). Expressly created to protect an exceptional array of natural and cultural resources, the monument was officially given its Hawaiian name – Papahānaumokuākea, meaning "a sacred area from which all life springs" – in 2007 (Presidential Proclamation 8112, February 28, 2007). The monument was inscribed as a mixed natural and cultural World Heritage site in 2010 by the UNESCO Word Heritage Centre.

Expansion of the Papahānaumokuākea Marine National Monument was approved in 2016, extending the protected conservation area from 139,797 square miles to 582,578 square miles. Encompassing an area nearly the size of the Gulf of Mexico, the monument is recognized as one of the largest contiguous, fully protected conservation areas under the U.S. flag, and one of the largest conservation areas in the world.

Both the federal government and the State of Hawai'i exercise management jurisdiction over the islands and waters of Papahānaumokuākea. Papahānaumokuākea incorporates the Federal Northwestern Hawaiian Islands Coral Reef Ecosystem Reserve, the Midway Atoll National Wildlife Refuge, the Hawaiian Islands National Wildlife Refuge, the State Northwestern Hawaiian Islands Marine Refuge, and the Kure Atoll State Wildlife Sanctuary. All of the subject islands and archipelagic waters within the State of Hawai'i are also included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction.

[~~The federal government exercises jurisdiction pursuant to numerous laws and regulations, as well as through its administration of the Hawaiian Islands National Wildlife Refuge which encompasses most of the Northwestern Hawaiian Islands. All of the subject islands and archipelagic waters within the State of Hawaii are included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction.~~]

(New - map of Marine National Monument)



In the event that any jurisdictional responsibilities relating to the Northwestern Hawaiian Islands are transferred to the City and County of Honolulu, the City will need to review and, if necessary, amend the objectives and policies of the General Plan, as well as other pertinent plans and programs, in terms of their adequacy in addressing these responsibilities.

Other Offshore Islands and Marine Waters

All offshore islands and marine waters within three nautical miles of the O‘ahu coastline are considered part of [~~Oahu~~] the City and County of Honolulu in terms of the applicability of the objectives and policies in this General Plan. Although most of these islands, as well as O‘ahu’s coastal marine waters, are included in the State Land Use Conservation District and, thus, are beyond the effective jurisdiction of the City and County of Honolulu, they may be included in [~~Development Plans~~] DPs and SCPs as ~~may be~~ appropriate.

Role of the City and County Government

The City and County government will implement the policies contained in the General Plan through ordinances and resolutions as well as through rules and regulations. Also essential to policy implementation are the City’s annual budget and six-year capital-improvement program, both of which should be consistent with the objectives and policies of the General Plan, especially with regard to long-term commitments of money.

It is necessary to remember, however, that the City and County government is not alone in determining the general welfare of the people of O‘ahu [~~:~~]. The State and Federal governments, too, have an important influence on the life of the community. The City and County recognizes the need for close cooperation among the various levels of government and, in striving to meet the objectives of the General Plan, pledges not to lose sight of this very great need.

Citizen Participation

Individual citizens and [~~citizens’~~] community groups should participate freely to help bring about the success of the General Plan. Indeed, in a democratic society they have a responsibility to express their concerns to the City and County government and to work constantly for more effective government action. [~~To provide the residents~~] Residents of the City and County of Honolulu [~~with the opportunity~~] are encouraged to democratically and meaningfully participate in the determination of the direction and quality of future growth on O‘ahu through the City’s Neighborhood Board system, community organizations and associations. [~~, a citizen participation process which focuses on citizen advisory boards as called for in the City Charter has been established.~~]

The Neighborhood Board system established by the City provides a forum for community oversight and recommendations on government actions affecting the individual Neighborhood Board area, the region, or the island. [~~These boards~~] The Neighborhood Boards represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts

of the island. The boards participate in the City planning process, solicit the input of other neighborhood groups and residents, and identify the concerns of the areas they represent, based on the powers, duties, and functions outlined in the Neighborhood Board plan filed with the City Clerk. As set forth in the Neighborhood Plan (Section 1-7.1), the boards maintain various duties to support the General Plan, such as reviewing and making recommendations on the General Plan, monitoring and evaluating the efficiency and effectiveness of government's delivery of services to citizens, and assisting in advocating residents' interests to the local government. As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies. The government also needs to engage its citizens in new, evolving ways to maximize participation, including social media and other forms of electronic communications. [~~It is hoped that their members, along with members of the Island's many community organizations, will actively participate in the City planning process. Members of the advisory boards can provide valuable assistance by soliciting the input of other neighborhood groups and residents and identifying the concerns of the areas they represent. By monitoring conditions, they can also help to make sure that the policies of the General Plan are implemented.~~]

Most planning issues have impacts which extend beyond the boundaries of neighborhoods. Regular planning forums for the discussion of regional and islandwide issues are an important part of the citizen participation process.

Implementation

By itself, the General Plan cannot bring about all of the changes and improvements which the City and County government considers to be desirable and attainable. It is, by design, a very [~~general~~] broad document, and one of its purposes is to establish a comprehensive vision for the City and County of Honolulu and to identify a coherent set of [~~broad~~] guidelines, values, and principles which can be used in developing plans, programs, and legislation for guiding O‘ahu's future.

The DPs and SCPs, [~~Development Plans,~~] according to the City Charter, are "conceptual schemes" that describe "the desired urban character and the significant natural, scenic and cultural resources" within a region (Revised Ordinances of Honolulu Sec. 6-1509). They are a tool for [~~relatively detailed guidelines for the physical development of the Island. They are intermediate means of~~] implementing the objectives and policies of the General Plan, serving as a policy guide for the City's more detailed zoning maps and regulations, and public and private sector investment decisions. [~~in the various parts of the Island.~~] The DPs and SCPs [~~Development Plans~~] provide for land use and public facilities planning as well as indicate the sequence in which development will occur. They must implement and accomplish the objectives and policies of the General Plan.

The DPs and SCPs [~~Development Plans~~] contain ['~~statements of~~] standards and principles [~~.~~'] with respect to land uses, [~~and '~~] statements of urban design principles and controls, and priorities for coordination of development. [~~.~~'] The City Council adopts DPs and SCPs [~~Development Plans~~] and amendments thereto by ordinance. These plans should not, however, be confused with

zoning ordinances. Zoning ordinances will continue to regulate the use of land within clearly demarcated zones and set detailed standards for the height, bulk, and location of buildings.

In addition to zoning ordinances, the functional plans and programs of the City and County agencies must conform to the General Plan and implement the DPs and SCPs. [~~Development Plans.~~] This will ensure that the provision of City services is in accord with the General Plan's objectives and policies and provisions contained in the lower tiers of plans. Similarly, State functional plans and the General Plan are to be mutually consistent, as per the Hawai'i State Planning Act. [~~Development Plans.~~]

Implementation of the General Plan also occurs through the budgetary responsibilities of government. The budget process or function is closely intertwined with the planning process of the City. It involves developing the yearly operating budget and the projected capital improvement program budget. Both documents represent the final step in the comprehensive planning process relating the long-range objectives and policies of the City's General Plan to the specific uses of public revenues. To ensure the implementation of the General Plan, the City budget and programs must comply with the purposes of the General Plan and implement applicable provisions of the DPs and SCPs [~~Development Plans.~~]

The City and County government is not the only entity responsible for the general welfare of the residents of O'ahu. The State and Federal governments also have an important influence on the life of the community, with responsibilities that include the freeway system, public health and education, criminal justice, natural and cultural resource management, environmental protection, and disaster preparedness. In addition, the private sector contributes significantly to O'ahu's economy as the primary leaders in development, construction, and health care industries, thereby providing jobs and employment for many residents. The City and County recognizes the need for close collaboration among the public and private sectors in order to meet the objectives of the General Plan.

Amendments

For the General Plan to fulfill its purpose of providing overall guidance to the actions of government, private enterprise, and individual citizens across a broad spectrum of concerns, it must become neither a rigid nor an obsolete document. To keep the General Plan flexible and up-to-date, its objectives and policies must be subject to change over time in response to changes in residents' concerns, [~~the concerns of the people of Oahu,~~] new approaches, [~~and~~] opportunities for addressing those concerns, and changes in the basic assumptions underlying the objectives and policies. One means of accomplishing this is provided by the City Charter which directs the Director of Planning and Permitting to undertake a comprehensive review of the General Plan at least once every ten years [~~Chief Planning Officer to prepare revisions to the General Plan at least every five years~~] for Council consideration. More importantly, however, the City Council may amend or revise the General Plan whenever it deems necessary.

Emphasis should be placed on reevaluating and amending selected General Plan objectives and policies as problems and issues arise. The City and County government should develop means for identifying emerging problems and issues and evaluating their effect on the concerns of the

people of O‘ahu as expressed in the General Plan. Such an ongoing process would provide a basis for the Director of Planning and Permitting [~~Chief Planning Officer~~] to initiate timely proposals to amend the General Plan in response to changing public concerns.

One of the key assumptions underlying many of the General Plan objectives and policies is anticipated future population growth for [~~the Island of~~] O‘ahu as projected by the State Department of Business, [~~and~~] Economic Development and Tourism (DBEDT). [~~(DBED).~~] Consequently, whenever DBEDT [~~DBED~~] revises its population projections for O‘ahu, the objectives and policies of the General Plan will be re-evaluated in light of the new projections, and amendments will be proposed as may be appropriate. Also, whenever revised population projections include an extended time horizon, the General Plan will be re-evaluated to ensure that its objectives and policies remain valid for the extended planning horizon. [~~amended to maintain a planning horizon of approximately 20 years.~~]

Interpretation

Conflicts which may arise regarding the interpretation or prioritization of any of the objectives and policies of the General Plan will be resolved by the City Council. [~~All policy statements and the "% of total" figures in the population distribution table contained in this Plan are intended to serve as policy guidelines, as opposed to rigid requirements, in the preparation and amendment of Development Plans and agency plans, programs, and projects.~~]

The City’s directed growth policy is stated in Chapter I (Population), Objective B. Policies 1 through 3 define the growth policy, and Policy 4 illustrates it. Policy 4 is intended to guide the preparation and amendment of development plans by providing a population distribution outcome that is consistent with the directed growth policy.

I. Population

Objective A

~~[To control the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.]~~

To plan for anticipated population growth in a manner that acknowledges the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions.

Policy 1

[~~Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.~~]

Allocate efficiently the money and resources of the City and County in order to meet the needs of O‘ahu’s anticipated future population.

Policy 2

[~~Seek a balance between the rate of immigration and the rate of outmigration by reducing immigration.~~]

Provide adequate support facilities to accommodate future numbers of visitors to O‘ahu while seeking to minimize disruption to residents and protect the natural environment.

Policy 3

[~~Support Federal policies providing for a more even distribution of immigrants throughout the country.~~]

Seek a balanced pace of physical development in harmony with the County’s environmental, social, cultural, and economic goals by effecting and enforcing City and County regulations.

Policy 4

[~~Seek to maintain a desirable pace of physical development through City and County regulations.~~]

Establish geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands, environmental resources, and open space.

Policy 5

[~~Encourage~~] Support family planning.

[~~**Policy 6**~~

~~Publicize the desire of the City and County to limit population growth.~~]

Objective B

[~~To plan for future population growth.~~]
To establish a pattern of population distribution that will allow the people of O‘ahu to live, work and play in harmony.

Policy 1

[~~Allocate efficiently the money and resources of the City and County in order to meet the needs of Oahu's anticipated future population.~~]
Facilitate the full development of the primary urban center through higher-density redevelopment and the provision of adequate infrastructure.

Policy 2

[~~Provide adequate support facilities to accommodate future growth in the number of visitors to Oahu.~~]
Encourage development within the secondary urban center at Kapolei and the ‘Ewa and Central O‘ahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

Policy 3

Manage land use and development in the urban-fringe and rural areas so that:
a. development is contained within growth boundaries; and
b. population densities in all areas remain consistent with the character and the culture and environmental qualities desired for each community.

Policy 4

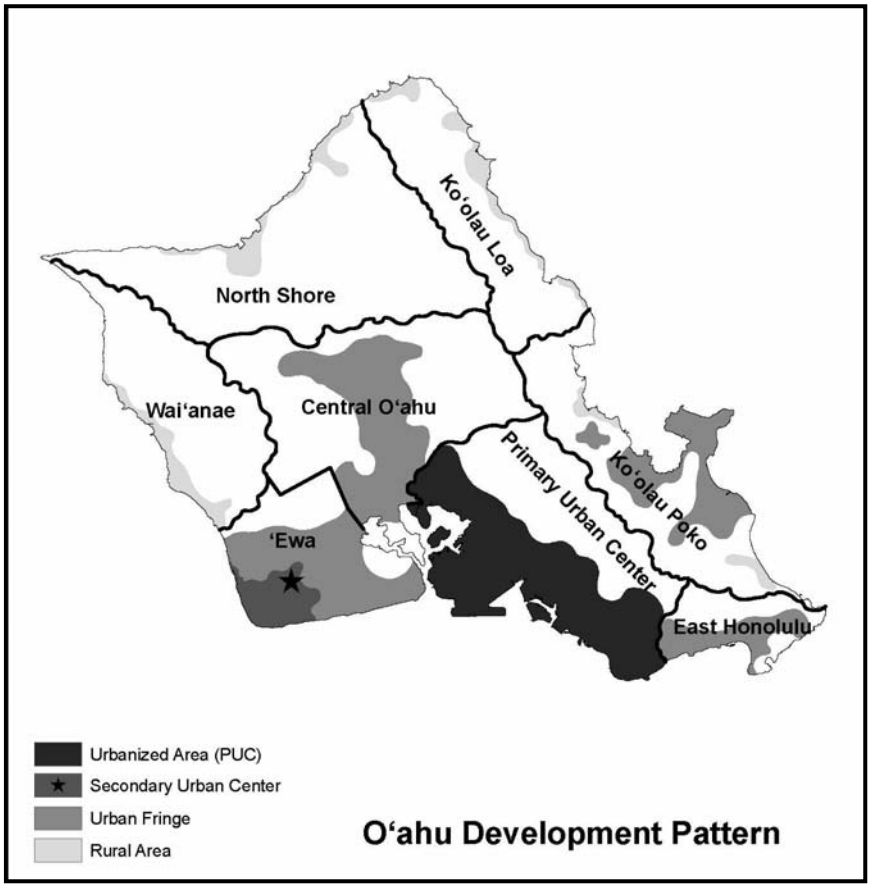
Direct growth according to Policies 1, 2, and 3 above by providing development capacity and needed infrastructure to support a distribution of O‘ahu’s resident population that is consistent with the following table:

(Updated population distribution table and map)

Distribution of Residential Population

LOCATION	% DISTRIBUTION OF 2040 O‘AHU POPULATION*
Policy 1 Area:	
Primary Urban Center	43%
Policy 2 Areas:	
‘Ewa	16%
Central O‘ahu	18%
Policy 3 Areas:	
East Honolulu	5%
Ko‘olau Poko	10%
Ko‘olau Loa	1%
North Shore	2%
Wai‘anae	5%
	100.0%

* Oahu’s population is based on DBEDT’s latest population projections. The percent share for each DP area is an approximation derived through rounding.



[**Objective C**

To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.

Policy 1

Facilitate the full development of the primary urban center.

Policy 2

Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

Policy 3

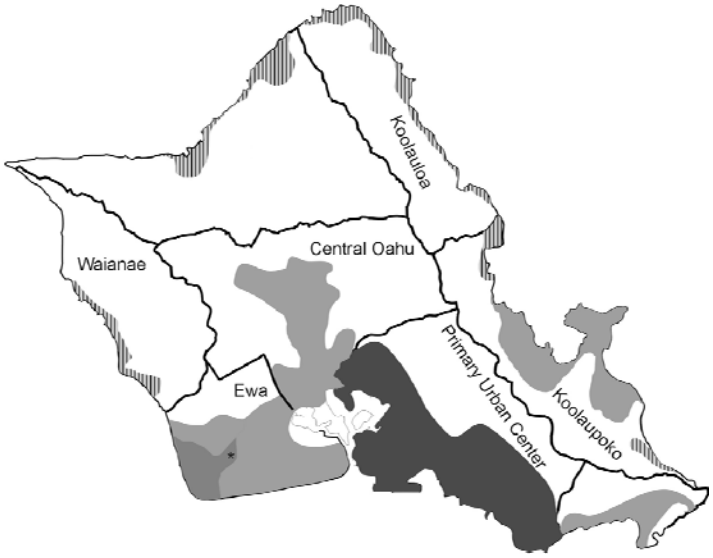
Manage physical growth and development in the urban-fringe and rural areas so that:
a. An undesirable spreading of development is prevented; and
b. Their population densities are consistent with the character of development and environmental qualities desired for such areas.

Policy 4 (Amended, Resolution 02-205, CD1)

Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu's residential population as follows:
Distribution of Residential Population
% SHARE OF 2025

ISLANDWIDE LOCATION	POPULATION
Primary Urban Center	46.0%
Ewa	13.0%
Central Oahu	17.0%
East Honolulu	5.3%
Koolaupoko	11.6%
Koolauloa	1.4%
North Shore	1.7%
Waianae	4.0%
	100.0%

[~~General Plan Development Pattern~~]



Primary Urban Center

* Secondary Urban Center

Urban - Fringe

Rural

II. The Economy [~~Economic Activity~~]

Objective A

To promote [~~employment~~] economic opportunities that [~~will~~] enable all the people of O‘ahu to attain meaningful employment and a decent standard of living.

Policy 1

[~~Encourage the growth and diversification of Oahu's economic base.~~]
Support a strong, diverse and dynamic economic base resilient to changes in global conditions.

Policy 2

Encourage the [~~development of small~~] viability of businesses and [~~larger~~] industries, including support for small businesses, which [~~will~~] contribute to the economic and social well-being of O‘ahu residents.

Policy 3

[~~Encourage the development in appropriate locations on Oahu of trade, communications, and other industries of a nonpolluting nature.~~]
Pursue opportunities to grow and strategically develop non-polluting industries such as trade, communications, media, medical, life sciences, and technology in appropriate locations that contribute to O‘ahu’s long-term environmental, economic, and social sustainability.

Policy 4

[~~Encourage the development of local, national, and world markets for the products of Oahu-based Industries.~~]
Support entrepreneurship and innovation.

Policy 5

[~~Encourage the wider distribution of available employment opportunities through such methods as shortening the work week and reducing the use of overtime.~~]
Foster a healthy business climate by streamlining regulatory processes, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment.

Policy 6

[~~Encourage the continuation of a significant level of Federal employment on Oahu.~~]
Encourage the development of local, national, and world markets for the products of O‘ahu-based industries.

Policy 7

Explore and encourage alternate economic models that reflect traditional cultural values and improve economic resilience, i.e., subsistence, barter and a culture of reciprocity and sharing.

Objective B

[~~To maintain the viability of Oahu's visitor industry.~~]
To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates our unique sense of place, natural beauty, Native Hawaiian culture, and multi-cultural heritage.

Policy 1

[~~Provide for the long-term viability of Waikiki as Oahu's primary resort area by giving the area priority in visitor industry related public expenditures.~~]
Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents.

Policy 2

[~~Provide for a high quality and safe environment for visitors and residents in Waikiki.~~]
Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience and appreciation for island heritage, culture, and values.

Policy 3

[~~Encourage private participation in improvements to facilities in Waikiki.~~]
Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and infrastructure, and which respects existing lifestyles, cultural practices, and natural, cultural, and historic resources.

Policy 4

[~~Prohibit major increases in permitted development densities in Waikiki.~~]
Provide for the long-term viability of Waikīkī as a world-class visitor destination and as O‘ahu’s primary resort area by giving Waikīkī priority in visitor industry related public expenditures and by encouraging private investment in enhancing facilities and attractions that support the visitor industry.

Policy 5

Provide related public expenditures for rural and urban-fringe areas that are highly impacted by the visitor industry.

Policy [~~5~~] 6

[~~Prohibit further growth in the permitted number of hotel and resort condominium units in Waikiki.~~]
Provide for a high-quality and safe environment for visitors and residents in Waikīkī, and support measures to ensure visitors’ and residents’ safety in all areas of O‘ahu.

Policy [~~6~~] 7

[~~Permit the development of secondary resort areas in West Beach, Kahuku, Makaha, and Laie.~~]
Concentrate on the quality of the visitor experience in Waikīkī, rather than on development densities.

Policy [~~7~~] 8

[~~Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.~~]

Facilitate the development of the following secondary resort areas: Ko ʻOlina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lāʻie.

Policy [~~8~~] 9

Preserve the well-known and widely publicized [~~beauty~~] scenic qualities of Oʻahu for [~~visitors as well as residents~~] residents and visitors alike.

Policy [9] 10

[~~Encourage the visitor industry to provide a high level of service to visitors.~~]

Encourage physical improvements, social services and cultural programs that contribute to a high-quality visitor experience.

Policy 11

Consider small-scale community-oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively.

Objective C

To [~~maintain~~] ensure the long-term viability and continued productivity of agriculture on Oʻahu.

Policy 1

[~~Assist the agricultural industry to ensure the continuation of agriculture as an important source of income and employment.~~]

Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business, to ensure the continuation of agriculture as an important component of Oʻahu's economy.

Policy 2

Support agricultural diversification [~~in all agricultural areas on Oahu~~] to help strengthen the agricultural industry and to make more locally grown food available for local consumption.

Policy 3

[~~Support the development of markets for local products, particularly those with the potential for economic growth.~~]

Foster market opportunities and increased consumer demand for safe, locally grown, fresh and processed agricultural products.

Policy 4

[~~Provide sufficient agricultural land in Ewa, Central Oahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.~~]

Streamline the implementation of regulations to enhance a producer's ability to develop, market, and distribute locally grown food and products.

Policy 5

Identify the economic benefits of local food production for local markets. Provide economic incentives to encourage local food production and sustainability, and encourage agricultural and aquaculture occupations.

Policy [~~5~~] 6

[~~Maintain agricultural land along the Windward, North Shore, and Waianae coasts for truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture.~~]

Promote small-scale farming activities and other operations, such as truck farming, flower growing, aquaculture, livestock production, taro growing, and subsistence farms.

Policy [~~6~~] 7

[~~Encourage the more intensive use of productive agricultural land.~~]

Encourage landowners to actively use agricultural lands for agricultural purposes.

Policy [~~7~~] 8

[~~Encourage the use of more efficient production practices by agriculture, including the efficient use of water.~~]

Encourage landowners to permanently preserve agricultural land with high productivity potential for agricultural production.

Policy [~~8~~] 9

[~~Encourage the more efficient use of non- potable water for agricultural use.~~]

Prohibit the urbanization of agricultural land located outside the City's growth boundaries.

Policy 10

Support and encourage technologies and agricultural practices that conserve and protect water, soil, air quality, and drainage areas, and that promote public health and safety.

Policy 11

Support and encourage the availability and use of non-potable water for irrigation, where feasible.

Policy 12

Provide plans, incentives, and strategies to ensure the affordability of agricultural land for farmers.

Policy 13
Encourage both public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks.

Policy 14
Promote farming as a desirable and fulfilling occupation by encouraging agricultural education and training programs and by raising public awareness and appreciation for agriculture.

Policy 15
Protect the right to farm by enforcing right-to-farm laws and by imposing meaningful buffer zones.

Policy 16
Seek ways to discourage agricultural theft and vandalism.

Policy 17
Recognize the scenic value of agricultural lands as an open space resource and amenity.

Objective D

To [~~make full use of~~] use the economic resources of the sea in a sustainable manner.

Policy 1
[~~Assist the fishing industry to maintain its viability.~~]
Encourage the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems.

Policy 2
Encourage the ongoing development of aquaculture, ocean research, and other ocean-related industries.

Policy 3
[~~Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those which are compatible with preserving the area's unique environmental, marine, and wildlife assets.~~]
Encourage the expansion of ocean recreation activities for residents and visitors in a sustainable manner.

Objective E
To prevent the occurrence of large-scale unemployment.

Policy 1
[~~Encourage the training and employment of present residents for currently available and future jobs.~~]
Encourage public and private training and employment programs to prepare residents for existing and future jobs.

Policy 2
Make full use of State and Federal employment and training programs.

Policy 3
Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.

Policy 4
Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce.

Objective F
To [~~increase the amount~~] maintain a high level of Federal spending on O‘ahu consistent with the City’s infrastructure and environmental goals.

Policy 1
Take full advantage of Federal programs and grants which will contribute to the economic, [~~and~~] social, cultural and environmental well-being of O‘ahu’s residents.

Policy 2
Encourage the Federal government to pay for the cost of public services used by Federal agencies.

Policy 3
Encourage the Federal government to lease new facilities rather than construct them on tax-exempt public land.

Policy 4
Encourage the [~~military~~] Federal government to purchase locally all needed services and supplies which are available on O‘ahu.

Objective G
To bring about orderly economic growth on O‘ahu.

Policy 1
[~~Direct major~~] Concentrate economic activity and government services [~~to~~] in the primary urban center and in the secondary urban center at Kapolei.

Policy 2
Permit the moderate growth of business centers in the urban-fringe areas.

Policy 3
Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on O‘ahu.

Policy 4
Encourage the continuation of a high level of military-related employment both on and off base in the Hickam-Pearl Harbor, Wahiawā, Kailua-Kāne‘ohe, and ‘Ewa areas.

III. Natural Environment and Resource Stewardship

Objective A
To protect and preserve the natural environment.

Policy 1
Protect O‘ahu’s natural environment, especially the shoreline, valleys, [~~and~~] ridges and watersheds, from incompatible development.

Policy 2
Seek the restoration of environmentally damaged areas and natural resources.

Policy 3
[~~Retain the Island's streams as scenic, aquatic, and recreation resources.~~]
Protect, restore and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational, and Native Hawaiian cultural resources.

Policy 4
Require development projects to give due consideration to natural features and hazards such as slope, [~~flood and~~] inland and coastal erosion and flood hazards, water-recharge areas, [~~distinctive land forms,~~] and existing vegetation, as well as to plan for coastal hazards that threaten life and property.

Policy 5
Require sufficient setbacks [~~of improvements in unstable shoreline areas to avoid~~] from O‘ahu’s shorelines to minimize threats to life and property and to minimize the future need for protective structures or relocation of structures.

Policy 6
Design and maintain surface drainage and flood-control systems in a manner which will help preserve [~~their~~] natural [~~settings~~] and cultural resources.

Policy 7
Protect the natural environment from damaging levels of air, water, and noise pollution.

Policy 8
Protect plants, birds, and other animals that are unique to the State of Hawai‘i and [~~the Island of~~] O‘ahu, and protect their habitats.

Policy 9
Protect [~~mature~~] significant trees on public and private lands and encourage their integration into new developments.

Policy 10
Increase public awareness, [~~and~~] appreciation and protection of O‘ahu’s land, air, and water resources.

Policy 11
[~~Encourage~~] Support the State and Federal governments [~~to protect~~] in the protection of the unique environmental, marine, cultural and wildlife assets of the Northwestern Hawaiian Islands.

Policy 12
Plan and prepare for the impacts of climate change on the natural environment, including strategies of adaptation.

Objective B

To preserve and enhance the natural [~~monuments~~] landmarks and scenic views of O‘ahu for the benefit of both residents and visitors as well as future generations.

Policy 1
Protect the Island’s [~~well-known~~] significant natural resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shorelines, fishponds, and bays; and reefs and offshore islands.

Policy 2
Protect O‘ahu’s scenic views, especially those seen from highly developed and heavily traveled areas.

Policy 3
[~~Locate roads, highways, and other public facilities and utilities in areas where they will least obstruct important views of the mountains and the sea.~~]
Locate and design public facilities, infrastructure and utilities to minimize the obstruction of scenic views.

Policy 4
[~~Provide opportunities for recreational and educational use and physical contact with Oahu's natural environment.~~]
Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural, historic, or cultural resources.

IV. Housing and Communities

Objective A

[~~To provide decent housing for all the people of Oahu at prices they can afford.~~]
To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford.

Policy 1

[~~Develop programs and controls~~] Support programs, policies, and strategies which will provide decent homes for local residents at the least possible cost.

Policy 2

Streamline approval and permit procedures for housing and other development projects.

Policy 3

Encourage innovative residential developments which [~~will~~] result in lower costs, [~~added convenience and privacy, and the more efficient use of streets and utilities.~~] the sustainable use of resources, the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity.

Policy 4

[~~Establish public, and encourage private,~~] Support and encourage programs to maintain and improve the condition of existing housing.

Policy 5

Make full use of [~~State and Federal~~] government programs that provide [~~financial~~] assistance for low- and moderate-income renters and homebuyers.

Policy 6

[~~Expand~~] Maximize local funding [~~mechanisms~~] programs available [~~to pay for government housing programs.~~] for affordable housing.

Policy 7

Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.

Policy 8

Encourage and participate in joint public-private development of low- and moderate-income housing.

Policy 9

[~~Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.~~]
Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities.

Policy 10
Promote the design and construction of [~~affordable~~] dwellings which take advantage of O‘ahu’s year-round moderate climate and use other sustainable design techniques.

Policy 11
Encourage the construction of affordable homes within established low-density and rural communities by such means as ‘ohana units, duplex dwellings, and cluster development that embraces the ‘ohana concept by maintaining multi-generational proximity for local families.

Policy 12
Promote higher-density, mixed use development where appropriate, including rail transit-oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.

Policy [~~12~~] 13
Encourage the production and maintenance of affordable rental housing, ‘ohana housing, and accessory dwelling units.

Policy [~~13~~] 14
Encourage the provision of affordable housing designed for the elderly and [~~the handicapped~~] people with disabilities in locations convenient to critical services and to public transit.

Policy [~~14~~] 15
Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.

Policy 16
Support collaborative partnerships that work toward immediate solutions to house and service homeless populations and also toward long-term strategies to prevent and eliminate homelessness.

Policy 17
Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed.

Objective B
To [~~reduce~~] minimize speculation in land and housing.

Policy 1
Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.

Policy 2
Discourage [~~private developers from acquiring and assembling land~~] speculation in lands outside of areas planned for urban use.

Policy 3
Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.

Policy 4
Require government-assisted [~~subsidized~~] housing to be delivered to [~~appropriate~~] qualified purchasers and renters.

Policy 5
[Prohibit ~~the selling or renting of government-subsidized housing for large profits.~~]
Ensure that owners of housing properties, including government-subsidized housing, maintain housing affordability over the long term.

Objective C

To provide [~~the people of Oahu~~] residents with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by transportation networks and public utilities.

Policy 1
[~~Encourage~~] Ensure that residential developments [~~that~~] offer a variety of homes to people of different income levels and to families of various sizes to reduce large household sizes and alleviate the existing condition of overcrowding.

Policy 2
Encourage the fair distribution of low- and moderate-income housing throughout the island.

Policy 3
[~~Encourage residential development near employment centers.~~]
Encourage the co-location of residential development and employment centers with commercial, educational, social, and recreational amenities in the development of desirable communities.

Policy 4
Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated.

Policy 5
Support mixed-use development and higher-density redevelopment in areas surrounding future rail transit stations.

Policy [~~5~~] 6

Discourage residential development in areas where the topography makes construction difficult or hazardous and where providing and maintaining [~~where~~] roads, utilities, and [~~community~~] other facilities [~~cannot be provided at a reasonable cost~~] would be extremely costly or environmentally damaging.

Policy [~~6~~] 7

[~~Preserve older communities through self-help, housing rehabilitation, improvement districts, and other governmental programs.~~]

Encourage public and private investments in older communities as needed to keep the communities vibrant and livable.

Policy 8

Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.

V. Transportation and Utilities

Objective A

[~~To create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.~~]

To create a multi-modal transportation system which moves people and goods safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions; serves all users, including limited income, elderly and disabled populations; and is integrated with existing and planned development.

Policy 1

[~~Develop and maintain an integrated ground transportation system consisting of the following elements and their primary purposes:~~

~~a. Public transportation for travel to and from work, and travel within Central Honolulu;~~

~~b. Roads and highways for commercial traffic and travel in nonurban areas;~~

~~a. Bikeways for recreational activities and trips to work, schools, shopping centers, and community facilities; and~~
~~b. Pedestrian walkways for getting around Downtown and Waikiki, and for trips to schools, parks, and shopping centers.~~]

Develop a comprehensive, well-connected and integrated ground transportation system that enables safe, comfortable and convenient travel for all users, including motorists, pedestrians, bicyclists, and public transportation users of all ages and abilities.

Policy 2

Provide multi-modal transportation services to people living within the ‘Ewa, Central O‘ahu, and Pearl City-Hawai‘i Kai corridors primarily through a mass transit system including exclusive right-of-way [~~rapid~~] rail transit and feeder-bus components as well as through the existing highway system [~~with limited improvements as may be appropriate~~].

Policy 3

Provide multi-modal transportation services outside the ‘Ewa, Central O‘ahu, and Pearl City-Hawai‘i Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.

Policy 4

[~~Improve transportation facilities and services in the Ewa corridor and in the trans-Koolau corridors to meet the needs of Ewa and Windward communities.~~]
Work with the State to ensure adequate and safe access for communities served by O‘ahu’s coastal highway system.

Policy 5

[~~Improve roads in existing communities to reduce congestion and eliminate unsafe conditions.~~]
Support the rail transit system as the transportation spine for the urban core, with links to the airport and maritime terminals, which work together with other alternative modes of transit and transit-oriented development to reduce automobile dependency and increase multi-modal travel.

Policy 6

[~~Consider both environmental impact as well as construction and operating costs as important factors in planning alternative nodes of transportation.~~]
Support the development of transportation plans, programs, and facilities that are based on Complete Streets features. Maintain and improve road, bicycle, and pedestrian facilities in existing communities to eliminate unsafe conditions.

Policy 7

[~~Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development.~~]
Design street networks to incorporate greater roadway and pathway connectivity.

Policy 8

Make [~~available~~] transportation services safe and accessible to people with limited mobility: the young, [~~the~~] elderly, [~~the handicapped, and the poor.~~] disabled and those with limited incomes.

Policy 9

[~~Promote programs to reduce dependence on the use of automobiles.~~]
Consider environmental, social, cultural, and climate change and natural hazard impacts, as well as construction and operating costs, as important factors in planning transportation system improvements.

Policy 10

[~~Discourage the inefficient use of the private automobile, especially in congested corridors and during peak hours.~~]
Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as carpooling, telecommuting, flexible work schedules, and incentives to use alternative travel modes.

Policy 11

[~~Make public, and encourage private, improvements to major walkway systems.~~]
Enhance pedestrian-friendly and bicycle-friendly travel via public and private programs and improvements.

Policy 12

[~~Encourage the provision of separate aviation facilities for small civilian aircraft.~~]
Maintain separate aviation facilities for general aviation operations to supplement the capacity of the Daniel K. Inouye International Airport.

Policy 13
[~~Facilitate the development of a second deep-water harbor to relieve congestion in Honolulu Harbor.~~]
Support improvements to Kalaeloa Barbers Point Harbor as O‘ahu’s second deep-water harbor.

Policy 14
Support the operation, maintenance and improvement of Honolulu Harbor as O‘ahu’s primary cargo and ocean transportation hub.

Objective B

To [~~meet the needs of the people of Oahu for~~] provide an adequate supply of water and [~~for~~] environmentally sound systems of waste disposal for O‘ahu’s existing population and for future generations.

Policy 1
Develop and maintain an adequate, safe and reliable supply of water [~~for both residents and visitors.~~] in a cost-effective way that supports the long-term sustainability of the resource.

Policy 2
[~~Develop~~] Help to develop and maintain an adequate, safe and reliable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health of the resource and considers the impacts of climate change, including possible decreases in water supply due to drought.

Policy 3
[~~Encourage the development of new technology which will reduce the cost of providing water and the cost of waste disposal.~~]
Use new technologies which will ensure that water and waste disposal services are provided at reasonable cost.

Policy 4
Encourage the increased availability and use of recycled or brackish water to meet non-potable demands.

Policy [~~4~~] 5
[~~Encourage a lowering of~~] Pursue strategies to reduce the per capita consumption of water and the per-capita production of waste.

Policy [~~5~~] 6
Provide safe, reliable, efficient, and environmentally [~~sensitive~~] sound waste-collection and waste-disposal services that consider the impacts of climate change during the siting and construction of new facilities.

Policy [~~6~~] 7
[~~Support programs to recover resources~~] Pursue programs to expand recycling and resource recovery from O‘ahu’s solid-waste and [~~recycle~~] wastewater streams.

Policy 8
Support initiatives that educate the community about the importance of conserving resources and reducing waste streams through reduction, reuse, and recycling.

Policy [~~7~~] 9
Require the safe use and disposal of hazardous [~~waste~~] materials.

Objective C

To [~~maintain a high level of~~] ensure reliable, cost-effective and responsive service for all utilities.

Policy 1
Maintain and upgrade existing utility systems in order to avoid major breakdowns and service interruptions.

Policy 2
Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.

Policy 3
[~~Plan for~~] Facilitate the timely and orderly expansion of utility systems.

Policy 4
Increase the efficiency of public-serving utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.

Objective D

To maintain transportation and utility systems which [~~will help Oahu continue to be~~] support O‘ahu as a desirable place to live and visit.

Policy 1

Give primary emphasis in the capital improvement program to the maintenance and improvement of [~~existing roads~~] transportation systems and utilities.

Policy 2

[~~Use the transportation and utility systems as a means of guiding growth and the pattern of land use on Oahu.~~]

Evaluate the social, cultural, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.

[~~Policy 3~~

~~Encourage the study and use of telecommunications as an alternative to conventional transportation facilities.~~]

[~~Policy 4~~

[~~Evaluate the social, cultural, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.~~]

Policy [~~5~~] 3

Require the installation of underground utility lines wherever feasible.

Policy [~~6~~] 4

Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services.

Policy 5

Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near O‘ahu’s coastal areas.

VI. Energy

Objective A

[~~To maintain an adequate, dependable, and economical supply of energy for Oahu residents.~~]

To increase energy self-sufficiency and maintain an efficient, reliable, resilient, and cost-efficient energy system.

Policy 1

[~~Develop and maintain~~] Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and [~~alternative~~] renewable energy development and utilization programs [~~on Oahu~~].

Policy 2

[~~Establish economic incentives and regulatory measures which will reduce Oahu's dependence on petroleum as its primary source of energy.~~]

Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce O‘ahu’s dependence on fossil fuels as its primary source of energy.

Policy 3

[~~Support programs and projects which contribute to the attainment of energy self-sufficiency on Oahu.~~]

Promote and assist efforts to establish safe and adequate fossil fuel supply reserves within Hawai‘i’s boundaries until Hawai‘i reaches its renewable energy goals.

Policy 4

[~~Promote and assist efforts to establish adequate petroleum reserves within Hawaii's boundaries.~~]

Support the increased use of solid waste energy recovery and other biomass energy conversion systems.

Policy 5

[~~Give adequate consideration to environmental, public health, and safety concerns, to resource limitations, and to relative costs when making decisions concerning alternatives for conserving energy and developing natural energy resources.~~]

Support and participate in research, development, demonstration, commercialization, and optimization programs aimed at developing cost-effective and environmentally sound renewable energy supplies.

Policy 6

[~~Work closely with the~~] Support State and Federal [~~governments in the formulation and implementation of all City and County energy-related programs.~~] initiatives to utilize renewable energy sources.

Policy 7
Manage our resources and the development of our communities in line with the long-term goals of net zero to net positive performance in the areas of energy, carbon emissions, waste streams, all utilities, and food security.

Policy 8
Encourage the use of commercially available renewable energy systems in public facilities, institutions, residences, and business developments.

Policy 9
Consider health, safety, environmental, cultural, and aesthetic impacts, as well as resource limitations, land use patterns, and relative costs in all major decisions on renewable energy.

Policy 10
Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs and regulations, including updating building energy codes.

Objective B
To conserve energy through the more efficient management of its use and through more energy-efficient technologies.

Policy 1
Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.

Policy 2
Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient and sustainable siting and design of new developments. Support the increased use of nationally recognized energy efficiency and resource conservation rating and certification systems.

Policy 3
[~~Carry out public, and promote private, programs to more efficiently use energy in existing buildings and outdoor facilities.~~] Provide incentives and, where appropriate, mandatory controls to reduce energy consumption in existing buildings and outdoor facilities, and in design and construction practices.

Policy 4
Promote the development of [~~an energy-efficient~~] a multi-modal transportation system that minimizes fossil fuel consumption and greenhouse gas emissions.

Policy 5
Encourage the implementation of an adaptable and reliable electrical grid, energy transmission, energy storage, and energy generation technologies.

Policy 6
Support the availability and use of energy efficient vehicles, especially hybrid, fuel cell, and pure electrical vehicles.

Objective C

[~~To fully utilize proven alternative sources of energy.~~]
To foster an ethic of energy conservation that inspires residents to engage in sustainable practices.

Policy 1
[~~Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments~~.]
Supply citizens with the information they need to fully understand the potential supply, cost, security and other issues associated with O‘ahu's dependence on imported fossil fuels.

Policy 2
[~~Support the increased use of operational solid waste energy recovery and other biomass energy conversion systems~~.]
Increase consumer awareness of available renewable energy sources and their costs and benefits.

Policy 3
Provide information concerning the impact of public and private decisions on future energy generation, transmission, storage, and use.

Policy 4
Provide communities with timely, relevant, and accurate information concerning renewable energy facilities proposed in their area.

[~~Objective D~~
~~To develop and apply new, locally available energy resources.~~

~~Policy 1~~
~~Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies from:~~
~~a. solar insolation;~~
~~b. biomass energy conversion;~~
~~c. wind energy conversion;~~
~~d. geothermal energy; and~~
~~e. ocean thermal energy conversion.~~

~~Policy 2~~
~~Secure State and Federal support of City and County efforts to develop new sources of energy.~~

~~Objective E~~

~~To establish a continuing energy information program.~~

~~Policy 1~~

~~Supply citizens with the information they need to fully understand the potential supply, cost, and other problems associated with Oahu's dependence on imported petroleum.~~

~~Policy 2~~

~~Foster the development of an energy conservation ethic among Oahu residents.~~

~~Policy 3~~

~~Keep consumers informed about available alternative energy sources and their costs and benefits.~~

~~Policy 4~~

~~Provide information concerning the impact of public and private decisions on future energy use.~~]

VII. Physical Development and Urban Design

Objective A

To coordinate changes in the physical environment of O‘ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 1

[~~Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban fringe and rural areas.~~]
Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure.

Policy 2

Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and <u>other</u> public [~~safety~~] facilities <u>and services</u>.

[~~Policy 3~~

~~Phase the construction of new developments so that they do not require more regional supporting services than are available.~~]

Policy [~~4~~] <u>3</u>

Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.

<u>Policy 4</u>

<u>Facilitate and encourage compact, higher-density development in urban areas designated for such uses.</u>

Policy 5

[~~Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.~~]
<u>Encourage the establishment of mixed-use town centers that are compatible with the physical and social character of their community.</u>

<u>Policy 6</u>

<u>Facilitate transit-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.</u>

Policy [~~6~~] <u>7</u>

Encourage the clustering of development[~~s~~] to reduce the cost of providing utilities and other public services.

Policy [~~7~~] 8
Locate new industries and new commercial areas so that they will be well-related to their markets and suppliers, and to residential areas and transportation facilities.

Policy [~~8~~] 9
Locate community facilities on sites that will be convenient to the people they are intended to serve.

Policy [~~9~~] 10
[~~Exclude from residential areas,~~] Discourage uses which are major sources of noise, [~~and~~] air, and light pollution.

Policy [~~10~~] 11
[~~Establish danger zones to exclude incompatible uses from hazardous areas surrounding airfields, electromagnetic- radiation sources, and storage places for fuel and explosives.~~]
Encourage siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise.

Policy [~~11~~] 12
Prohibit new airfields, high-powered electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.

Policy 13
Promote opportunities for the community to participate meaningfully in planning and development processes, including new forms of communication and social media.

Objective B
To plan and prepare for the long-term impacts of climate change.

Policy 1
Integrate climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment.

Policy 2
Coordinate plans in the private and public sectors that support research, monitoring, and educational programs on climate change.

Policy 3
Prepare for the anticipated impacts of sea level rise on existing communities and facilities through remediation, adaptation, and other measures.

Objective [~~B~~] C

To develop [Honolulu (~~Waialae-~~Kahala to ~~Halawa), Aiea, and~~] the urban corridor stretching from Wai‘alae-Kāhala to Pearl City as the island’s primary urban center.

[~~Policy 1~~

~~Stimulate development in the primary urban center by means of the City and County's capital-improvement program and State and Federal grant and loan programs.~~

~~Policy 2~~

~~Provide for the expanded development of low-rise multi-unit housing.~~

~~Policy 3~~

~~Encourage the establishment of mixed-use districts with appropriate design and development controls to insure an attractive living environment and compatibility with surrounding land uses~~.]

Policy [~~4~~] 1

Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.

Policy [~~5~~] 2

Encourage the development of attractive residential communities in downtown and other business centers.

Policy [~~6~~] 3

Maintain and improve downtown as the financial and office center of the island, and as a major retail center.

Policy [~~7~~] 4

Provide for the continued viability of the Hawai‘i Capital District as a center of government activities and as an attractive park-like setting in the heart of the city.

Policy [~~8~~] 5

Foster the development of Honolulu’s waterfront as the State’s major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area.

[~~Policy 9~~

~~Facilitate the redevelopment of Kakaako as a major residential, as well as commercial and light-industrial area.~~]

Objective [~~C~~] D
To develop a secondary urban center in ‘Ewa with its nucleus in the Kapolei area.

Policy 1
Allocate funds from the City and County’s capital improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.

Policy 2
Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.

Policy 3
Encourage the continuing development of the area encompassing Campbell Industrial Park, Kalaeloa Barbers Point Harbor, and West Kapolei as a major industrial center.

Policy 4
Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments, major landowners and developers, and [~~with the sugar industry~~] the community.

Policy 5
Cooperate with the State and Federal governments in the improvements to [~~development of a~~] the deep water harbor at Kalaeloa Barbers Point.

Policy 6
Encourage the development of the Ocean Point/Hoakalei [~~Ewa Marina~~] Community as a major residential and recreation area emphasizing recreational [~~boating~~] activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.

Objective [D] E
To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.

Policy 1
Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally [~~low~~] lower rise, [~~low~~] lower density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.

Policy 2
Coordinate plans for developments within the ‘Ewa and Central O‘ahu urban-fringe areas with the State and Federal governments, major landowners and developers, [~~and with the sugar, pineapple, and other emerging~~] agricultural industries, and the community.

Policy 3
[~~Establish~~] Maintain a "green belt" of open space and agricultural land around developed communities in the 'Ewa and Central O'ahu areas of O'ahu [~~in the Development Plans~~].

Policy 4
Maintain rural areas [~~as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for~~] that reflect an open and scenic setting, dominated by small to moderate size agricultural pursuits, [~~a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very~~] with small towns of low-density and low-rise [~~in~~] character, and [~~may contain a mixture of uses~~] which allows modest growth opportunities to address area residents' future needs.

Policy 5
Encourage the development of a variety of housing choices including affordable housing in rural communities to give people the choice to continue to live in the community that they were raised in.

Policy 6
Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible to maintain an adequate supply of housing for future generations.

Objective [~~E~~] F
To create and maintain attractive, meaningful, and stimulating environments throughout O'ahu.

[~~Policy 1~~
~~Prepare and maintain a comprehensive urban-design plan for the Island of Oahu.~~

~~Policy 2~~
~~Integrate the City and County's urban- design plan into all levels of physical planning and developmental controls.~~]

Policy [~~3~~] 1
Encourage distinctive community identities for both new and existing [~~districts~~] communities and neighborhoods.

Policy [~~4~~] 2
Require the consideration of urban-design principles in all development projects.

Policy [~~5~~] 3
Require [~~new~~] developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

Policy [~~6~~] 4
Provide [~~special design standards~~] design guidelines and controls that will allow more compact development and intensive use of lands in the primary urban center, and along the rail transit corridor.

Policy 5
Seek to protect residents' quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities.

Policy [~~7~~] 6
Promote public and private programs to beautify the urban and rural environments.

[~~**Policy 8**~~
~~Preserve and maintain beneficial open space in urbanized areas.~~]

Policy [~~9~~] 7
Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.

Policy [~~10~~] 8
[Establish ~~a review process to evaluate the design of major development projects.~~]
Design public street networks to be safe and accessible for users of all ages and abilities, to accommodate multiple modes of travel, to be visually attractive and to support sustainable ecological processes.

Policy 9
Recognize the importance of using Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of *mālama ʻāina* and to create a more Hawaiian sense of place.

Objective [~~F~~] G
To promote and enhance the social and physical character of O‘ahu's older towns and neighborhoods.

Policy 1
Encourage new construction [~~to complement the ethnic qualities of the older communities of Oahu~~] in established areas to be compatible with the character and cultural values of the surrounding community.

Policy 2
Encourage, wherever desirable, the rehabilitation of existing substandard structures.

Policy 3
Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.

Policy 4
Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.

Policy 5
Acknowledge the cultural and historical significance of *kuleana* lands and the ancestral ownership of *kuleana* lands.

Policy 6
Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability.

VIII. Public Safety

Objective A
To prevent and control crime and maintain public order.

Policy 1
Provide a safe environment for residents and visitors on O‘ahu.

Policy 2
Provide adequate, safe and secure criminal justice facilities [~~and staffing for City and County law-enforcement agencies~~].

Policy 3
Provide adequate training, staffing, and support for City and County law enforcement agencies.

Policy[~~3~~] 4
Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.

Policy 5
Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders.

Policy [~~4~~] 6
Keep the public informed of the nature and extent of criminal activity on O‘ahu.

Policy [~~5~~] 7
Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes.

Policy [~~6~~] 8
Seek the help of State and Federal law-enforcement agencies to curtail the activities of organized crime syndicates on O‘ahu.

Policy [~~7~~] 9
Conduct periodic reviews of criminal laws to ensure their relevance to the community’s needs and values.

Policy [~~8~~] 10
Cooperate with other law-enforcement agencies to develop new methods of fighting crime. Support communication and coordination across Federal, State and County law enforcement and corrections agencies.

Policy [~~9~~] 11
Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.

Objective B

To protect [~~the people of Oahu~~] residents and visitors and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

Policy 1

Keep up-to-date and enforce all City and County safety regulations.

Policy 2

Require all developments in areas subject to floods and tsunamis, and coastal erosion to be located and constructed in a manner that will not create any health or safety hazards or cause harm to natural and public resources.

Policy 3

Participate with State and Federal agencies in the funding and construction of flood-control projects, and prioritize the use of ecologically sensitive flood-control strategies when feasible.

Policy 4

[~~Cooperate~~] Collaborate with State and Federal agencies to provide [~~tsunami warning and protection for Oahu~~] emergency warnings, protection, mitigation, response, and recovery, during and after major emergencies such as tsunamis, hurricanes, and other high-hazard events.

Policy 5

Cooperate with State and Federal agencies to provide protection from war, civil disruptions, and other major disturbances.

Policy 6

Reduce hazardous traffic conditions.

Policy 7

Provide adequate [~~fire protection and effective fire prevention programs~~] resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment.

Policy 8

[~~Provide adequate search and rescue and disaster response services.~~]
Create disaster-ready communities.

Policy 9

[~~Design safe and secure public buildings.~~]
Plan for the impacts of climate change and sea level rise on public safety, in order to minimize potential future hazards.

[~~Policy 10~~
~~Provide adequate staff to supervise activities at public facilities.~~]

Policy [~~11~~] 10
Develop [~~civil defense~~] emergency management plans, policies, [~~and~~] programs, and procedures to protect and promote public health, safety and welfare of the people.

Policy [~~12~~] 11
Provide educational materials on [~~civil defense~~] emergency management preparedness, fire protection, traffic hazards and other unsafe conditions.

IX. Health and Education

Objective A

To protect the health and well-being of [the people of O‘ahu] residents and visitors.

Policy 1

Encourage the provision of health-care facilities that are accessible to both employment and residential centers.

Policy 2

Encourage prompt and adequate ambulance and first-aid services in all areas of O‘ahu.

Policy 3

Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.

Policy 4

Integrate public health concerns such as air and water pollution as a consideration in land use planning decisions.

Policy 5

Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of fresh, locally grown foods.

Policy 6

Encourage healthy lifestyles through walkable communities, safe street crossings, safe routes to schools, and parks and pathways for pedestrians and bicyclists.

Policy 7

Support efforts to make health-care more accessible for everyone.

Policy 8

Support efforts to improve and expand access to mental health, drug treatment, community based programs and other similar programs for those requiring such services.

Policy 9

Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multi-modal transportation options, that provides an adequate supply of affordable housing, that encourages growth in needed and desirable jobs, that provides quality health-care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.

Policy 10

Plan for our aging population’s growing health-care, personal service, and diverse daily activity needs, and encourage these services to be provided in a timely manner, including age-specific social activities.

Objective B

To provide a wide range of educational opportunities for the people of O‘ahu.

Policy 1

Support education programs that encourage the development of employable skills.

Policy 2

Encourage the provision of informal educational programs for people of all age groups.

Policy 3

Encourage the after-hours use of school buildings, grounds, and facilities.

Policy 4

Encourage the construction of school facilities that are designed for flexibility and high levels of use.

Policy 5

Facilitate the appropriate location of learning institutions from the preschool through the university levels.

Policy 6

Encourage outdoor learning opportunities and venues that reflect our unique natural environment and Native Hawaiian culture.

Objective C

To make Honolulu the center of higher education in the Pacific.

Policy 1

Encourage continuing improvement in the quality of higher education in Hawai‘i, as well as ways to make higher education more affordable.

Policy 2

Encourage the development of diverse opportunities in higher education.

Policy 3

Encourage research institutions to establish branches on O‘ahu.

Policy 4

Celebrate Honolulu as a “home to the wisdom of nations” by recognizing its status as an international Pacific crossroads.

X. Culture and Recreation

Objective A

To foster the multiethnic culture of Hawai‘i and respect the host culture of the Native Hawaiian people.

Policy 1

[~~Encourage the preservation and enhancement of Hawaii's diverse cultures.~~]
Recognize the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O‘ahu’s way of life.

Policy 2

Promote the preservation and enhancement of local cultures, values and traditions.

Policy [~~2~~] 3

Encourage greater public awareness, understanding, and appreciation of the cultural heritage and contributions to Hawai‘i made by [~~the City's~~] O‘ahu's various ethnic groups.

Policy [~~3~~] 4

Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.

Policy [4] 5

[~~Encourage the protection of~~] Preserve the [~~ethnic~~] identities of the [~~older~~] historical communities of O‘ahu.

Objective B

To protect, preserve and enhance O‘ahu's cultural, historic, architectural, and archaeological resources.

Policy 1

[~~Encourage~~] Promote the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.

Policy 2

Identify and, to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.

Policy 3

Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.

Policy 4
Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.

Policy 5
Seek public and private funds, and encourage public participation and support, to protect, preserve and enhance social, cultural, historic, architectural, and archaeological resources.

Policy 6
Provide incentives for the restoration, preservation, [~~and~~] maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources.

Policy 7
Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices for future generations.

Objective C
To foster the visual and performing arts.

Policy 1
Encourage and support programs and activities for the visual and performing arts.

Policy 2
Encourage creative expression and access to the arts by all segments of the population.

Policy 3
Provide permanent art in appropriate City public buildings and places.

Objective D
To provide a wide range of recreational facilities and services that are readily available to [~~all~~] residents [of Oahu] and visitors alike, and to balance access to natural areas with the protection of those areas.

Policy 1
Develop, [~~and~~] maintain, and expand a community-based [~~parks~~] park system to meet the needs of the [~~different~~] diverse communities on O‘ahu.

Policy 2
Develop, [~~and~~] maintain, and expand a system of regional parks and specialized recreation facilities, based on the cumulative demand of residents and visitors.

Policy 3
Develop, [~~and~~] maintain, and improve urban parks, squares, and beautification areas in high-density urban places.

Policy 4
Encourage public and private natural reserves and botanical and zoological parks [~~on Oahu~~] to foster [~~an~~] greater awareness and appreciation of the natural environment.

Policy 5
Encourage the State to develop, improve and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.

Policy 6
[~~Provide convenient access to all beaches and inland recreation areas.~~]
Ensure that public recreational facilities balance the demand for facilities against capital and operating cost constraints so that they are adequately sized and properly maintained.

Policy 7
[~~Provide for recreation programs which serve a broad spectrum of the population.~~] Ensure and maintain convenient and safe access to beaches, ocean environments and mauka recreation areas in a manner that protects natural and cultural resources.

Policy 8
Encourage ocean and water-oriented recreation activities that do not adversely impact [~~on~~] the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.

Policy 9
Require all new developments to provide their residents with adequate recreation space.

Policy 10
[~~Encourage the private provision of recreation and leisure-time facilities and services.~~] Utilize our unique natural environment in a responsible way to promote cultural events and activities, and maintain cultural practices.

Policy 11
Encourage the after-hours, weekend, and summertime use of public school[~~s~~] facilities for recreation.

Policy 12
Provide for safe and secure use of public parks, beaches, and recreation facilities.

Policy 13
[~~Encourage the safe use of Oahu's ocean environments.~~]
Create and promote recreational venues for kupuna and keiki and for kamaʻāina and malihini.

Policy 14

Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.

XI. Government Operations and Fiscal Management

Objective A

To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.

Policy 1

Maintain City and County government services at the level necessary to be effective.

Policy 2

Promote consolidation of State and City and County functions whenever more efficient and effective delivery of government programs and services can be achieved.

Policy 3

Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.

Policy 4

Prepare, maintain, and publicize policies and plans which are adequate to guide and coordinate City programs and regulatory responsibilities.

Policy 5

Broaden the use of technology to achieve greater efficiency and accountability in government operations.

Objective B

To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.

Policy 1

Provide for a balanced budget.

Policy 2

Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and [~~Development Plans~~] the DPs and SCPs.

Policy 3

Ensure accountability and transparency in government operations.

O'AHU GENERAL PLAN REVIEW REPORT 2010-2017

Department of
Planning and Permitting
February 2018

O'AHU GENERAL PLAN
REVIEW REPORT 2010-2017

February 2018

The Department of Planning and Permitting would like to acknowledge former Planning Director George Atta, whose personal interest and commitment to this update is reflected in this final product

TABLE OF CONTENTS

Report Overview 1

1. Project Background 3

    1.1 Project Scope..... 3

    1.2 Purpose of the General Plan 4

    1.3 Brief History of the General Plan..... 5

2. Overview of the Review Program 9

    2.1 The Planning Process..... 9

    2.2 Outline of Public Engagement Activities..... 10

3. Community Feedback Summary 13

    3.1 Focus Group Meetings.....13

    3.2 Open Comments and Community Questionnaire.....14

    3.3 First and Second Public Review Draft Comments.....16

4. Revisions.....17

    4.1 Summary of Major Revisions.....17

    4.2 Proposed Revisions by General Plan Chapter.....19

5. Emerging Issues for Future Consideration 27

6. List of References 29

LIST OF FIGURES

1. City's Comprehensive Planning System 5

2. 1964 General Plan Map 6

3. General Plan Revision Program..... 9

LIST OF TABLES

1. Amendments to the 1977 General Plan.....7

2. Written Comments by Affiliation..... 12

3. Summary of Plan Revisions by Chapter 18

APPENDIX I.

Table of Comments on the Second Public Review Draft with Agency Responses

APPENDIX II. (CD)

Appendix II contains documentation of the entire review process including meeting notes, trend reports, public comment periods, and text of public review drafts. All documentation included on the CD is also available on the DPP website at:
http://www.honoluludpp.org/Planning/GeneralPlan.aspx

A. Affordable Housing Trend Report | September 2010
B. Agriculture Trend Report | February 2011
C. Commercial Real Estate Trend Report | October 2010
D. Sustainability Trend Report | February 2011
E. Tourism Industry Trend Report | September 2010
F. Key Planning Issues |2011
G. Focus Group Meetings |2010
H. Summary of Written Comments| June 2011 – January 2012
I. Community Questionnaire Responses | November 2011
J. Community Meeting No. 1 | July 2011
K. Community Meeting No. 2 | December 2012—January 2013
L. First Public Review Draft and Comments |2013
M. Community Meeting No. 3 | March 2017
N. Second Public Review Draft and Comments |2017

REPORT OVERVIEW

This report documents the O'ahu General Plan Update Program that was conducted by the City and County of Honolulu Department of Planning and Permitting (DPP) and its consultant team led by HHF Planners. This report accompanies the *Proposed Revised O'ahu General Plan* to be reviewed by the Honolulu City Council, and is intended to be an informational resource for the community members and policymakers involved in the update process.

The purpose of this report is to provide context for the changes presented in the revised Plan. In addition to documenting the planning process and the community dialogue that contributed to developing the revisions, the report provides a comprehensive record of the background research conducted to support the revision program, including the topic studies and background papers that summarize major land use, land development, and socio-economic trends and emerging issues, and community concerns relevant to the General Plan Update.

The report is organized into five sections:

- Section 1 describes the project purpose and scope
- Section 2 documents the overall planning process and the various project phases
- Section 3 summarizes the outcomes of the community engagement program
- Section 4 presents a summary of the major revisions in the revised Plan
- Section 5 identifies issues that involve more in-depth review and consideration beyond the scope of the update project, and
- Section 6 is a list of reference materials used for this report

Topic studies, background research materials, meeting records and related presentation materials including previous iterations of the revised plan and associated public comments, are included in the appendices.

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1. PROJECT BACKGROUND

1.1 Project Scope

The purpose of the Oʻahu General Plan Update Program is to conduct a public planning process to support the preparation of a Proposed Revised General Plan for City Council review. Pursuant to Section 6-1510.4 of the Revised Charter of the City and County of Honolulu, the General Plan is being updated to comply with the City Charter which mandates that the Director of the Department of Planning and Permitting shall undertake a comprehensive review of the General Plan at least once every ten years.

Project objectives included:

- Identifying land use and development trends and emerging issues that are relevant to the General Plan;
- Facilitating opportunities for community consultations;
- Proposing appropriate revisions to the current General Plan (2002 edition); and
- Documenting the planning process for decision-making purposes.

At the onset of the project, DPP focused the revision program on specific planning priorities, specifically:

- Tourism
- Agriculture
- Housing
- Sustainability, and
- Economic health

However, the public did not limit itself to these issues upon comment and further included:

- Updating the future projections for regional population growth;
- Adding new policies for higher-density and transit-oriented development;
- Updating policies to reflect changing economic conditions;
- Incorporating quality of life aspirations;
- Strengthening policies for housing affordability and homelessness;
- Adding new policies for resource stewardship, climate change, community resiliency; and
- The recognition of Native Hawaiian culture.

The *Proposed Revised Oʻahu General Plan* developed through this update project will be transmitted to the City Planning Commission for review, then forwarded to the Honolulu City Council for review and adoption by resolution.

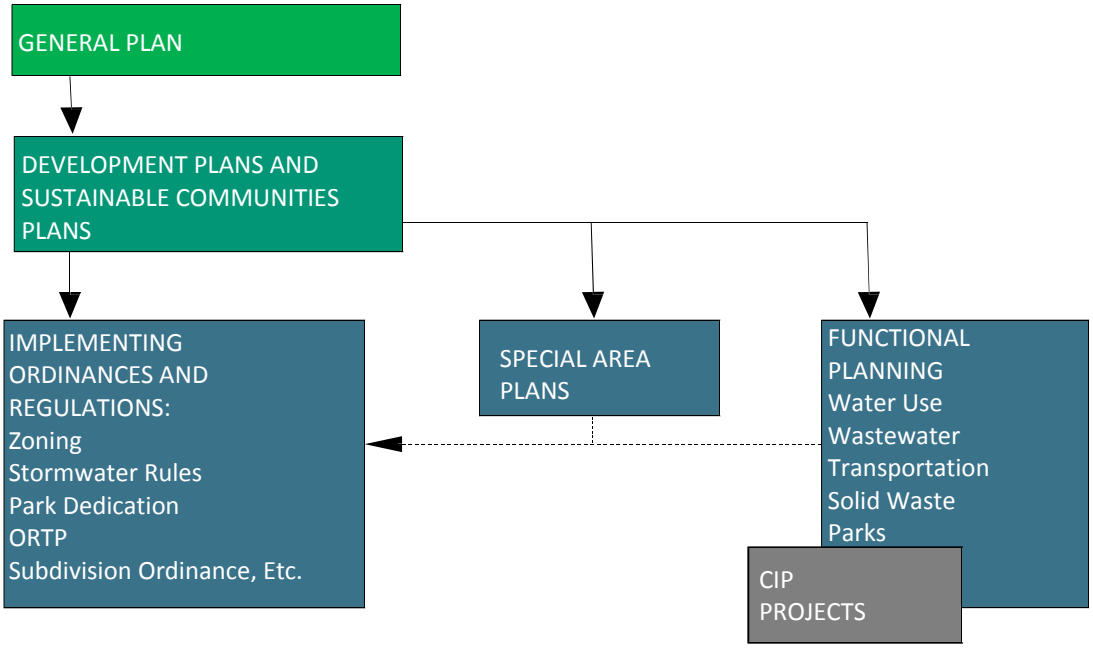
1.2 Purpose of the General Plan

The General Plan for the City and County of Honolulu is the first tier of the City's comprehensive planning framework. It contains the objectives and policy statements that collectively outline the long-range future desired for O'ahu, and serves as the guiding document to shape and coordinate development efforts across the island. The broad policy guidance provided by the General Plan sets out the ideals for how our island's resources are cared for and managed; how development occurs and future projected growth is accommodated; how land use is integrated with economic activities, transportation and utility systems across the island; and how public facilities and services are delivered.

> *"The general plan shall set forth the city's objectives and broad polices for the long-range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare of the people of the city and the most desirable population distribution and regional development pattern."*
>
> *Revised Charter of Honolulu*
> *Section 6-1508*

Figure 1 on the following page presents the hierarchy of plans and regulatory mechanisms that comprise the City's comprehensive planning system. The hierarchy advances the broad policies of the General Plan, with each successive level of plans and regulations providing greater detail and specificity for a particular geographic area or subject matter. Directly below the General Plan, the eight regional plans, known as the Development Plans and Sustainable Communities Plans (DPs and SCPs), form the second tier of planning. The third tier consists of the detailed plans and regulations, including the implementing ordinances (the Land Use Ordinance, City zoning functions, and permits), Special Area Plans that focus on specific neighborhoods (e.g., *Makaha Special Area Plan, Aiea-Pearl City Neighborhood TOD Plan, Kalihi Neighborhood TOD Plan*), and functional plans that address specific resources and public services provided by the City (e.g., water, wastewater, and solid waste). The City Charter requires that the City's plans, policies and executive budget conform to and support implementation of the General Plan.

Figure 1. City's Comprehensive Planning System

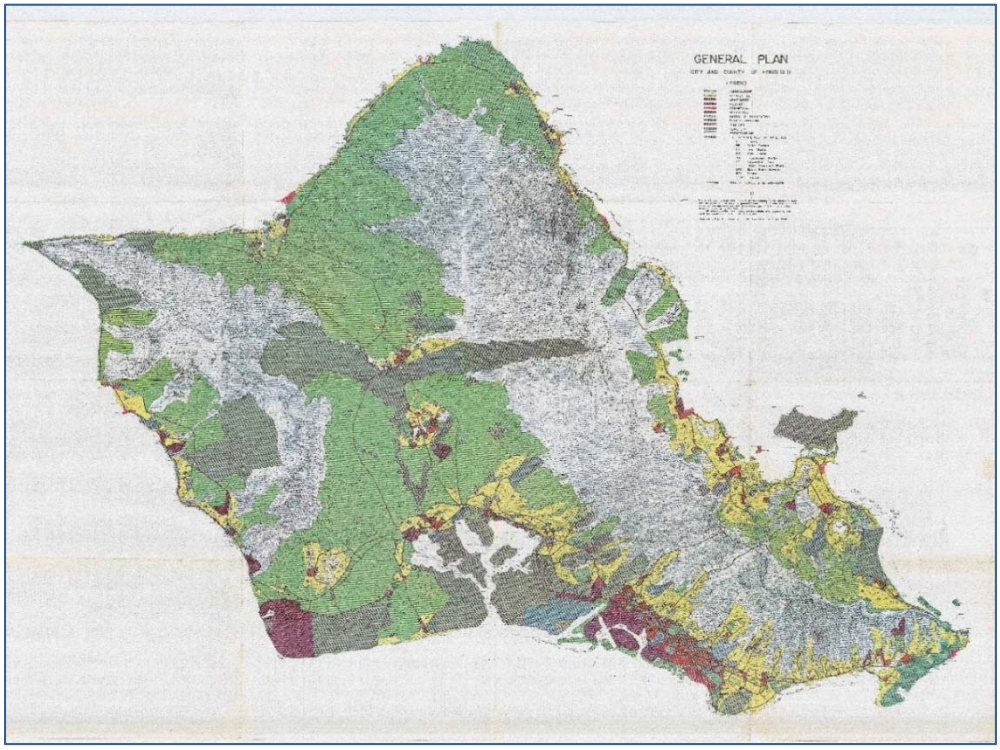


1.3 Brief History of the General Plan

The first General Plan for the City and County of Honolulu was adopted as an ordinance by the City Council in 1964 (City Ordinance No. 2443, May 6, 1964). It included a statement of development objectives, standards and principles for land use and development and a map of O'ahu showing the desired location for land uses characterized as: residential, apartment, resort hotel, commercial, industrial, agricultural, open space and preservation, park and recreational uses, public and semi-public uses, military lands, public housing, and major streets (see Figure 2).

City Charter revisions in 1973 established systemic changes to Honolulu's planning system. Under the revised framework, the nature of the General Plan was simplified and its relationship to the Development Plans and zoning was streamlined. The General Plan was no longer a comprehensive mapping of specific land uses that carried the force of law (i.e. no longer adopted by ordinance). Instead, it became a policy guidance document adopted by resolution and containing a comprehensive statement of objectives and broad policies for long range development. Meanwhile the more detailed Development Plans and Zoning Maps were elevated to carry the force of law and adoption by ordinance.

Figure 2. 1964 General Plan Map



Following the City Charter revisions in 1973, the City subsequently prepared a new General Plan formally adopted in 1977 (City Resolution No. 238, January 18, 1977). The 1977 General Plan is currently available on the City's website:
www.honolulu.gov/rep/site/ocs/1977_General_Plan_Archive_full.pdf.

A report prepared by the Office of Council Services, *A Reference Report Summarizing the Basis for the Objectives and Policies* (Council Communication No. 27 from General Plan Subcommittee Chairman George Akahane to the City Council Planning and Zoning Committee, January 12, 1978) documents the rationale and context for the various objectives and policies presented in the 1977 General Plan.

Since its adoption in 1977, the General Plan has been amended a number of times, including in 1979, 1982, 1985, 1987, 1989, 1990 and 1991, with the last amendment in 2002. Table 1 provides a summary of the amendments and the associated Council Resolutions.

Despite the amendments, the basic themes expressed in the General Plan remain relatively unchanged since it was first adopted in 1977. The General Plan is organized to address 11 areas of concern in 11 separate chapters:

I. Population

II. Economic Activity

III. Natural Environment

IV. Housing

V. Transportation and Utilities

VI. Energy

VII. Physical Development and Urban Design

VIII. Public Safety

IX. Health and Education

X. Culture and Recreation

XI. Government Operations and Fiscal Management

Table 1. City Council Resolutions to Amend the 1977 General Plan

Resolution	Council Adoption	Title	On-line Reference
02-205, CD1	September 25, 2002	Amending the population distribution policies of the General Plan of the City and County of Honolulu	http://www4.honolulu.gov/docushare/dsweb/Get/Document-181537/RESO2-205.pdf
91-239	December 4, 1991	Relating to Haseko (Hawaii) Inc.'s General Plan amendment to encourage the development of a major marina and associated maritime commercial center including visitor units as part of the 'Ewa marina community	http://www4.honolulu.gov/docushare/dsweb/Get/Document-48403/ocs1_wo_88100_95285_00121_35.pdf
89-508	January 31, 1990	To amend the General Plan of the City and County of Honolulu to identify the Secondary Urban Center in 'Ewa by the name of Kapolei	http://www4.honolulu.gov/docushare/dsweb/Get/Document-48329/ocs1_wo_88100_95285_00121_27.pdf
89-01	March 8, 1989	To amend the General Plan of the City and County of Honolulu to include additional policies on public safety	http://www4.honolulu.gov/docushare/dsweb/Get/Document-48346/ocs1_split_1_2_2_4.pdf
88-404, CDE-1, FD-1	January 19, 1989	Relating to amending the General Plan of the City and County of Honolulu	http://www4.honolulu.gov/docushare/dsweb/Get/Document-48334/88-404.pdf
87-211, CD-1	June 24, 1987	Relating to amending the General Plan of the City and County of Honolulu	http://www4.honolulu.gov/docushare/dsweb/Get/Document-48358/ocs1_wo_88100_95285_00121_11.pdf
85-224	July 10, 1985	Relating to amendments to expand the scope of the General Plan of the City and County of Honolulu to include the Northwestern Hawaiian Islands and the offshore island of Oahu	http://www4.honolulu.gov/docushare/dsweb/Get/Document-48351/ocs1_split_1_1_1_1_4.pdf
82-188, Amended Draft 2	December 8, 1982	Relating to the General Plan of the City and County of Honolulu	http://www4.honolulu.gov/docushare/dsweb/Get/Document-48336/ocs_2.pdf

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2. OVERVIEW OF THE REVIEW PROGRAM

2.1 The Planning Process

Figure 3 presents the planning process that was used to prepare the *Proposed Revised O'ahu General Plan*. The process consisted of distinct phases structured to include opportunities for public input as the planning priorities were identified and the revisions were developed.

A number of strategies were used to solicit public input during the course of the planning process. These included focus group meetings, community meetings, and an on-line questionnaire, in addition to open comment periods. A project website and project email address were also used to distribute information and to provide a convenient way for the public to contact the planning team and submit comments. All materials prepared to date including reports and meeting materials, are posted on the DPP website:
http://www.honoluludpp.org/Planning/GeneralPlan.aspx

The planning process proceeded from March 2010 when the planning team began to conduct background research, through the February 2018 transmittal of the Proposed Revised Plan to the Planning Commission. The various phases and tasks involved throughout are described in the following section. Meeting summaries and materials referenced in this section are attached in the Appendices of this report.

Figure 3. General Plan Revision Program

The first phase of the revision program focused on understanding existing conditions and identifying priority issues and emerging trends and set the groundwork for the planning process. Primary tasks in this phase consisted of conducting topical research and interviews which culminated in the preparation of five trend reports and a compilation of written summaries that highlighted 11 key planning issues.

The five trend reports include:

AFFORDABLE HOUSING
Honolulu General Plan Update Affordable Housing Trend Report.
Prepared by HHF Planners, September 2010.
honoluludpp.org/portals/0/pdfs/planning/generalplan/gpupdate/trendrep orts/affordablehousing.pdf

AGRICULTURE
O'ahu Agriculture: Situation, Outlook and Issues.
Prepared by Plasch Econ Pacific LLC, February 2011.
honoluludpp.org/portals/0/pdfs/planning/generalplan/gpupdate/trendrep orts/agriculture.pdf

COMMERCIAL REAL ESTATE
Commercial Real Estate Market Trends Report.
Prepared by Colliers Monroe Friedlander Consulting, October 2010.
honoluludpp.org/portals/0/pdfs/planning/generalplan/gpupdate/trendrep orts/commercialre.pdf

SUSTAINABILITY
Sustainability Trend Report.
Prepared by HHF Planners, February 2011.
honoluludpp.org/portals/0/pdfs/planning/generalplan/gpupdate/trendrep orts/sustainability.pdf

TOURISM
Visitor Industry Analysis City & County of Honolulu General Plan Update.
Prepared by Hospitality Advisors LLC, September 7, 2010.
honoluludpp.org/portals/0/pdfs/planning/generalplan/gpupdate/trendrep orts/tourism.pdf

The topics addressed by the trend reports and key planning issues were identified by DPP as critical concerns for the future development of O'ahu. The trend reports are attached in Appendices A through E, and the key planning issues document is attached as Appendix F.

2.2 Outline of Public Engagement Activities

Engagement activities initially focused on publicizing the project and gathering input on the issues and topics to be addressed by the revision program. Early phase activities included conducting three separate focus group meetings on viewpoints, industry trends, and challenges related to tourism, agriculture, and affordable housing; Notifying the general public, neighborhood boards, and government agencies about the project; Hosting the first community meeting to formally kick-off the project (July 7, 2011) and; Managing a public comment period. The public comment period

ran from June through November 2011, during which time written comments submitted to the planning team were encouraged and an on- line questionnaire was circulated to gauge public perception about the topics under consideration. A total of 141 comment letters and 2,143 questionnaire responses were received over the course of the initial comment period. (A summary of community concerns and feedback gathered from the various engagement methods throughout the process is presented in Section 3).

While the focus topics of tourism, agriculture, housing, sustainability, and economic health remained priorities for the revision program, DPP responded to the community's input to include a larger set of planning issues and development trends in the General Plan review process. Additional issues that were addressed or revisited as a result of the initial public input included: regional population growth and development; higher-density and transit-oriented development; economic diversification; quality of life; affordable housing; homelessness; resource stewardship; climate change; community resilience; and the recognition of Native Hawaiian culture.

The First Public Review Draft (*O'ahu General Plan Proposed 2013 Edition)* was published in November 2012, and was presented for discussion at a series of three regional community meetings held across the island in December 2012 to January 2013. (See Appendix K). The community meetings were followed by an extended public comment period that ran from December 2012 through April 2013, during which a total of 373 individuals, organizations, and agencies submitted written comments (see Table 2). The public review draft *O'ahu General Plan Proposed 2013 Edition Part I: "Clean Copy" and Part II: "Report on Proposed Changes"*, and a summary of the written comments received, are attached in Appendix L of this report.

Based on the number of comments received, and subsequent draft revisions, the DPP published a Second Public Review Draft in February 2017, followed by a community meeting held on March 7, 2017 (See Appendix M). The community meeting convened a formal public comment period that ran through May 2017. A total of 105 individuals, organizations, and agencies submitted written comments (see Table 2). The Second Public Review Draft (both the *O'ahu General Plan Proposed February 2017 Edition,* and the *"With Proposed Changes Shown"* version) and a summary of the written comments received are attached in Appendix N of this report.

TABLE 2. Written Comments by Affiliation

	NUMBER OF COMMENTS (% TOTAL)	
AFFILIATION	**FIRST PUBLIC REVIEW DRAFT**	**SECOND PUBLIC REVIEW DRAFT**
Federal Agency	1 (0.2%)	0
State Agency	9 (2.4%)	3 (2.9%)
City Agency	9 (2.4%)	7 (6.7%)
Neighborhood Boards	6 (1.6%)	7 (6.7%)
Public and Private Organizations	20 (5.4%)	13 (24%)
Individuals	328 (88%)	75 (71.4%)

3. COMMUNITY FEEDBACK SUMMARY 2010 - 2017

As described in the previous section, at each stage of the review, the General Plan revisions have been informed by public and agency comments, meetings, and related feedback loops that are built into the plan revision process. Below is a summary of outcomes from the major public engagement activities undertaken for the General Plan review program. Full records can be found in the corresponding appendices, as noted.

3.1 Focus Group Meetings 2010 -2011 (See Appendix G)

The following is a highlight summary of the key takeaways from the special topic sessions that took place in the project kick-off phase on tourism, agriculture, and affordable housing.

Tourism group *(Attendance: 11 community members, 4 DPP, 2 consultants)*

- Emphasizing the overall visitor experience in the General Plan (and not just visitor accommodations) would encourage physical improvements and investment in supporting facilities and infrastructure.
- The General Plan should promote improvements that benefit O'ahu's residents. For instance, improvements to popular beach parks benefits both local residents and tourists.
- Protecting O'ahu's natural beauty and resources are central to its ongoing success as a tourism destination. Tourism can be leveraged to help support local food production, and other sustainable and green industries.
- The General Plan should better define the scale and scope of "secondary resort areas".
- Increased numbers and popularity of unpermitted vacation rentals in residential neighborhoods may make revisiting consideration of smaller community-based hotels and inns appropriate.

Agriculture group *(Attendance: 16 community members, 4 City & County, 2 consultants)*

- There is a need to attract more farmers to the industry, and few avenues for young people to be drawn into entrepreneurial farming. This is compounded by a lack of small farm availability and high land pricing for small farms.
- Residents are willing to support local produce and niche products, even if at a slightly higher prices; Supply does not always keep up.
- Allowing farmers to build legacy homes for their families on agricultural land, presents the "dilemma" of incremental urbanization; Importance of keeping agricultural land in agricultural use.
- Costs need to be equalized. IAL will allow the State/County to prioritize needed infrastructure improvements. Water availability is a major obstacle.
- Sustainable energy uses can be compatible with agriculture uses.

Affordable Housing group *(Attending: 11 community members, 4 DPP, 2 consultants)*

- The General Plan should include additional emphasis on homelessness and special needs housing.
- Wages are not keeping pace with the cost of living, especially housing costs.
- "Green" building requirements could put an additional burden on developing affordable housing and so care should be taken in creating these types of requirements.
- TOD is not possible without substantial infrastructure investment; "Gentrification" is a risk for prioritized development areas like TOD.
- Honolulu is at a disadvantage to mainland cities in developing affordable housing because of fewer financing companies, service agencies, and other resources. Since materials and labor are fixed costs, there is a need to look at other incentives (infrastructure and permitting costs, flexibility in LUO requirements).

3.2 Open Comments and Community Questionnaire 2011 - 2012

(See Appendices H and I)

The public comments received during the early phases of the project (including both the written comments and the input received through the community meeting), together with the responses to the on-line questionnaire, formed the primary means to identify and prioritize community concerns for the First Public Review Draft.

Community Questionnaire 2011

The Community Questionnaire was a non-scientific survey conducted on-line between June 13, 2011 and September 1, 2011. "Non-scientific" means the participants were self-selected and did not comprise an unbiased statistically representative sample. The questionnaire consisted of 17 questions that were a combination of "closed" questions (multiple choice with fixed options) and semi open-ended questions where participants were allowed to write in an "other" response of their choice. There was one completely open-ended question where participants could write on their choice of topic. The questionnaire format did not require respondents to complete the whole survey. Of the 2,413 people that responded, 1,942 (80.5%) completed all 17 questions.

Below is a snapshot of survey responses and comments from the online community survey:

- Over 75% of respondents cited the natural environment as one of the most valuable characteristics of living on Oʻahu, followed by "local culture and values" at nearly 50%.

- The respondents felt the scope of the General Plan should reach a wide range of issues, notably traffic and congestion; protecting agricultural land; protecting the environment; and addressing housing availability and homelessness.
- Respondents were split or neutral on whether the General Plan has effectively directed growth.
- Over 80% of respondents approved of adding "sustainability" content to the General Plan, and nearly 75% felt that the effects of sea level rise should be addressed in the General Plan.
- There was strong support among respondents for conservation of unused agricultural land as open space, and for future farming.
- By far the most pressing housing issue for the respondents was housing affordability; better paying jobs and increased developer requirements were chosen as the most viable solutions.
- Increased consumption of locally grown food was seen as a way to maintain the health of the economy. A majority (53-35% split, for-against) also felt that tourism and federal spending should continue to hold primary place in the economy.
- The write-in comments had a large showing in favor of allowing visitor units in residential areas (209 responses), while there were also notable numbers in opposition to the same (123 responses). This issue more than any other showed the inconclusive nature of a self-selected survey rather than a statistically valid one. However, the results did show clearly that the issue of transient vacation units in residential neighborhoods is a hot button issue in need of resolution. From DPP's perspective, the ability to enforce any solution proposed must be a critical consideration.

Open Comments June 2011 – January 2012

This initial open comment period was conducted in the summer of 2011, as a supplement to the above online questionnaire, and before any draft revisions were developed. The total number of responses for the open comment period was 141, including: 15 Agencies, 5 Neighborhood Boards, 7 Community or Private Organizations, and 114 individuals.

Like the on-line questionnaire, the most popular comment was to allow short-term vacation rentals/B&Bs outside of resort areas. That response was tempered by other popular themes including the preservation of "rural character" and opposition to any further development in rural areas. However, others expressed a desire to see modest housing and job growth come to rural communities (i.e., Envision Lā'ie). Other major themes included support for agriculture and protection of agricultural lands, and increasing the amount and availability of affordable housing.

3.3 First and Second Public Review Draft Comments, 2012 and 2017

(See Appendix L for 2012 Comments; See end of this report for 2017 Comments)

Before preparation of a Proposed Revised Plan, the DPP issues one or more Public Review Drafts (PRD) for agency and public comment. The First PRD was published in November 2012 and the public comment period was open from December 2012 to April 2013. Due to the response and substantial changes proposed during this review period, the Draft Plan was reworked and a Second PRD was released in 2017. Below is a brief summary of some of the key issues from the comment periods that influenced the Plan revisions.

First Public Review Draft Comments 2012

Comments and review from the 1st PRD introduced additional changes to the 2nd PRD including:

- Increased focus on protecting agricultural land and supporting local food production;
- Increased focus on stewardship of environmental and natural resources;
- Additional emphasis on affordable housing and addressing homelessness;
- New language promoting greater awareness and appreciation for the Native Hawaiian host culture;
- New policies to address climate change, sea level rise, and coastal erosion including reference to HRS Section 226-109, the Climate Change Adaptation Priority Guidelines;
- Calling for increased resiliency of energy systems and promotion of sustainable energy practices;
- Highlighting that adequate infrastructure provision is critical to the densification of the Primary Urban Center.

Second Public Review Draft Comments 2017

Comments and review from the 2nd PRD introduced additional changes to the Proposed Revised General Plan including:

- Emphasis added on the protection of cultural resources (in addition to agricultural, natural, and open space resources);
- Statement in support of the increased use of nationally recognized energy efficiency and resource conservation ratings systems;
- Call for the expansion of ocean recreation activities to be done in a sustainable manner;
- Clarification that “urban fringe” areas may include significant levels of retail, service, and commercial uses, as well as public and satellite institutional uses;
- New language supporting efforts to improve access to mental health, drug treatment, and community based programs for those requiring such services.

4. REVISIONS

4.1 Summary of Major Revisions

Table 3 identifies the number of new proposed changes, deletions and additions that appear in each chapter of the *Proposed Revised O'ahu General Plan* as compared to the current General Plan (2002 edition). The current General Plan includes a combined 287 objectives and policy statements comprised of 41 objectives and 246 policies. The *Proposed Revised O'ahu General Plan* includes a combined 323 objectives and policy statements, consisting of 39 objectives and 284 policies. Of the total statements in the *Proposed Revised General Plan,* a combined 90 statements (28%) from the current General Plan remain unchanged, 139 statements (43%) include revisions, and 94 objectives and policies (29%) are new statements being added to the plan. An additional 58 statements (18%) from the current General Plan are proposed to be deleted.

In reviewing the 2002 General Plan for possible revisions, DPP used specific criteria to give structure to the decision-making process and prevent any excessive or extraneous revisions. The intent of the criteria was to ensure that revisions aligned with the comprehensive, strategic function of the General Plan, and that the Proposed Revised General Plan was a sincere representation of current trends and public sentiments.

CRITERIA FOR REVISIONS

- *Has there been a change in conditions that warrants a revision?*
- *Is there a public need for the revision?*
- *Does the proposed revision reflect public sentiment?*
- *Does the proposed revision align with the overall goals, mission, and interests of the City?*
- *If the policy is referring to a federal or state function, is the position statement appropriately defined to reflect this?*
- *Is the proposed revision appropriate for the General Plan level? Is it more appropriately addressed at the federal, state or other policy level, and thus not appropriate for the General Plan?*
- *Is the proposed revision a regulatory issue, and thus not applicable to the General Plan?*
- *Does the proposed revision conflict with existing federal and state law?*

Table 3. Summary of Plan Revisions by Chapter

OBJECTIVES						
Chapter	# Current GP	# Proposed GP	# Change	# No Change	# Deleted	# New
I. Population	3	2	2	0	1	0
II. Economic Activity	7	7	5	2	0	0
III. Natural Environment and Resource Stewardship	2	2	1	1	0	0
IV. Housing and Communities	3	3	3	0	0	0
V. Transportation	4	4	4	0	0	0
VI. Energy	5	3	2	0	3	1
VII. Physical Development and Urban Design	6	7	1	5	0	1
VIII. Public Safety and Community Resilience	2	2	1	1	0	0
IX. Health and Education	3	3	1	2	0	0
X. Culture and Recreation	4	4	3	1	0	0
XI. Government Operations and Fiscal Management	2	2	0	2	0	0
TOTAL	**41**	**39**	**23**	**14**	**4**	**2**
POLICIES						
Chapter	# Current GP	# Proposed GP	# Change	# No Change	# Deleted	# New
I. Population	12	9	5	2	5	2
II. Economic Activity	37	50	19	7	11	24
III. Natural Environment and Resource Stewardship	15	16	10	3	2	3
IV. Housing and Communities	25	30	16	7	2	7
V. Transportation	30	32	18	3	9	11
VI. Energy	18	20	9	1	8	10
VII. Physical Development and Urban Design	44	48	15	18	11	15
VIII. Public Safety and Community Resilience	21	22	9	9	3	4
IX. Health and Education	11	20	2	9	0	9
X. Culture and Recreation	27	29	13	11	3	5
XI. Government Operations and Fiscal Management	6	8	0	6	0	2
TOTAL	**246**	**284**	**116**	**76**	**54**	**92**

4.2 Proposed Revisions by General Plan Chapter

This section provides a summary of the major revision themes, organized according to General Plan Chapter and its location ("reference") within the Plan. This reference refers to the Proposed Revised Plan, unless otherwise noted. Additional comments about the proposed revisions can be found embedded in the previous review drafts (see Appendix L-1 for the first, and Appendix N-1 for the second, public review drafts that show line-by-line edits).

Introduction

CHANGE: Added a description of the City's planning system and a graphic illustrating the planning hierarchy.

- REFERENCE: See paragraph 2.
- RATIONALE FOR REVISION: This is background information about the General Plan and the City's planning process. It provides context for the role and function of the General Plan.

CHANGE: Added a general description about the City and County of Honolulu and the island of O'ahu.

- REFERENCE: See paragraphs 5 and 6.
- RATIONALE FOR REVISION: This is background information about the physical characteristics of O'ahu that was not included in previous editions.

Preamble

CHANGE: Added a brief discussion on sustainability.

- REFERENCE: See sub-section "Content of the General Plan"
- RATIONALE FOR REVISION: New language defines sustainability as a public policy, and identifies the elements of a sustainable future. Language is based on the sustainability priority guidelines and principles of the Hawai'i State Planning Act (HRS Section 226-108), and current language in the City's regional development plans that has islandwide applicability.

CHANGE: Updated the description of Papahānaumokuākea Marine National Monument.

- REFERENCE: See sub-section "The Northwestern Hawaiian Islands".
- RATIONALE FOR REVISION: New language provides background information about the location, size and significance of the Northwestern Hawaiian Islands, which was expanded in 2016 to more than four times its original size.

Chapter I. Population

CHANGE: Deleted statements about controlling population growth, with continued focus on managing population growth.

- REFERENCE: See 2002 General Plan, Objective A and its subsequent policies (Policies 1 to 6).
- RATIONALE FOR REVISION: The City does not have legal authority to control either natural population growth or population flows into and out of O‘ahu. This is a policy discussion for the federal and state levels.

CHANGE: Added new policy to establish geographic growth boundaries.

- REFERENCE: See Objective A, Policy 4.
- RATIONALE FOR REVISION: This provides policy direction to protect lands outside the City’s growth boundaries from urban uses, as already established by regional development plans.

CHANGE: Adjusted the population distributions for each Development Plan area for consistency with the General Plan’s directed growth policy.

- REFERENCE: See Objective B, Policy 4 and the accompanying map of O‘ahu’s Development Pattern.
- RATIONALE FOR REVISION: The adjustments for future population distribution are based on the State’s latest population projections. Public sentiment generally does not favor adjustments to these projections, especially when it results in an increase to a region’s population distribution percentage.

Chapter II. Economy

CHANGE: Revised statements to emphasize economic diversification.

- REFERENCE: See Objective A and related policies.
- RATIONALE FOR REVISION: Economic diversification has been a topic of concern due to the decline in plantation agriculture in the mid-1990s, and the statewide dependency on tourism and the military. These revisions reflects changes in O‘ahu’s major economic drivers, as well as emerging trends in new, high-tech and science-based industries.

CHANGE: Revised statements to recognize the relationships between the visitor industry, residents’ quality of life, and Native Hawaiian culture.

- REFERENCE: See Objective B and related policies.
- RATIONALE FOR REVISION: Public sentiment towards tourism has shifted since the General Plan was initially adopted in 1977, in part because of the perception that increased visitor activities and visitor accommodations in communities outside of Waikīkī are negatively impacting residents’ quality of life. There has also been a resurgence in Native Hawaiian culture, and a shift in the visitor industry to introduce authentic Native Hawaiian culture into the visitor experience, both of which are not addressed in the current General Plan.

CHANGE: Updated Waikīkī as the primary resort area and clarifies secondary resort areas.

- REFERENCE: See Objective B, Policies 4and 8.
- RATIONALE FOR REVISION: Current names of secondary resort areas have changed. The Ocean Pointe/Hoakalei community was added as a secondary resort area for consistency with Chapter VII, Objective D, Policy 6.

CHANGE: Reshaped policies about Waikīkī's future redevelopment to focus on maximizing the quality of the visitor experience, rather than applying technical growth controls.

- REFERENCE: See Objective B, Policy 7

- RATIONALE FOR REVISION: Special development controls addressing 1970- era concerns about over-development in Waikīkī were adopted in 1976 (i.e., Waikīkī Special Design District Guidelines). As a mature visitor destination, Waikīkī is in need for public and private investments to rejuvenate properties and maintain its position as a world-class visitor destination.

CHANGE: Added potential for small-scale community-oriented visitor accommodations in non-resort areas.

- REFERENCE: See Objective B, Policy 11.
- RATIONALE FOR REVISION: This is in response to an on-going community discussion about diversification in the varieties of visitor accommodations. There has been growing interest in "community based" hotels that serve visiting family and friends, rather than the visitor industry (e.g., Lāʻie Inn, new hotels in Kapolei City, the planned Koa Ridge hotel, and the North Shore SCP policy for a small inn). Secondly, there is a long-standing debate about permitting visitor accommodations besides traditional hotel and resort properties, such as short-term vacation rentals.

CHANGE: Deleted policy that supports economic development activities in the Northwestern Hawaiian Islands.

- REFERENCE: See 2002 General Plan, Objective B, Policy 3.
- RATIONALE FOR REVISION: Papahānaumokuakeā National Marine Monument (a.k.a. the Northwest Hawaiian Islands) was created for the sole purpose of protecting natural and cultural resources. Current uses are limited primarily to management activities, research, education, cultural practices, and recreational visits to historical sites. Economic development is not consistent with the management goals for Papahānaumokuakeā.

CHANGE: Supports the diversified agricultural industry, increased food security and self-sufficiency.

- REFERENCE: See Objective C and related policies.
- RATIONALE FOR REVISION: These revisions respond to changing conditions in the agricultural industry, and growing public interest in increasing the amount of products grown for local consumption and reducing Hawaiʻi's dependence on imported food.

Chapter III. Natural Environment and Resource Stewardship

CHANGE: Incorporated "resource stewardship" into this chapter.

- REFERENCE: See chapter title.
- RATIONALE FOR REVISION: This recognizes the City's role in providing for the long-term care and protection of natural resources.

CHANGE: Added new statements to address planning for climate change, sea level rise, and natural disaster preparedness.

- REFERENCE: See Objective A, Policies 4, 5, and 12.
- RATIONALE FOR REVISION: In addition to community concerns about preparing for the impacts of climate change and sea level rise, federal and state policies require the City to incorporate climate change into planning initiatives (i.e., State of Hawai'i Climate Change Adaptation Priority Guidelines).

Chapter IV. Housing and Communities

CHANGE: Incorporated "communities" into this chapter.

- REFERENCE: See chapter title.
- RATIONALE FOR REVISION: This recognizes the importance of developing whole communities that are integrated with surrounding land uses and the natural environment.

CHANGE: Updated policies to address the needs of low-income, elderly, disabled and homeless populations.

- REFERENCE: See Objective A, Policies 5, 6, 13, 14, 16 and 17; and Objective B, Policy 5
- RATIONALE FOR REVISION: The Honolulu Board of Realtors reported a median price of all homes sold on O'ahu in 2016 at $735,000, a 5% increase from $700,000 in 2015. The revisions are a response to the high cost of housing on O'ahu, the on-going homelessness crisis, and the special needs of low-income, elderly and disabled populations.

CHANGE: Updated policies to emphasize the importance of mixed-use and higher density development, and transit-oriented development.

- REFERENCE: See Objective A, Policies 3, 9 and 12; Objective B, Policies 3 and 5, and Objective C Policies 4 and 5
- RATIONALE FOR REVISION: This is consistent with current City policy for transit-oriented development along the rail route, and the City's directed growth policy that directs higher-density development to the urban core and allows limited development in outlying, rural areas.

Chapter V. Transportation and Utilities

CHANGE: policies to emphasize connectivity, promote multi-modal transportation systems, and encourage improvements to existing transportation facilities.

- REFERENCE: See Objective A and related policies.
- RATIONALE FOR REVISION: The City has been investing in major infrastructure improvements to modernize O‘ahu’s transportation system. Revisions establish policy direction for the various elements of a modernized transportation network, which is not currently addressed in the General Plan.

CHANGE: Add additional guidance for improvements to existing utility systems.

- REFERENCE: See various policies under Objectives B, C, and D.
- RATIONALE FOR REVISION: With its aging infrastructure and utility systems, O‘ahu has a serious need to invest in improvements to modernize and update existing systems. Revisions establish policy direction for such improvements, which is not currently addressed in the General Plan.

CHANGE: Introduces new policies for climate change and sea level rise in planning for public infrastructure improvements.

- REFERENCE: See Objective D, Policy 5.
- RATIONALE FOR REVISION: In addition to community concerns about preparing for the impacts of climate change and sea level rise, federal and state policies require the City to incorporate climate change into planning initiatives (i.e., State of Hawai‘i Climate Change Adaptation Priority Guidelines).

Chapter VI. Energy

CHANGE: Revised and/or introduced statements that encourage conservation practices, energy-efficient systems and the use of sustainable energy sources to reduce O‘ahu’s dependency on imported fossil fuels.

- REFERENCE: See Objectives A, B, and C and related policies.
- RATIONALE FOR REVISION: O‘ahu relies on imported fossil fuels to power the majority of the island’s electrical and transportation needs. Reducing O‘ahu’s dependence on imported fossil fuels and increasing energy self- sufficiency is a major goal of sustainability, consistent with the State’s goal to reach 100% clean energy by 2045 (Hawai‘i Clean Energy Initiative, 2017 www.hawaiicleanenergyinitiative.org/).

Chapter VII Physical Development and Urban Design

CHANGE: Introduced new and revised statements to include context sensitive design, transit-oriented development, and strategies to prepare for potential impacts from natural threats, climate change and sea level rise.

- REFERENCE: See Objective A, Policies 4, 6, and 11; Objective B and related policies; Objective F, Policies 4, 5, 8, and 9.
- RATIONALE FOR REVISION: New planning approaches and design strategies associated with sustainable development and natural hazard preparedness are not included in the current General Plan.

CHANGE: Defined the development character desired for rural areas, including a new policy that encourages affordable housing in rural communities to accommodate "organic growth" for future generations.

- REFERENCE: See Objective E, Policies 4, 5, and 6.
- RATIONALE FOR REVISION: These revisions respond to current public sentiment that seeks to preserve the character and sense of community felt in rural areas. The high cost of housing in rural areas, magnified by the influx of off-island real estate investments, has been a major concern for local residents.

CHANGE: Deletes policies calling for a comprehensive urban design plan.

- REFERENCE: See Objective E, Policies 1, 2, and 10.
- RATIONALE FOR REVISION: While urban design plans have been prepared for individual development projects, a comprehensive urban design plan for O'ahu was never developed and is no longer being pursued.

Chapter VIII. Public Safety and Community Resilience

CHANGE: Incorporated "community resiliency" into this chapter.

- REFERENCE: See chapter title.
- RATIONALE FOR REVISION: This recognizes the inherent relationship between public safety, emergency management, and natural disaster preparedness and response.

CHANGE: Introduced principles of community resilience, including statements that address public safety, emergency issues, and the ability to respond to disasters.

- REFERENCE: See Objective B, Policies 2, 4, 7, 8, 9, and 10.
- RATIONALE FOR REVISION: Addressing O'ahu's vulnerability to coastal hazards is a relatively new issue that is not addressed in the current General Plan. Increasing resilience and preparedness to respond to natural hazards and man-made disaster situations is also receiving greater attention at all levels of government.

Chapter IX. Health and Education

CHANGE: Added statements that support healthy lifestyles, emphasize planning that accommodates a growing and aging population in an "age-friendly city," and promote safer communities.

- REFERENCE: See Objective A, Policies 4 to 10.
- RATIONALE FOR REVISION: These revisions respond to community concerns about the City's role in supporting healthy lifestyles for residents and preparing for a growing elderly population (e.g., one-fourth of all O'ahu residents will be over the age of 60 by the year 2030 www.honolulu.gov/mayor/may-priorities/188-site-may-cat/20017-the-priorities-age-friendly-city-initiative.html). The age-friendly city initiative is also a priority for the current City administration.

CHANGE: Introduced a new policy that recognizes Honolulu's status as an international Pacific crossroads, as "home to the wisdom of nations."

- REFERENCE: See Objective C, Policy 4.
- RATIONALE FOR REVISION: DPP supports this policy. Being at the forefront of an international audience can have a positive impact on the public interest.

Chapter X. Culture and Recreation

CHANGE: Added recognition and respect for Native Hawaiian culture and practices, and greater sensitivity for all cultures, values, and traditions.

- REFERENCE: See Objectives A and B and related policies
- RATIONALE FOR REVISION: Revisions reflect public sentiment calling for the prioritization of Native Hawaiian culture. The dilution of "local" culture—and the need to maintain the "localness" of O'ahu's communities—was also a community concern.

CHANGE: Introduced concepts that seek to balance residents' and visitors' growing demand for recreational resources with the protection of such resources from overcrowding and misuse.

- REFERENCE: See Objective D and related policies
- RATIONALE FOR REVISION: A growing resident population and an increase in the number of visitors to the island has amplified the demand for recreational resources. In addition, recreational interests and the types of recreational facilities being sought have changed with time, and will continue to evolve. The current perception is that existing resources are experiencing high demand, and are in need of better management and maintenance.

Chapter XI. Government Operations and Fiscal Management

CHANGE: Adds new policies that address accountability and greater efficiency in government operations.

- REFERENCE: See Objective A, Policy 5 and Objective B, Policy 3.
- RATIONALE FOR REVISION: These revisions reflect the general public's overall expectation for accountability and transparency in government affairs, as well as the need to employ new technologies and electronic communication tools, which is a requirement of Act 63, 2012

5. EMERGING ISSUES FOR FUTURE CONSIDERATION

Given that some emerging issues are still evolving or may require additional study or input from the City Council before a clear policy can be established, the Update Program was not able to address all issues. These issues and suggested future actions are explained in brief.

Climate Change and Sea Level Rise

- Support the recommendations for climate change and sea level rise management strategy developed through State and inter-agency vulnerability studies, and through future planning efforts convened by the City's newly-formed Office of Climate Change, Sustainability and Resiliency, as appropriate.

Affordable Housing

- Assess the City's commitment and efforts to preserve and increase housing affordability.

Housing and Communities

- Monitor ongoing housing concerns and trends, such as the effectiveness of the City's current policy for transient vacation units, over-sized homes with high bedroom counts, and the subdivision of farmland for residential estates. Also monitor on-going public debates, any legislative efforts, or changing codes and standards, related to these housing-related issues.

Economic Diversification

- Promote O'ahu's role as the economic center for the State, while increasing focus on economic diversification and support for emerging industries.

Resource Conservation

- Increase content on resource conservation strategies supported by the City and County and State planning efforts, including upper forest reserves and watershed health.

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6. LIST OF REFERENCES

A diverse collection of reference materials were used for this project. Information sources ranged from standard census data and planning documents, and technical studies and annual reports, to internet sites and news articles published in Honolulu's local newspapers. The major reports and reference materials that contributed to the basis of the revisions are listed.

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APPENDIX I.

SECOND PUBLIC REVIEW DRAFT COMMENTS AND AGENCY RESPONSES

Comment Source (See key at end of document)	Written Comment	Agency Response	Agency Response #
		***Numbers occasionally skip to adjust for duplicate comments**	
Introduction			
13	ROW 1. INTRODUCTION (page 3). Delete last sentence, which is more appropriate for a development plan than the General Plan. It is also confusing and inappropriately highlights future growth and conflicts with the language of the Preamble. ~~"This planning process serves as the coordinative means by which the City and County government provides direction to accommodate the future growth projected for O'ahu."~~	Comment noted. The GP is tasked with addressing future growth projections which includes (1) adequate preparation to accommodate forecast population, and (2) working with the community on policies to shape that growth in a desirable fashion. For clarity, the sentence has been edited as follows: "This planning process also serves as the coordinative means by which the City and County government provides direction to ~~accommodate~~ the ~~future~~ growth projected for O'ahu".	**1**
14	ROW 1. INTRODUCTION (page 3). Delete all new language and retain language from 2002 General Plan because it changes the focus of the Plan from directing growth to the metropolitan area of Honolulu to the entire island. "This planning process serves as the coordinative means by which the City and County government provides ~~direction to accommodate~~ for the future growth ~~projected for O'ahu~~ of the metropolitan area of Honolulu.	Comment noted. The General Plan addresses growth projected for the entire island, not just metropolitan Honolulu.	**2**
39	ROW 1. INTRODUCTION (page 3). Changes were made to change focus of the General Plan from metro Honolulu to allow developers to pave and concrete over all "future projected growth" of O'ahu. Deletes reference to the General Plan being "dynamic" and that DPP will keep abreast of "emerging issues, changing community attitudes, needs and conditions, and new opportunities and planning approaches." With the "emergence of any particular issue of City wide concern," DPP may "reassess pertinent objectives and policies of the plan." – means anything.	Comment noted. The Introduction was edited as part of the first Public Review Draft to focus on the General Plan as a document guiding the entire City and County of Honolulu, and not on the DPP. Information on the revision and updating process is provided in the Amendments section at the end of the Preamble.	**3**
72	ROW 1. INTRODUCTION (page 3). The proposed changes weaken the General Plan. Because this document expresses the aspirations of the residents of O'ahu, it should be primary in all considerations, not "the first tier" of a process where other tiers and agendas override our aspirations. Because the aspirations of residents include a high quality of life, clean waterways, and open spaces where the natural environment is protected and preserved, this plan is not to "provide direction to accommodate [all] future growth." The people who live here like O'ahu the way it was, and that means we will need to limit and stop growth, not continually accommodate it, or else we lose the quality of life we love through too many people pressed together in small spaces, no open space, no natural environment; we'd become another Hong Kong. Revise as follows: "It is the first tier of ~~focal point of and lays the foundation for~~ a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides ~~direction to accommodate~~ for the future growth projected for O'ahu. ~~of the metropolitan area of Honolulu.~~"	Comment noted. The General Plan is described in this paragraph as the "first tier" and also the "foundation" of subsequent planning. This is an accurate description. The General Plan reflects aspirational policies at a broad level, but it is up to the finer grain community planning processes and functional plans to move toward that vision.	**4**

74	ROW 1. INTRODUCTION (page 3). Plan should have more specifics and numbers so that it is not just a collection of statements. In other words, if the Plan does not include an accommodation for development (or if there is an incompatibility), it should not happen.	Comment noted. The General Plan is not intended to include specific numbers or identify implementation actions. Rather, the GP sets the tone and broad goals for the Development Plans and Sustainable Communities Plans, as well as the implementing ordinances, rules, regulations and functional plans.	**5**
34	ROW 1. INTRODUCTION (page 3). Revisions to the Introduction shifts the established intent of the Plan from providing "for the future growth of the metropolitan area of Honolulu" to providing direction "to accommodate the future growth projected for O'ahu." There is a vast difference in these directions. The original language established the intent of the General Plan and should be restored.	Comment noted. The proposed language is more appropriate as Ewa/Kapolei, outside of Honolulu, is contributing significantly to current and future growth.	**6**
72	ROW 2. INTRODUCTION (page 3). Delete the entire paragraph beginning, "The City's planning process is comprised of three distinct tiers. As the first tier…." These processes may change over time. As the General Plan expresses the aspirations of the residents of O'ahu, it is our primary long-term document guiding all development decisions. This should not change because we should never lose sight of or give up what we want in terms of quality of life and the surrounding environs we live within. If we do, we will very likely lose everything we value and hold precious about living here."	Comment noted. This is important background information about the City's planning process that was not included in the original General Plan. The General Plan is a guiding document, however, other "tiers", or plans at different scales, are necessary to provide sufficient detail for implementation actions. The Development Plans and Sustainable Communities Plans are the tools used to implement the policy goals fo the GP.	**7**
72	ROW 3. INTRODUCTION (page 3). Delete the graphic that illustrates the City's planning system.	Comment noted. This graphic is added to reinforce and help explain the text.	**8**
72	ROW 4. INTRODUCTION (page 4). Keep the years noted in the document because they provide useful historical information that help residents more readily reference records of when changes were made and what those changes were. Do not dilute the usefulness or potency of the document. "Since the adoption of the General Plan in 1977, a number of amendments were subsequently adopted in 1979, 1982, 1985, 1987, 1989, 1990, 1991, 1992, 2002 and 2017 [or whatever year any current changes are passed]. ~~various plan have been made over the years, including this update~~."	The proposed GP has been revised to include the previous update years as a table for reference purposes.	**9**
30	ROW 4. INTRODUCTION (page 4). Add food sustainability concept to last sentence. "However, in spite of these changes, the basic themes and directions for growth remain valid, and require continued pursuit while at the same time directing further efforts toward food sustainability by encouraging more locally-based food resources."	Comment noted. Please see references to locally grown food and food security under Chapter II, Objective C; Chapter VI, Objective A; and Chapter IX, Objective A.	**10**
72	ROW 5. INTRODUCTION (page 4). Leave this paragraph in the Plan, and update the year(s) in ROW 7 as appropriate. Not sure why this paragraph is proposed for deletion; the activities described for DPP are desirable and should be continued to be done for the people of O'ahu. "The Department of Planning and Permitting strives to maintain the dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions, as well as new opportunities and planning approaches. The emergence of any particular issue of Citywide concern may also activate the need for our department to reassess pertinent objectives and policies of the plan."	Comment noted. The General Plan has long term applicability. As such, it is not intended to address all issues *as they arise*- if it did so, it would be in constant revision.	**11**

72	ROW 6. INTRODUCTION (page 4). Leave this paragraph in the Plan, and update the year(s) in ROW 7 as appropriate. Not sure why this paragraph is proposed for deletion; the activities described for DPP are desirable and should be continued to be done for the people of O'ahu. "In this way, we can assist our policy makers and decision makers in assuring that the objectives, policies and planning priorities are kept current."	See response #3	**12**
72	ROW 7. INTRODUCTION (page 4). Retain original paragraph, with updated revision years. "This revised 2017 ~~1992~~ edition of the General Plan reinforces this planning concept. It supersedes all previous editions and includes all changes which were adopted through the end of 2017."	Comment noted. By superseding all previous editions the General Plan is a self-contained document.	**13**
69	ROW 8. INTRODUCTION (page 4-5). Add reference to anticipated rising sea levels. "Although future population projections indicate a slower rate of growth in the future due to an aging population, and mature economy, and problems anticipated with rising sea levels, O'ahu will continue to maintain its prominence as the state's economic, political, and population center."	Comment noted. Rising sea levels are not currently tied to population projections in the GP. However, planning for climate change is addressed throughout the GP, see especially Chapter VII., Objective A, Policy 10, and Chapter VII., Objective B policies.	**14**
	Preamble		
72	ROW 9. PREAMBLE (page 7). Retain original language in paragraph 1 and 2. No need for the changes in paragraphs 1 and 2, but the proposed changes to paragraph 3 helps provide consistency throughout the document on the main areas of focus of the General Plan. "The General Plan for the City and County of Honolulu, a requirement of the City Charter, is a written commitment by the City and County government to a future for the island of O'ahu which it considers desirable and attainable. ~~The Charter assigns the responsibility for the preparation of the General Plan and its revisions to the Department of Planning and Permitting. The General Plan and revisions are adopted by the Honolulu City Council as a resolution. Under the Revised Charter of the City and County of Honolulu, Chapter 15, Section 6-1508, the General Plan shall set forth the City's objectives and broad policies for the long-range development of the island. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the City and the most desirable population distribution and regional development pattern~~."	Comment noted. The additions provide valuable information on the relationship of the General Plan to the Revised Charter of the City and County of Honolulu.	**15**
13	ROW 9. PREAMBLE (page 7). Add new sentence after the 2nd paragraph (paragraph beginning and ending "Under the Revised Charter... population distribution and regional development pattern"): "General welfare and prosperity are directly linked to an updated General Plan's ability to foster resilient communities as we face emerging challenges from climate change impacts, social equity, and demographic changes that impact culture."	Comment noted. It is agreed that the General Plan must provide a strong foundation for addressing current and future challenges. However, it is at the level of the community planning, functional planning and public participation that those objectives are carried out.	**16**
2	A. Priority Guidelines on Sustainability, HRS § 226-108(2) ROW 13-14. PREAMBLE, Content of the General Plan (page 8-9); also Chapter VI. HRS § 226-108 – the priority guideline on sustainability should be referenced and integrated in the policies developed for the preamble and Section VI.	The sustainability objectives and policies of the GP are consistent with all 7 guidelines of HRS § 226-108 . A reference to the Statute was added as a footnote to line 13 of the Preamble.	**17**

13	ROW 13. PREAMBLE (page 8). Include climate change up front in this section, replacing the 1st sentence with the following: "A future which is sustainable is also of great importance for an island community interested in the current and future well-being of its people. For an island community to provide social and economic benefits over the long term to citizens, the General Plan recognizes that resilience and sustainability are of equal paramount importance in an era where climate change will impact all eleven areas of concern articulated below."	Comment noted. Much of the subject matter in the GP is intertwined. In this instance the three broad themes of environmental protection, economic health and social equity are intentionally broad and are meant to be a lens by which to examine the entirety of issues that the community faces, including climate change impacts. These three themes are a popular definition for evaluating "sustainable" decisions and actions.	**18**
69	ROW 13. PREAMBLE (page 8). Add new bullets for food security and fresh natural drinking water. "….To do this, the City and County shall seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable place: • Food security • Fresh natural drinking water • environmental protection • economic health, and • social equity.	See response #18	**19**
72	ROW 13. PREAMBLE (page 8). This section can be misconstrued as written; more clarity is needed to focus on what is needed and not needed in order to achieve sustainability. "A sustainable Honolulu would not exceed O'ahu's ~~have the~~ capacity to support the current generation's ~~demand and~~ use of its resources nor compromise ~~without compromising~~ the ability of future generations to meet their own needs."	The sentence now reads: "A sustainable Honolulu ~~would~~ means havinge the capacity to support the current generation's demand and use of its resources without compromising the ability of future generations to meet their ~~own~~ needs."	**20**
72	ROW 14. PREAMBLE (page 8). To effectively achieve sustainability, we have to think beyond the norms of current thinking and take real steps to address current population pressures and preempt future problems. Without actively working towards achieving a population that O'ahu can more readily sustain, all talk of sustainability is hollow and doomed to failure. The big problems society faces today are created by population pressures. We need laws and regulations for a 10-year residency requirements before owning property, to give people who live on O'ahu a better chance to own property and to help manage population growth. Revise as follows: "Examples of what sustainability means in practice are: • careful monitoring and efforts to control of population growth on O'ahu through City & County policies that encourage open discussion of the very serious problems of overpopulation and encourage residents to limit the size of their families • passage of laws and regulations that require anyone to have resided in Hawai'i no less than 10 years before they can own property • compact and mixed-use development patterns that encourage higher densities and conserve energy……."	See response #27	**21**

69	ROW 14. PREAMBLE (page 8). Revise the bulleted list: "Examples of what sustainability means in practice are: • compact and mixed-use development patterns that encourage higher densities and conserve energy • preservation and protection of agricultural, natural, and open space resources • ~~multi-modal transportation networks and transit oriented developments to reduce automobile use~~ ~~• energy-efficient building design and technology to reduce energy consumption~~ ~~• greater public awareness of and actions to reduce waste and excessive consumption~~ • greater recycling and waste stream reduction, encouraging rain water catchment systems • use of renewable energy sources to reduce dependence on imported fossil fuels where economically and environmentally appropriate • greater production and consumption of locally-grown food and locally-produced products • economic diversification that emphasizes the well-being of O'ahu's residents and is resilient to changes in global conditions, ~~and~~ • greater awareness that the collective "social capital" within communities is vital to maintaining a strong and productive society • providing directions for growth that will properly accommodate sea level rise*, and • providing directions to prepare for and to properly accommodate the cut-off of imported food due to the problems of world population growth, starvation, migration, and wars for food elsewhere.. * Creating laws and monetary- deposit requirements for those now moving into areas that will become swamp land by the end of the century which monies will later pay for the removal of the buildings."	Comment noted. Language encouraging TOD and multi-modal travel options as a means to reduce automobile dependence (and thereby seek to: reduce ghg emissions, reduce dependence on fossil fuels, and reduce pressures on open space development), and language on encouraging waste reduction and discouraging over-consumption of resources will be retained. The 4th bullet now reads: "~~energy~~ efficient building design and technology to reduce water and energy consumption" . An edit to the 8th bullet reads: "greater production and consumption of locally-grown food and locally-produced products" has been included. The added bullets 12 and 13 are respectfully declined for inclusion as they do not reflect current DPP policy and are beyond the scope of this document.	**22**
30	ROW 14. PREAMBLE (page 8). Insert general statement regarding incorporating the ahupua'a – traditional Hawaiian resource management concept – as part of the overarching purpose. "Taking a lesson from traditional Hawaiian cultural practices, this plan will incorporate the ahupua'a concept of land and resource management to promote sustainability and stewardship."	A portion of the statement was edited as follows" Achieving ~~To achieve~~ sustainability requires ~~recognition~~ recognizing ~~of~~ the relationships and linkages between all resources within defined boundaries, similar to the values ~~systems~~ of the traditional ahupua'a Native Hawaiian land use management system that encourages stewardship and compatible principles from contemporary watershed management. ~~It~~ Sustainability in this context requires active ~~stewardship~~ conservation of the island's limited natural resources and other basic resources, and consideration for the health of the environment and the economy, in relation to the community's overall well-being."	**23**
30	ROW 14. PREAMBLE (page 8-9). Revise 1st and 6th bullets: 1st bullet: "preservation and protection of agricultural, natural, cultural and open space resources" 6th bullet: "…greater recycling and waste stream reduction by establishing recycling centers for each SCP and DP."	"Cultural" has been added to the 2nd bullet: preservation and protection of agricultural, natural, cultural and open space resources. The 6th bullet now reads: "...~~greater~~ increased participation and scope of recycling and waste stream reduction ..." Siting of recycling centers is a finer grain issue suitable to the DPs and SCPs.	**24**

69	ROW 16. PREAMBLE (page 9). We vote to keep the original objectives and policies, and strongly disagree with dropping statements to control population growth. We reached the carrying capacity of the island in many areas.	See response #1 and response #27	**25**
2	ROW 16. PREAMBLE, Population (page 9); also Chapter I (pages 21-24). HRS § 226-5 states that the objective in planning for the State's population growth shall be consistent with specific physical, economic, and social objectives, such as HRS § 226-S(b)(I) managing population growth in a way that provides increased opportunities and HRS § 226-5(b)(7) planning for the development availability of land and water resources. HRS § 226-5 should be referenced and integrated in discussion of policies for population in the preamble and Chapter I.	Population Objective A, Policy 3 links physical development to accommodate population growth to environmental, social, cultural and economic goals. Population Objective A, Policies 2 and 4 have been edited to emphasize community concerns and environmental protection.	**26**
13	ROW 16. PREAMBLE (page 9). Language referring to “growth” in the Preamble should be consistent with Chapter I Objective A (ROW 59). “Anticipated future growth” is used in ROW 16; should also be used in Objective A (currently says “future growth”). Consistency will ensure that “growth” is not promoted, but managed. Incorporate the term “carrying capacity”: “The first is to plan for anticipated population growth in a manner that considers the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, economic and environmental disruptions and that addresses carrying capacity.	Comment noted. See response #1 for language in the Preamble. "Carrying capacity" in this context refers to quantifying the maximum human population stress that can be put on O‘ahu without significant degradation of the environment. However, it is not a given number but a conceptual one that must be derived from numerous variables and assumptions. This is not to say that discrete elements such as water quality and road service levels are not addressed; they are, and can be found in their respective State and County Plans that all need to function together. Part of the underlying complexity of "carrying capacity" is that it does not account for technological advances nor can it anticipate changing behaviors or diverse personal values.	**27**
72	ROW 16. PREAMBLE (page 9). Retain original language. Controlling population growth is vital for both immediate and long-term sustainability. Adding reference to the distribution of residential population and the map of O‘ahu’s development pattern is unnecessary and narrowing; better to keep this paragraph broad in its declarations in order to maintain clarity of direction to present and future generations, and also to keep the long-term viability of this document. Revise as follows: “The population objectives and policies encompass three ~~two~~ distinct thrusts. The first is to control population growth to the extent possible to avoid social, economic, and environmental disruptions. Second, to plan for anticipated future population growth in a manner that considers the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, economic and environmental disruptions. Third, ~~The second is~~ to maintain a pattern of population distribution that will allow people to live, work, and play in harmony. ~~The map at the end of Chapter 1 conceptually shows the development pattern on O‘ahu in relation to Policy 4. The distribution of residential population percentages in Policy 4 and the map are not regulatory, but are guides to population growth in each of the DP and SCP areas.”~~	See responses #26 and 27	**28**
13	ROW 17. PREAMBLE (page 9). Delete “21st century.” The term is not defined and will quickly become outdated. “A new policy also promotes an a 21st century economy that respects our traditional cultural values.”	For clarity, the updated text now reads: "A new policy also promotes an ~~21st century~~innovative and technologically savvy economy that respects our unique traditions~~al~~ and cultural values."	**29**

2	ROW 17. PREAMBLE, Economy (page 9); also Chapter II (pages 25-31). Both HRS § 226-10.5 and the General Plan present growth option policies that are resilient to changes in business technology and information services. This statute should be referenced and integrated in discussion of policies for economy and long-term sustainability in the preamble and Chapter II.	See response #29 for updated language.	**30**
14	ROW 17. PREAMBLE (page 9). Delete new policy in Chapter II. There is no definition of what a 21st century economy is, what it is supposed to promote, or how it will accomplish the objectives of the General Plan. ~~"A new policy also promotes a 21st century economy that respects our traditional cultural values."~~	See response #29	**31**
30	ROW 17. PREAMBLE (page 9). Insert a sentence: "Identify the economic benefits of local food production for local markets."	The proposed language has been incorporated it as a new draft policy under Chapter II, Objective C, Policy 5.	**32**
39	ROW 17. PREAMBLE (page 9). The new policy in Chapter II promotes a 21st century economy that respects our traditional cultural values. There is no explanation of 21st century economy – Cell phones? Marijuana farming? Whose "traditional" cultural values?	See response #29	**33**
30	ROW 18. PREAMBLE (page 9-10). After the third sentence (ending ."….., and freshwater and marine environments that are enjoyed by residents and visitors alike.", insert a statement: "Fresh water resources are finite on O'ahu, and are vital to humans, wildlife and the natural environment."	Comment noted. "Freshwater and marine environments" was added to the text during the first revision to highlight the importance of protecting Oahu's freshwater and ocean ecosystems as an overarching goal that addresses both the natural environment and the drinking supply. Additional policies addressing freshwater resources including drinking water supply can be found in: Chapter III, Objective A, Policy 3 & Objective B, Policy 1 and Chapter V, Objective B policies.	**34**
2	ROW 18. PREAMBLE, Natural Environment and Resources Stewardship (page 9); also Chapter III (pages 33-34). This policy is consistent with HRS § 226-11, HRS § 226-12, and HRS § 226-13. The preamble and Chapter III should reference and integrate these statutes in the discussion of polices for the natural environment and resource stewardship.	Comment noted on consistency with HRS § 226-11, HRS § 226-12, and HRS § 226-13.	**35**
14	ROW 18. PREAMBLE (page 9). Delete the description after the 2nd second sentence in the paragraph ending in 'life of the community." It reads like a marketing statement, not a planning policy and does not belong in the General Plan. "~~Protecting the island's natural resources is essential to ensuring the long-term health and quality of life of the community. Besides an array of biologically-rich and diverse ecosystems, there are the pleasures of a year-round mild and amiable climate, beautiful mountains, attractive beaches, scenic vistas, and freshwater and marine environments that are enjoyed by residents and visitors alike.~~"	The following edits have been made: "Besides an array of biologically rich and diverse ecosystems, ~~there are the pleasures of~~and a year-round ~~mild and amiable~~temperate climate, there are beautiful mountains, attractive beaches, scenic vistas, and freshwater and marine environments that are enjoyed by ~~residents and visitors alike~~all. The City's policies seek to protect and enhance O'ahu's natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets. The objectives and policies recognize the importance of ~~not only~~ protecting the natural environment ~~but the importance of stewardship to protect it~~ for current and future generations."	**36**

39	ROW 18. PREAMBLE (page 9). The objectives and policies recognize the importance of not only protecting the natural environment but the importance of stewardship to protect it for future generations. Who is doing the stewardship? Private or Government?	Comment noted. The statement is in reference to the objectives and policies contained in the GP. Broad policies can encourage individuals, community groups, government agencies and the private sector to include environmental concerns along with their other objectives. Effective environmental protection cannot be accomplished solely by one sector or another, but takes a joint effort. HRS 226-108, Priority guidelines and principles to promote sustainability (7) is: "Emphasizing that everyone, including individuals, families, communities, businesses and government, has the responsibility for achieving a sustainable Hawaii".	**37**
39	ROW 19. PREAMBLE (page 10). This section recognizes the importance of developing whole communities that are well integrated with the surrounding land uses and natural environment. What does that mean? It's all about TOD and what developers want. DPP always gives them what they want if it's "Rail TOD".	Text change for clarification: "This section recognizes the importance of developing whole communities that are well-integrated with the surrounding land uses and the natural environment and that include housing, services, amenities, and job opportunities."	**38**
2	ROW 19. PREAMBLE, Housing and Communities (page 10); also Chapter IV (pages 35-38). This policy is consistent with HRS § 226-19. The preamble and Chapter IV should reference and integrate this statute in the discussion of policies for housing and communities.	Comment noted on consistency with HRS § 226-19.	**39**
2	A. Priority Guidelines on Affordable Housing, HRS § 226-106 ROW 19. PREAMBLE, Housing and Communities (page 10); also Chapter IV. To ensure alignment with State priority guidelines on affordable housing, the Preamble and Chapter IV should integrate the relevant State goals, objectives, policies, and priority guidelines on affordable housing and reference the statute.	A partial edit to Line 20 of the Preamble now reads: "to increase the availability of affordable housing and meet County and State affordability goals;"	**40**
14	ROW 19. PREAMBLE (page 10). Delete the last sentence in this section. It is unclear what the objective is and what is meant by the statement that whole communities will be well integrated. Also, there is no definition of what constitutes a whole community. "This section recognizes the importance of developing whole communities that are well integrated with the surrounding land uses and natural environment."	See response #38	**41**
30	ROW 19. PREAMBLE (page 10). Insert a statement that calls for "enforcement of affordable housing units for low-income families" (Current laws are based on moderate-income, and is out of reach for many island families).	See response #40	**42**
30	ROW 19. PREAMBLE (page 10). Add to the end of policy statement, "including development of affordable housing".	See response #40	**43**

21	ROW 19. PREAMBLE (page 10). "Obtaining decent, reasonably priced homes that are visitable and located in safe and attractive neighborhoods has been a perennial problem for the residents of O'ahu, and is a primary concern of the General Plan."	Comment noted. A draft policy (Chapter IX. Health and Education, Objective A, Policy 9) added to the Second Public Review Draft supports Honolulu becoming an age-friendly city. This is in direct support and reference to the June 2015 "Making Honolulu and Age-Friendly City" action plan completed with the UN WHO, AARP, and other community partnerships, that includes design recommendations for accessibility. The General Plan does not go to the level of detail of specific building standards.	**44**
34	ROW 19. PREAMBLE (page 10). This section refers to reasonably priced homes in safe and attractive neighborhoods as a primary concern of the Plan. If this is so, why is the revised draft promoting tourist vacation units in established neighborhoods "as warranted by market demand," which reduces available housing and precludes local residents from renting and purchasing housing at attainable prices? This section also refers to "whole communities" integrated into surrounding land uses and the natural environment. Define "whole communities." Again, it appears that the crafters of the draft revisions are pursuing urbanization of lower-density and rural areas, which flies in the face of the established Plan.	See response #38 and response #204	**45**
21	ROW 20. PREAMBLE (page 10). "The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices; to increase the availability of ~~affordable~~ housing that is both affordable and visitable; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter."	See response #44	**46**
14	ROW 20. PREAMBLE (page 10). Delete this paragraph. It is too broad and implies that mixed-use and transit-oriented developments are desired and appropriate for all communities on O'ahu, which is not the case. ~~"The objectives and policies for housing ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter."~~	The statement in the Preamble is a preview of the policy topics and statements that are found in the Housing chapter. TOD is only being considered for areas along the rail alignment and as delineated in the TOD plans approved by City Council. For clarity, the following change has been made: "The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices and~~,~~ to increase the availability of affordable housing and meet County and State affordability goals; to encourage higher-density housing via mixed use and transit-oriented developments in rail station areas; to encourage infill housing where permitted; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and to address issues associated with homelessness so that all people have decent and stable shelter."	**47**

27 and 37	ROW 20. PREAMBLE (page 10). Delete this paragraph. It implies that TOD is desired and appropriate for all communities on O‘ahu. TOD should not be detached from the Honolulu rail corridor and allowed in every community. The bus stops are the only “transit” stations in Ko‘olauloa, and increased density is not desired in remaining rural areas. ~~“The objectives and policies for housing ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter.”~~	See response #47	**48**
72	ROW 20. PREAMBLE (page 10). Delete “higher-density housing via mixed use and transit-oriented developments” and change “reduce speculation” to “reduce inflationary speculation.” The push to develop rail may well be to open up agricultural and other lands to new development. Such development encourages more population growth and is not conducive to our long-term natural resources (including land) sustainability and economic sustainability. The operational costs of rail will permanently raise the cost of living on O‘ahu and that does not help residents. We must think outside of the prevailing thinking on mass transit and rail. Investing in expanding our fleet of cleaner, fuel-efficient buses to cover more of the island with frequent availability of buses is of the highest importance for our long-term sustainability. Revise as follows: “The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; ~~higher-density housing via mixed use and transit-oriented developments;~~ to increase the use of sustainable building designs and techniques; to reduce inflationary speculation in land and housing; and address issues associated with homelessness so that all people have shelter.”	See response #47	**50**
74	ROW 20. PREAMBLE (page 20). Delete this section. It implies that TOD is desired and appropriate for all communities on O‘ahu. Bus stops are our only “transit” stations in Ko‘olauloa. Oppose all changes to the Urban Growth Boundaries at Malaekahana ahupua‘a in Ko‘olauloa, to and including a resort designation. This is not a resort destination , it is a college town.	See response #47	**51**
34	ROW 20. PREAMBLE (page 10). This paragraph describes the direction for the metropolitan area of Honolulu, but can be interpreted as being for the entire island. This is not the intent of the General Plan, and requires definition of the area for “higher-density housing via mixed use and transit-oriented developments” as being in the metropolitan area of Honolulu.	See response #47	**52**
27 and 96	ROW 20. PREAMBLE (page 10). Delete this paragraph. It implies that TOD is desired and appropriate for all communities on O‘ahu. TOD should not be detached from the rail corridor and allowed in every community. The bus stops are the only “transit” stations in Ko‘olauloa, and increased density is not desired in remaining rural areas. ~~“The objectives and policies for housing ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter.”~~	See response #47	**53**

39	ROW 21. PREAMBLE (page 10). The cost of building and maintaining the various elements of a comprehensive transportation system to service the island is a major public investment. So why is the City spending $500 million a mile to maybe only benefit 2% public ridership? The best bus system in America is being destroyed?	See response #37	**54**
2	ROW 21. PREAMBLE, Transportation and Utilities (page 10); also Chapter V (pages 39-44). Policies for multi-modal transportation systems that are less dependent on fossil fuels are consistent with HRS § 226-17(b)(I). The preamble and Chapter V should reference and integrate this statute in discussion of transportation and utilities policies.	Comment noted on consistency with HRS § 226-17(b)(I).	**55**
69	ROW 21. PREAMBLE (page 10). This Transportation section is just sweet-talking waha. It needs to address the fact that traffic is destroying our lives. We won't be able to get to work in the city if we keep building. It needs to put in the language from the 'Ewa Development Plan guaranteeing adequate capacity for commuters going to and coming from the Primary Urban Center.	See response #57	**56**
72	ROW 21 PREAMBLE (page 10). Retain original language. Rail is not less dependent on fossil fuels, it is just as dependent. Rail uses electricity generated by Hawaiian Electric Company, which relies on fossil fuels to generate electricity. Revise as follows: "An efficient ~~A safe, efficient, and cost effective multimodal~~ transportation system ~~that is less dependent on fossil fuels and generates less greenhouse gas emissions~~ is essential to the life and economic productivity of a community. ~~our economic productivity and quality of life.~~ The cost of building and maintaining the system ~~various elements of a comprehensive transportation system to service the island~~ is a major public investment. Coordinated planning of accessibility and circulation requirements and ~~integration of~~ the transportation system ~~with existing and planned developments~~ is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system for pedestrian, bikeway, ~~ground transportation system that allows safe, comfortable and convenient travel for all users, including pedestrians, bicyclists~~, public transportation, and the automobile ~~riders, and motorists~~."	Comment noted. A multi-modal transportation system that is less dependent on fossil fuels will include rail, increased bus transport, commuter vanpools, biking and walking as well as continued accommodation of auto travel. In addition, increased numbers of electric and hybrid vehicles and transit options results in fewer greenhouse gas emissions and provides a more flexible path forward to reduce dependence on fossil fuels as the State moves ahead with its renewable energy goals.	**57**
69	ROW 22. PREAMBLE (page 10-11). This section about utilities is where the Plan needs to address carrying capacity, running out of fresh water, and how people of the West side will drink desalinated water in the future.	See response #27	**58**
2	ROW 23. PREAMBLE, Energy (page 11); also Chapter VI, Energy (pages 45-48). In regards to Resource Conservation (Energy Efficiency), these sections should include policies, goals and specific targets for energy efficiency certification. Promoting energy certification may include countywide standards for green building rating systems (e.g.; LEED, the Living Building Challenge, Green Globes, Energy Star), and standards for new larger neighborhood developments, including but not limited to nationally recognized rating systems such as LEED for Neighborhood Development (LEED-ND), Green Enterprise Communities or a comparable State approved, nationally recognized, and consensus-based guideline, standard, or systems.	Chapter VI Energy Objective B, Policy 2 has been edited to: "Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient and sustainable siting and design of new developments. Support the increased use of nationally recognized energy efficiency and resource conservation rating and certification systems and consensus-based guidelines".	**59**
69	ROW 24. PREAMBLE (page 11-12). The second paragraph in this section needs to give directions that reflect climate change and sea level rise. Such as no high-rises below the freeway in the city. And deposits by everyone building in the lowlands to pay for later tearing down.	Comment noted. The third paragraph of this section already refers to the Climate Change Adaptation Priority Guidelines State Planning Act HRS 226-109. Reference to any specific landuse or development controls or standards are more appropriate to the DPs and SCPs and functional Plans.	**60**

2	C. Priority Guidelines on Climate Change Adaptation, HRS § 226-109 ROW 24. PREAMBLE, Physical Development and Urban Design (page 11); also Chapter VII (pages 49-56). The priority guidelines on Climate Change Adaptation should be referenced and integrated in the discussion of policies for physical development and urban design in the preamble and Chapter VII.	Comment noted. The Priority Guidelines on Climate Change Adaptation, HRS § 226-109 are referenced in the Preamble and are integrated into the GP especially Chapter V, Objective D, Policy 5; Chapter VII, Objective A, Policy 10 and all of Objective B; and Chapter VIII Objective B, Policies 8 and 9.	**61**
22	ROW 24. PREAMBLE, Physical Development and Urban Design (page 11); also Chapter VII (pages 49-56). The priority guidelines on Climate Change Adaptation should be referenced and integrated in the discussion of policies for physical development and urban design in the preamble and Chapter VII.	see response #61	**62**
14	ROW 24. PREAMBLE (page 11). Add a new policy in recognition of the new section on Climate Change. "To ensure the safety of Oahu residents, protect shoreline property and O'ahu's beaches the shoreline setback should be increased."	See response #60	**63**
14	ROW 24. PREAMBLE (page 11). Change "centers be allowed to grow in an organic fashion, providing…." to "areas provide." It is unclear what constitutes "an organic fashion" and what "rural centers" mean. "Given the population distribution reflected in the General Plan, it is intended that rural areas provide ~~centers be allowed to grow in an organic fashion, providing~~ for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."	The term "organic fashion" was meant to convey the idea of incremental growth over time. The text has been changed to read: Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed ~~to~~ incremental growth over time, in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities.	**64**
27	ROW 24. PREAMBLE (page 11). Add "where infrastructure is existing and not before" to the last sentence. DPP's 4,356 partial count of privately owned lots/lands in Ko'olauloa will provide the Plan's "organic fashion" for generations to remain in their home towns: "Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed to grow in an organic fashion "where infrastructure is existing and not before," providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."	Comment noted. It is agreed that adequate infrastructure is vital to any new development. Chapter VII. Physical Development and Urban Design, Objective A, Policies 1, 2 and 3 address infrastructure adequacy and concurrency with new development. Adequate infrastructure and mitigation of impacts is required to be demonstrated at the time of zoning and building permits.	**65**
39	ROW 24. PREAMBLE (page 11). "New policies emphasize the need to recognize and prepare for the long-term impacts of climate change." Why is the City Rail and DPP TOD actively encouraging land and infrastructure development in low sea level shore line areas identified by FEMA, NOAA, UH-SOEST scientists as tsunami, hurricane and sea level rise disaster areas?	Comment noted. Addressing climate change impacts can include adaptive and mitigative construction strategies as well as siting strategies. The City supports and participates in government efforts to introduce climate change and sea level rise specific plans and guidelines and is willing to engage with individuals, community groups and business districts on the same via updates to the DPs and SCPs or Special Area Plans.	**66**
39	ROW 24. PREAMBLE (page 11). "Urban design emphasis is contained in objectives to create and maintain attractive, meaningful, and stimulating environments and to promote and enhance the social and physical character of Oahu's older towns and neighborhoods." This is not happening in historic Ewa. The plantation buildings are being systematically destroyed. The historic Hawaiian railway is being constantly harassed by developers and State DOT who want to drive out their museum and train rides. The Ewa Battlefield lessee Hunt Corp refuses any historic preservation covenants. They want all destroyed for TOD.	Comment noted.	**67**

39	ROW 24. PREAMBLE (page 11). "Given the population distribution in the GP it is intended that rural centers be allowed to grow in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities." There is no definition for "organic fashion."	See response #64	**68**
72	ROW 24. PREAMBLE (page 11). Delete the last sentence referencing "rural centers allowed to grow in an organic fashion"; the meaning and purpose of the sentence is not clear. If it means that rural centers grow into urban areas, then I disagree and would have the sentence removed. The community desires that few precious rural areas we have left on O'ahu remain rural. "~~Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed to grow in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."~~	See response #64	**69**
34	ROW 24. PREAMBLE (page 11). Clarify the meaning and intent of rural "centers" growing in an "organic fashion."	See response #64	**70**
84	ROW 24. PREAMBLE (page 11). New language that discusses rural areas growing organically – what does that mean?	See response #64	**71**
96	ROW 24. PREAMBLE (page 11). Add "where infrastructure is existing and not before" to the last sentence. DPP's 4,356 partial count of privately owned lots/lands in Ko'olauloa will provide the Plan's "organic fashion" for generations to remain in their home towns: "Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed to grow in an organic fashion "where infrastructure is existing and not before," providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."	See response #65	**72**
13	ROW 24. PREAMBLE (page 11). Add from Chapter VII. Objective B and Policies 1, 2 and 3 (ROWS 293-296, pages 50-51): "Plan and prepare for the long-term impacts of climate change by integrating climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment; coordinating plans in the private and public sectors that support research, monitoring, and educational programs on climate change; and preparing for the anticipated impacts of sea level rise on existing communities and facilities through remediation, adaptation, and other measures."	Comment noted. The Preamble is meant to be a brief summary of policy topics and does not contain all individual policies from the Chapters.	**73**
36	ROW 24 . PREAMBLE (page 11). What is the meaning of the new language that discusses rural areas "growing organically"?	See response #64	**75**
2	ROW 25. PREAMBLE, Public Safety and Community Resilience (page 12); also Chapter VIII (pages 57-59). The priority guidelines on Climate Change Adaptation should be referenced and integrated in the policies for public safety and community resilience in the preamble and Chapter VIII.	See response #61	**76**

13	ROW 25. PREAMBLE (page 12). Add a new sentence and revise the last sentence as follows: "Community resilience is the capacity of individuals, institutions, businesses, and systems within our city to "bounce back," adapt, and thrive no matter what kinds of chronic stresses and acute shocks we may experience. This includes creating disaster-ready communities that are mentally and physically prepared to survive natural ~~for~~ disasters that may occur--, including those caused and intensified by climate change and sea level rise--but also have the ability to recover quickly and "bounce forward" to ensure the community is strengthened for the next shock."	The last sentence has been edited to read: This includes creating resilient, disaster-ready communities that are mentally and physically prepared for disasters and environmental stressors including those caused or exacerbated by climate change and sea level rise.	**77**
4	ROW 25. PREAMBLE (page 12). Delete specific mention of the Honolulu Police Department and City Prosecutor as throughout this document specific departments have not been mentioned to allow for organizational changes which may occur during future administrations. Also, HPD is not the only department that serves to protect "…from natural disaster and emergencies, traffic fire hazards and unsafe conditions."	The sentence has been edited: "The City's policies reflect the roles of the citizen, ~~Honolulu Police Department, and City Prosecutor~~and the County, State, and Federal government in providing for the safety of residents and visitors".	**78**
39	ROW 26. PREAMBLE (page 12). "New policies support age-friendly cities, and call for Honolulu to become home to the wisdom of nations, befitting its status as an international Pacific crossroads, and for encouraging outdoor learning opportunities and venues that utilize our unique natural environment and native culture." The recent World Congress of Blah Blah passed many resolutions but nothing used in City DPP Rail TOD planning. All ignored like TOD disaster zones.	Comment noted.	**79**
2	ROW 26. PREAMBLE, Housing and Communities (page 12); also Chapter IX (pages 61-64). This policy is consistent with HRS § 226-20. The preamble and Chapter V should reference and integrate this statute within the discussion on policies for health and education.	Comment noted on consistency with HRS § 226-20.	**80**
14	ROW 27. PREAMBLE (page 12). Delete the last sentence. It is unclear what "home to the wisdom of nations" means and what it requires. ~~"New policies support age-friendly cities, and call for Honolulu to become home to the wisdom of nations, befitting its status as an international Pacific crossroads, and for encouraging outdoor learning opportunities and venues that utilize our unique natural environment and native culture."~~	"A home to the wisdom of nations" refers to Honolulu's unique blend of cultures and role as an international crossroads, and acknowledges this diversity as an educational asset. The edited sentence reads: "A n~~N~~ew education ~~policies~~ policy also ~~support age-friendly cities, and~~ calls for Honolulu to become a "home to the wisdom of nations", ~~befitting~~ by recognizing its status as an international Pacific crossroads, and another ~~for encouraging~~ encourages outdoor learning opportunities and venues that ~~utilize~~ reflect our unique natural environment and ~~native~~ Native Hawaiian culture."	**81**
14	ROW 28. PREAMBLE (page 13). In the last sentence, replace "City also" with "government," and replace "importance of providing" with "need to provide." This makes the objective active rather than passive. "The government ~~City also~~ recognizes the need to provide ~~importance of providing~~ adequate park space and facilities to keep up with changing demand."	Comment noted. The proposed revision is not necessary since the "City" already refers to the City and County of Honolulu government. "Importance" is also more descriptive than "need".	**82**
2	ROW 28. PREAMBLE, Culture and Recreation (page 13); also Chapter X (pages 65-68). This is consistent with HRS § 226-25. The preamble and Chapter X should reference and integrate this statute within the discussion of policies for culture and recreation.	Comment noted on consistency with HRS § 226-25.	**83**

39	ROW 28. PREAMBLE (page 13). "The city also recognizes the importance of providing adequate park space and facilities to keep up with changing demand." Does "changing demand" mean flooding these parks and facilities with tourism operations? At one time tourism was Waikiki. Then it also became Ko Olina. Now, according to the General Plan, it means EVERYWHERE because everywhere is a TOD.	See response #85	**84**
34	ROW 28. PREAMBLE (page 13). Explain what is meant by "changing demand" for needed park space.	Comment noted. "Changing demand" for park space means that areas with an increasing and aging populations and smaller households will need to achieve appropriate open space and park areas to serve residents.	**85**
36	ROW 29 . PREAMBLE (page 13). Revised Plan has a new focus on the visitor, with lots of references to "residents and visitors." The focus on residents is either being subsumed or made co-equal with visitors. Changes should focus on the residents not visitors. If improvements are for residents of Oʻahu, visitors will benefit.	Comment noted. The focus of the General Plan is on the residents of the City and County of Honolulu. However, tourism remains a key economic driver for Hawaii, with Oʻahu being the most visited island. According to preliminary DBEDT data, the average daily visitor census for Oahu in 2017 is 103,699 (Visitor Statistics webpage, "Oahu Highlight" accessed 8/1/17). It is incumbent on the General Plan to acknowledge this transient yet ever-present population and encourage harmonious relationships between residents and visitors.	**86**
34	ROW 29. PREAMBLE (page 13). Promoting recreational venues and cultural events and activities utilizing Oʻahu's "natural environment" conveys commercialization of our island's natural resources and open spaces. Please explain what is envisioned by this description.	Comment noted. The City is advancing the idea that the recreational and cultural activities that we all enjoy can be done in an environmentally responsible way.	**87**
39	ROW 29. PREAMBLE (page 13). "New policies call for utilizing our unique natural environment in a responsible way to promote cultural events and activities, and for creating and promoting recreational venues for keiki and kupuna and for kamaʻaina and malahini." No explanation of how recreational venues for the various groups are different from each other. New signs in parks suggest ownership.	See response #87	**88**
14	ROW 29. PREAMBLE (page 13). Delete the last sentence. It is vague, lacks definition and differences between the various types of parks, and is more appropriate in the Development/Sustainable Communities Plans. ~~"New policies all call for utilizing our unique natural environment in a responsible way to promote cultural events and activities, and for creating and promoting recreational venues for keiki and kupuna and for kama`aina and malahini."~~	See response #87	**89**
6	A. ROW 29 (page 13). Correct spelling of "malahini" to "malihini."	The correction has been made.	**90**
84	ROW 29. PREAMBLE (page 13). Promoting recreational venues and cultural events and activities utilizing Oʻahu's "natural environment" conveys commercialization of our island's natural resources and open spaces. Please explain what is envisioned by this description.	See response #87	**91**
69	ROW 29. PREAMBLE (page 13). It is good that the Plan is addressing the use of leisure time because people on the West side have no leisure due to their daily commute. Additionally, many West side residents work 2-3 jobs to survive. This section needs to address how to give people time for leisure. If building on the West side stopped until rail is completed and one new lane were added to the freeway, freeway conditions could be brought to a Level of Service D and people could get home 40-60 minutes faster.	Comment noted. State highway projects are beyond the scope of the County General Plan.	**92**

94	ROW 36. PREAMBLE (page 15). Refer to miles as nautical miles since the measurement is not the same (1 mile = 0.869 nautical miles). Three nautical miles referenced in this section is equal to 3.4523 miles), and the Bureau of Ocean Energy Management refers to their jurisdiction (Outer Continental Shelf) as 3 – 200 nautical miles.	The correction has been made.	**93**
14	ROW 38. PREAMBLE (page 15). The General Plan is a critical planning document to all residents. Public (open) meetings with City planners should occur at regular intervals, not just at neighborhood board meetings, to encourage full community participation. Neighborhood meetings should be livestreamed to encourage broad community participation and greater interaction between residents, elected and government officials.	Comment noted. The DPP makes extensive efforts to solicit input from the public during the production and updates of plans under its responsibility, including the General Plan. The DPP agrees that engagement methods can be improved to include more digital options. Livestream of Neighbohood Board meetings would be an issue to take up with the Neighborhood Board Commission.	**94**
72	ROW 38. PREAMBLE (page 15). Retain the original wording of "citizens' groups." "Community groups" comprised of people who are not citizens should not have the right to determine the direction the city takes in terms of the General Plan. This right should be reserved for actual citizens only. Revise as follows: "Individual citizens and citizens' ~~community~~ groups should participate freely to help bring about the success of the General Plan. …"	Comment noted; no change necessary. The City and County is willing to hear the concerns of all residents. The statement is not about setting the direction for the General Plan, but "bringing about its success", which is in the interest of all residents.	**95**
72	ROW 39. PREAMBLE (page 16). Keep the original language; no particular objection to the proposed changes in this paragraph, but if it's not broken, there's no reason to make any changes. Revise as follows: "These boards ~~The Neighborhood Board system established by the City provides a forum for community oversight and recommendations on government actions affecting the individual Neighborhood Board area, the region, or the island. The Neighborhood Boards~~ represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the island. It is hoped that their members, along with members of the Island's many community organizations, will actively ~~The boards~~ participate in the City planning process. Members of the advisory boards can provide valuable assistance by soliciting the~~, solicit~~ input of other neighborhood groups and residents, and identify~~ing~~ the concerns of the areas they represent. By monitoring conditions, they can also help to make sure that the policies of the General Plan are implemented~~, based on the powers, duties, and functions outlined in the Neighborhood Plan filed with the City Clerk. As set forth in the Neighborhood Plan (Section 1-7.1), the boards maintain various duties to support the General Plan, such as reviewing and making recommendations on the General Plan, monitoring and evaluating the efficiency and effectiveness of the government's delivery of services to citizens, and assisting in advocating residents' interests to the local government. As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies. The government also needs to engage its citizens in new, evolving ways to maximize participation, including social media and other forms of electronic communications.~~"	Comment noted.	**96**

2	~~ROW 44. PREAMBLE, Implementation (page 17).~~ This section acknowledges the Hawai'i State Planning Act. The General Plan should be more specific and site the statutes listed above and their relevancy to the plans and policies advocated by the City and County of Honolulu.	Comment noted. The GP maintains consistency with the Hawai'i State Planning Act but does not cite or list all relevant statutes as a matter of practicality.	**97**
14	ROW 46. PREAMBLE (page 11). Delete 3rd sentence. The General Plan is a government directed growth plan that includes all types of participation. ~~"In addition, the private sector contributes significantly to O'ahu's economy as the primary leaders in development, construction and health care industries, thereby providing jobs and employment for many residents."~~	Comment noted. The current wording conveys a fuller picture that recognizes that the public and private sectors have an obligation to work together in areas where their functions overlap.	**98**
72	ROW 46. PREAMBLE (page 17). Delete this paragraph. It is not needed. Moreover, the last sentence in this paragraph calling for "close collaboration among the public and private sectors," sounds like permission for the City to collude with private developers, the construction industry, unions, and banking interests. Enough of that has already gone on with the rail project, and that has not been good for the citizens of Honolulu at all, resulting in unbelievable cost overruns, distrust of city officials, and resentment towards the private interests who are pushing the rail project at all costs. Revise as follows: "~~The City and County government is not the only entity responsible for the general welfare of the residents of O'ahu. The State and Federal governments also have an important influence on the life of the community, with responsibilities that include the freeway system, public health and education, criminal justice, natural and cultural resource management, environmental protection, and disaster preparedness. In addition, the private sector contributes significantly to O'ahu's economy as the primary leaders in development, construction, and health care industries, thereby providing jobs and employment for many residents. The City and County recognizes the need for close collaboration among the public and private sectors in order to meet the objectives of the General Plan.~~"	See response #98	**99**
72	ROW 49. PREAMBLE (page 18). Keep original language. The more specific clarity of the original wording in the current General Plan is preferred. Revise as follows: "Also, whenever revised population projections include an extended time horizon, the General Plan will be amended to maintain a planning horizon of approximately 20 years ~~re-evaluated to ensure that its objectives and policies remain valid for the extended planning horizon.~~"	Comment noted. The 20-year planning horizon is referenced in the third paragraph of the Preamble.	**100**
34	ROW 50. PREAMBLE (page 18). It is hoped that clarification and interpretation of the Plan will not require involvement of the present City Council, as stated in this section.	Comment noted. The City Council adopts the General Plan and is charged with resolving any issues regarding the interpretation of objectives and policies found in the General Plan.	**101**
72	ROW 51. PREAMBLE (page 18). Revise for consistency with other revisions proposed below Revise as follows: "The City's directed growth policy is stated in Chapter I (Population). Objective A, Policies 1 through 6 and Objective B, Policies 1 through 5 ~~Objective B. Policies 1 through 3~~ define the growth policy, and Objective C Policy 4 illustrates it. Policy 4 is intended to guide the preparation and amendment of development plans by providing a population distribution outcome that is consistent with the directed growth policy."	Comment noted. The proposed revisions are not consistent with the text.	**102**
I. Population			

72	ROW 52. CHAPTER I, Objective A deleted (page 21). Retain original policy. Keeping this wording is important. This objective and policies clearly state our aspirations and provide a concrete method for steps toward achieving these goals and, most importantly, the benefits that the people of O'ahu will enjoy as a result of not being overpopulated like Hong Kong and other problem urban scenarios we see unfolding around the world. Some, like Policy 5: Encourage family planning (ROW 57, page 21) and Policy 6: Publicize the desire of the City and County to limit population growth (ROW 58, page 21), should be more vigorously pursued and promoted in city communications and actions. These policies have not been expressed enough. The revisions in the 2nd public review draft appear to be an attempt by some private interests to condone and encourage population growth. Who would benefit from that? Only real estate developers, construction interests, banking interests and the myriad of businesses and groups that provide services to these interests. Their desires to make money off of Hawai'i and O'ahu contradict the aspirations of many other O'ahu residents who live to enjoy a certain quality of life that O'ahu once had. If business interests succeed in building more buildings, resorts, etc., this will spoil any chance for those who have aspirations to retain more of the island's natural beauty, its respite from the world's overpopulated places, and its physical manifestations of the Native Hawaiian culture. "To control the growth of O'ahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions."	Comment noted. The concept and wording of Objective A has been incorporated into Objective B. However, all associated policies of Objective A, except Policies 4 and 5, have been deleted because the City and County has no legal authority to control either natural population growth or population flows into and out of O'ahu. The focus has therefore been on growth management rather than growth control.	**103**
72	ROW 53. CHAPTER I, Objective A, Policy 1 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.	See response #103	**104**
72	ROW 54. CHAPTER I, Objective A, Policy 2 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Seek a balance between the rate of in-migration and the rate of outmigration by reducing in-migration."	See response #103	**105**
72	ROW 55. CHAPTER I, Objective A, Policy 3 deleted (page 21). Retain the original language (Justification to keep this policy is provided in statement re. ROW 52 above). "Support Federal policies providing for a more even distribution of immigrants throughout the country."	Comment noted. The proposed policy is beyond the scope of the General Plan. See response #103	**106**
72	ROW 56. CHAPTER I, Objective A, Policy 4 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Seek to maintain a desirable pace of physical development through City and County regulations."	Comment noted. This policy has already been incoporated in the Second Public Review Draft as Objective B, Policy 3	**107**
72	ROW 57. CHAPTER I, Objective A, Policy 5 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Encourage family planning."	Comment noted. This policy was already retained in the Second Public Review Draft as Objective B, Policy 5. It has subsequently been edited to: "~~Encourage~~ Support family planning." See also response #129	**108**
72	ROW 58. CHAPTER I, Objective A, Policy 6 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Publicize the desire of the City and County to limit population growth."	See response #103	**109**

72	ROW 59. CHAPTER I, Objective A (page 21). Change this to Objective B, and revise accordingly. To maintain the high quality of life on O‘ahu and avoid social, cultural, and natural resource problems related to overpopulation, it is essential to acknowledge that the time to enact policies that will gently begin curbing population growth on O‘ahu is now. This must be acknowledged in all planning documents and policies to curb the in-migration population growth, as well as begin discussions on family planning, including having families of 1-2 children. It is important to avoid a situation to that faced by China in years past where they were forced in implement strict policies on family size in order to survive with the resources that they had. “Objective B ~~Objective A~~. To enact policies that curb and reduce future population growth where necessary to prevent problems of overpopulation. To plan for any unavoidable future population growth in a manner that considers the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, and cultural, and economic disruptions.”	See response #103	**110**
6	A. ROW 59. CHAPTER I, Objective A (page 21). Consider stronger verbs to describe how population growth is weighed in the calculus of the limits of O‘ahu’s natural resources (Population, Objective A). Instead of “that considers the limits,” it is suggested that the language be: “To plan for future population growth in a manner that is responsive to the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions.”	The following change has been made: “To plan for future population growth in a manner that ~~considers~~ acknowledges the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions.”	**111**
13	ROW 59. CHAPTER I, Objective A (page 21). Language referring to “growth” in the Preamble (ROW 16, page 9) should be consistent. “Anticipated future growth” is used in ROW 16; should also be used in Objective A (currently says “future growth”). Consistency will ensure that “growth” is not promoted, but managed. Incorporate the term “carrying capacity”: “The first is to plan for anticipated population growth in a manner that considers the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, ~~and~~ economic and environmental disruptions and that addresses carrying capacity.	For consistency, line 59 has been edited: "To plan for ~~future~~ anticipated population growth in a manner that…" For carrying capacity, see response #27	**112**
14	ROW 59 . CHAPTER I, Objective A (page 11). Add new policy. “It is the policy of the City and County of Honolulu to include funding in the City budget to support enforcement of the environmental, social, cultural, and economic objectives and policies of the General Plan.”	City operations are already required to be consistent with the General Plan. It is unclear what the proposed funding would be allocated to.	**113**
36	ROW 59 . CHAPTER I, Objective A (page 21). • This is not clear, and sounds as if unfettered growth will be allowed. Nothing in the policies talk about overpopulation and the island's carrying capacity. • Clear definitions related to the distinction between controlling population growth, and/or continued focus on managing population growth, are needed.	See responses #27 and #103	**114**
34	ROW 59. CHAPTER I, Objective A (page 21). Revise as follows: “To mitigate ~~plan for~~ future population growth in a manner that conforms with ~~considers~~ the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions.”	See responses #111 and #112 for edits to this passage.	**115**

84	ROW 59. CHAPTER I, Objective A (page 21). Not sure what this objective means. It sounds as if we are going to allow unfettered growth. Nothing in the policies talk about overpopulation and the island's carrying capacity. Need clear definitions related to the distinction between controlling population growth, and/or continued focus on managing population growth.	See responses #27 and #103	**116**
14	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Delete this policy. It is unclear what is meant by "adequate support facilities" or how the island's tourist capacity will be determined without a carrying capacity study. "~~Provide adequate support facilities consistent with the island's capacity to accommodate future growth in the number of visitors to O'ahu.~~"	Proposed Policy 2 has been revised: "Provide adequate support facilities to accommodate future ~~growth in the~~ numbers of visitors to O'ahu while seeking to minimize disruption to residents and protect the natural environment". & Policy 4: "Establish geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands, environmental resources and open space".	**117**
27 and 37	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Supports a carrying capacity study for O'ahu population. "Provide adequate support facilities consistent with the island's capacity to accommodate future growth in the number of visitors to O'ahu."	See response #117 for line 61 revised language.	**118**
72	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Growth cannot continue forever. If we continue to push the island's limits, there will be real difficulties in achieving a sustainable balance again in the future. Revise as follows: "Provide adequate support facilities to accommodate ~~future growth in~~ the current number of visitors to O'ahu, and begin implementing policies that reduce future growth of visitors in a manner that minimizes social, and cultural, and economic disruptions."	See response #117 for line 61 revised language.	**120**
74	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Supports a carrying capacity study for O'ahu population. Since none exists and sea level rise is threatening much low lying housing, shoreline setbacks need to increase for all new construction so that population potential is also adjusted, growth discouraged, and safety is emphasized.	See response #117 for line 61 revised language.	**121**
34	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Delete this policy. The visitor count on O'ahu increased by 1.2 million in the ten years since 2006, and is near capacity, overflowing resort areas and negatively impacting many of our local communities. Providing additional "adequate" support facilities (including hotel rooms and vacation units, water and sewer infrastructure, rental cars and tour buses, tourist attractions and other facilities) specifically for visitors to accommodate their *future growth* will further reduce the quality of life for local residents. Also, "adequate" is not clearly defined. The carrying capacities of O'ahu's finite land area, fresh water supply and wastewater disposal are not recognized. "~~Provide adequate support facilities to accommodate future growth in the number of visitors to O'ahu~~."	See response #117 for line 61 revised language.	**122**
27 and 96	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Supports a carrying capacity study for O'ahu population. "Provide adequate support facilities consistent with the island's capacity to accommodate future growth in the number of visitors to O'ahu."	See response #117 for line 61 revised language.	**123**

34	ROW 62. CHAPTER I, Objective A, Policy 3 (page 22). Does "by effecting and enforcing City and County regulations" refer to O'ahu's present and established City and County regulations, or the compromised regulations proposed in this draft revision under Economy Objective A, Policies 5 and 10? Further, City and County regulations often been shown to be subject to administrative interpretation, undermining by variance, and declaratory changes by whatever present decision-makers prevail. Modify as follows: "Seek a balanced pace of physical development in harmony with the county's environmental, social, and cultural values of the respective communities in which such development is proposed~~, and economic goals by effecting and enforcing City and County regulations~~."	Comment noted. The General Plan represents an islandwide perspective as well as individual community values and needs.	**124**
72	ROW 62. CHAPTER I, Objective A, Policy 3 (page 22). Revise for consistent application of policies and actions that will help us sustain a desirable living environment on O'ahu in the future. "Seek to reduce the~~ a balanced~~ pace of physical development such that any development or redevelopment is in harmony with the county's environmental, social, cultural, and economic goals by effecting and enforcing City and County regulations."	Comment noted. "Balance" is the preferred term. It is desirable that development on O'ahu address current housing shortfalls and provide adequate housing, amenities and services for its existing population and at pace for anticipated population. Growth is also in fits and starts, up and down, so "reduce" is not appropriate.	**125**
72	ROW 63. CHAPTER I, Objective A, Policy 4 (page 22). Revise for consistent application of policies and actions that will help us sustain a desirable living environment on O'ahu in the future. "Establish geographic growth boundaries to protect ~~accommodate future population growth while at the same time protecting~~ valuable agricultural lands and open space from development."	Comment noted. These concerns are addressed at the regional level by the DP/SCP Community Growth Boundaries, and the statewide Important Agricultural Lands legislation.	**126**
22	ROW 63. CHAPTER I, Objective B, Policy 4 (page 22). Add to the beginning of the policy, "Within the limits of existing infrastructure and supporting services," Ko'olau Loa communities have limited transportation access – a two-lane, coastal highway with no alternative route – and supporting services, which caps population and economic growth. "Within the limits of existing infrastructure and supporting services, establish ~~Establish~~ geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands and open space."	Comment noted. Very often infrastructure capacities are increased as a result of development. To limit all development to existing capacities is overly limiting.	**127**
39	ROW 63. CHAPTER I, Objective B, Policy 4 (page 22). The DR Horton Hoopili project shows what a big lie and farce that is. Nothing will ever justify that total ATTROCITY of destroying the best historic and proven farmland on Oahu. It's a major reason to totally distrust the City DPP.	Comment noted.	**128**
4	ROW 64. CHAPTER I, Objective A, Policy 5 (page 22). Delete or revise this statement for clarification. "Encourage family planning" sounds like the City is advocating for birth control. Is that really the "slippery slope" of potential controversy the plan needs to address?	This policy has been in the General Plan since the 1970s. While it may need to be revisited in subsequent updates, the City does not feel that it has enough public input to make substantive changes to the policy at this time. The following edit has been made: "~~Encourage~~ Support family planning."	**129**
4	ROW 65. CHAPTER I, Objective B (page 22). Revise for clarity: "Establish a pattern of managing population growth ~~distribution~~ that will allow the people of O'ahu to live, and work and play in harmony.	Comment noted. The City and County employs a policy of Directed Growth (Population Objective B, Policy 4) as a primary growth management tool, and therefore the word "distribution" is appropriate.	**130**
30	ROW 65. CHAPTER I, Objective B (page 22). Add a new policy: "Provide economic incentives to encourage local food production and sustainability, and encourage agricultural and aquaculture occupations."	The proposed language has been incorporated it as a new draft policy under Chapter II, Objective C, Policy 5.	**131**

72	ROW 65. CHAPTER I, Objective B (page 22). Change this to Objective C for consistency with previous revisions. "Objective C ~~Objective B~~. To establish a pattern of population distribution that will allow the people of O'ahu to live, and work and play in harmony."	Comment noted; no change is needed for consistency.	**132**
72	ROW 66. CHAPTER I, Objective B, Policy 1(page 22). Retain original policy. Most people I've talked to over the past two years, including doctors, accountants, and people who work in government and private industry, all say they do not like what is happening on O'ahu right now. There is too much construction, too many tall buildings blocking once nice view planes, too many people coming in. You can even feel it is more crowded now than it was 11 years ago. They all say they do not want higher density development. The only exceptions I have found to this sentiment are people in real estate development, construction, banking, and those who provide business services to these entities. "Facilitate the full development of the primary urban center ~~through higher-density redevelopment and the provision of adequate infrastructure~~."	Comment noted. The "full development" of the Primary Urban Center, which includes higher densities, has long been one of the City's key policies to maintain lower densities on other parts of the island and to protect valuable agricultural land and open space.	**133**
34	ROW 66. CHAPTER I, Objective B, Policy 1 (page 22). As written, this conflicts with Objective A and is open-ended to allow unfettered, unsafe and unhealthy density. Crowded conditions breed crime, discomfort and discontent. Also, "adequate" is not clearly defined (it can mean anything, depending on who is doing the interpreting), and "adequate" is not cognizant of the future, and does not recognize the imminent carrying capacities of fresh water supply and wastewater disposal. "Facilitate the full development of the primary urban center through ~~higher-density redevelopment and~~ the provision of required ~~adequate~~ infrastructure.	Comment noted. The GP statements are intentionally broad because policy is not the same as regulation. The Board of Water Supply (BWS) published a Water Master Plan in 2016 and has been working on regional watershed management plans for each of the island's eight planning districts some of which have already been completed. These plans contain much information on water issues for O'ahu, including projections and strategies to meet demand while protecting the Island's aquifers. Chapter V, Objective B of the General Plan addresses an adequate and safe water supply and sound waste disposal. See responses #27 and #65	**134**
34	ROW 68. CHAPTER I, Objective B, Policy 3 (page 22). This important policy should not be limited to urban-fringe and rural areas. This should be assured for EVERY area – including Kaka'ako, Kailua, Hawai'i Kai, Kahala, Diamond Head, Manoa, McCully-Mo'ili'ili, and Lai'e). Revise as follows: Manage land use and development ~~in the urban-fringe and rural areas~~ so that: development is contained within urban growth boundaries to prevent urban sprawl; and……"	Comment noted. The County's growth boundaries identify land that is available for development. There is no policy to allow growth outside of any of the urban growth boundaries. Hawai'i Kai, and Lai'e are already considered, respectively, urban-fringe and rural areas. The DP/SCP review process allows for modifications to the boundaries if reasonably justified and supported, however, changes to the growth boundaries are rare. Growth boundary issues should be revisited at least once in a generation.	**135**

71	ROW 68. CHAPTER I, Objective B, Policy 3(page 22). Retain original policy. The changes proposed to this chapter fundamentally alter the aspirations set forth in the General Plan, possibly as an attempt to allow greater urban development of the island. The proposed changes are counter to a desirable O'ahu. We are not seeking to manage land use, we want to manage physical growth. Do not delete "a. an undesirable spreading of development is prevented;" because urban spread is, in fact, undesirable for the majority of people who choose to live on O'ahu and visit here. Availability of Hawaii's natural environment is what people desire. So intense, dense urban development is actually undesirable and the General Plan is correct in stating that. Deleting "b. ….character of development" is interpreted to allow for denser development. Keep Honolulu's development in check so the island does not get built up like Hong Kong. "Manage physical growth land use and development in the urban-fringe and rural areas so that: a. an undesirable spreading of development is prevented development is contained within growth boundaries; and b. their population densities are consistent with the character of development and environmental qualities desired for such areas population densities in all areas remain consistent with the character and the culture and environmental qualities desired for each community."	See response #135	**136**
14, 27, 37, and 96	ROW 68. CHAPTER I, Objective B, Policy 3 (page 22). Add "to prevent urban sprawl" after "growth boundaries." "Manage land use and development in the urban-fringe and rural areas so that: development is contained within growth boundaries to prevent urban sprawl; and……".	See response #135	**137**
39	ROW 68. CHAPTER I, Objective B, Policy 3 (page 22). "…..b. Population densities in all areas remain consistent with the character and the culture and environmental qualities desired for each community…"This is not true. West O'ahu wanted to keep land in agriculture but because the City put the Ho'opili land into the growth boundary it was designated for development. North Shore does not want Envision Lā'ie, but all is pushed and approved by DPP crooks.	Comment noted.	**140**

34	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). Providing open-ended development capacity for self-serving, profiteering private developers and the required infrastructure to support such open-ended development, which the City can't even support today, for 43% of O'ahu's *unknown* population increase within the PUC alone, could well lead to the ultimate shut-down of vital services, rationed water supply and overflowing sewers without the foresight needed to determine carrying capacity before all else. Especially in view of the emerging national administrative policies shuttling the U.S. back to the dark ages, several states are beginning to realize the need to stand on their own. As a Sanctuary City, Honolulu could see a vast increase in population over a short period of time, thus escalating the present population to unforeseen numbers. With such potential, can O'ahu's finite island carrying capacity continue to be ignored? Revise as follows: "Direct growth according to Policies 1, 2, and 3 above by providing development capacity and required ~~needed~~ infrastructure to support a distribution of O'ahu's resident population (with the Primary Urban Center's population at 43% of the island's total population based on DBED&T's latest population projections).	Comment noted. The directed growth policy and the corresponding distribution table do not provide "open-ended development capacity". Instead they outline a long-standing strategy based on the communities' wishes, to direct the majority of new development into clearly defined areas. Development capacity is a separate issue. All developments must demonstrate infrastructure capacity at the time of permitting.	**142**
14	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). If an objective of the General Plan is to direct growth and plan for anticipated population growth, then why is the distribution of 2040 O'ahu population reduced for the different directed growth areas?	Comment noted. The population distribution reflects not only the County's directed growth policies (minimal new development in rural and urban- fringe areas) but also broader population trends such as an aging population, market forces, evolving technologies and household sizes.	**143**
8	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). The Distribution of Residential Population is inconsistent with forecasts included in Neighborhood TOD Plans. Consider adjusting the distribution to align with TOD plans or creating an alternate TOD scenario population distribution.	Comment noted. The TOD plans were developed as "neighborhood centric" without an islandwide perspective. Moreover, their forecasts are a full "build out" scenario which may occur beyond the time horizon of the proposed General Plan.	**144**
36 and 84	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). • What is the 2040 population that these increases are based on? • The growing resident population when combined with the visitor count is stressing aging infrastructure greatly. The current population of the North Shore is about 15,000, and the total O'ahu population in 2016 was 992,605. North Shore has about 1.5% of total O'ahu population, and is busting at the seams with the additional 5.4 million visitors coming to O'ahu. (A 2007 survey showed that at least 50% of visitors visit the North Shore, which accounts to 2,730,940 annually or 227,578 monthly.) • The current state goal is more visitors, which is not sustainable given the limited space on our island. If the population grows to 1.2 million by2040 with 2% to the North Shore, that is almost 20,000 North Shore residents. We are busting at the seams as it is with the addition of visitors to the mix. This increase IS NOT sustainable or healthy for our community. • Do not expand the purpose of the Plan from primarily serving the needs of O'ahu residents to addressing the needs of O'ahu visitors. • Retain and restore the existing references to limiting O'ahu's population growth.	Comment noted. The population growth objective and distribution is primarily to help plan and expand infrastructure capacity. Also note that growth is slowing down. See the DPP "Annual Report on the Status of Land Use on O'ahu".	**145**

74	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). To increase the population percentage distribution mix for the North Shore is bad. Maintain the percentage mix in the current Plan, or reduce it. One concern that many people have is about how the Plan revisions will affect the population on the North Shore in the future. The State DBEDT should go back to making population predictions with refinements down to the one tenth of a percent. Rounded up percent population numbers significantly impacts rural areas with the least ability (infrastructure) to absorb these numbers. The numbers need to take into account the daily de facto population associated with transient vacation rentals and visitor traffic. The sequencing of growth needs to occur in concert with infrastructure. Many areas on the North Shore have serious traffic daily. Further suggesting that the visitor market might best be integrated into zoned residential areas is not fair to people who bought into residential areas, and one of the biggest impacts is that housing is not available to residents who are priced out by tourists. Let the urban core be urban, and keep the country country. "Quality of life" issues result from insufficient infrastructure (e.g., overcrowded roads, few turnouts, few public restrooms, not enough parking at parks, poor maintenance at parks, erosion at beaches, municipal waste water treatment facilities, etc.). Besides the resident population, the North Shore is the most popular visitor destination besides Waikīkī. More than ½ the visitors to Oʻahu visit the North Shore, adding millions to our de-facto population and infrastructure impacts.	See response #145	**146**
82	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). Amazed that the PUC will grow by 46% by 2025, just eight years from now. Even rural areas on the North Shore areas will have growth in population. SMART GROWTH includes upgrading all forms of infrastructure, whether it be water source, agricultural resources, sewer system upgrade, roadway system to handle the additional commuters, electricity and others. The pace the City is having the urban population explosion without upgrading any infrastructure is alarming in Kakaʻako. Is the City's idea for the future to bring in more residents to help pay for various city services via property taxes, registration fees, etc? The current condition of infrastructure—roadways full of pot holes, broken water pipes, and poor drainage systems—will not be able to sustain future growth.	Comment noted. See response #145 and the proposed Chapter II, Objective B, Policy 5.	**147**
94	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). The Plan identifies the Waiʻanae area hosting 5% of the population (no matter the number of residents on the island). That, along with the ʻEwa numbers, equate to 21% of the total island population residing in the relatively isolated areas of the island. Water supply and transportation are major concerns. The Waiʻanae Coast currently imports potable water because there is not enough groundwater sources in the area to satisfy the demand. Any increase in residents will further the need for imported water, or eventually require desalination facilities to provide enough water for the region. In addition, the Plan does not acknowledge the continuing challenge for transportation access during times of emergencies or even for normal day-to-day access. A carrying capacity study for the various Policy Areas and the Distribution of Residential Population should be identified accordingly.	Comment noted. The General Plan has a twenty year horizon thus the 5% guideline is meant to apply to the relatively foreseeable future. See response #145	**149**

103	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). Adjustment to the Distribution of Residential Population on the North Shore - from 1.7% to 2% - is concerning because the infrastructure is already at the breaking point and seriously overburdened by the ever-increasing flow of visitor traffic and commercial activity.	Comment noted. The Policy 4 chart is based on O'ahu's directed growth policy and DBED&T's latest population projections. The chart is meant to be a guideline and is not a regulatory minimum or maximum limit. The chart notes that the percent share for each DP area is an *approximation* derived through rounding.	**150**
	II. The Economy		
4	ROW 70. CHAPTER II, Objective A (page 25). Delete "decent" as it is very undefinable. Possibly replace with "sustainable". "To promote economic opportunities that enable all the people of O'ahu to attain meaningful employment and a sustainable ~~decent~~ standard of living.	Comment noted; no change required. "Decent standard of living" is the language found in the current GP and is a phrase in common usage.	**151**
31	ROW 70. CHAPTER II, Objective A, Policy 1 (page 25). Typo "conditions"	Comment noted.	**152**
31	ROW 73. CHAPTER II, Objective A, Policy 3 (page 25). We support the statement but note that there are various established industries, including tourism, that are non-polluting.	Comment noted. The statement is not meant to be an exhaustive list of non-polluting industries. Strictly speaking, air travel, on which the tourism industry depends in volume, cannot be considered a non-polluting industry. See also response #154	**153**
34	ROW 73. CHAPTER II, Objective A, Policy 3 (page 25). There is no need to define by examples and thus set limitations, because non-polluting industries extend far beyond such examples to residential solar installations, electric vehicle transport, sustainable commercial fishing, indigenous reforestation, etc. Revise as follows: "Pursue opportunities to grow and strategically develop non-polluting industries ~~such as trade, communications, media, medical, life sciences, and technology in appropriate locations~~ that contribute to O'ahu's long-term environmental, economic, and social sustainability.	Comment noted. The examples are meant to be illustrative only and do not constitute all non-polluting industries. This policy is consistent with the innovative industries sections of the Hawaii State Planning Act (HRS 226-10 & 10.5)	**154**
4	ROW 75. CHAPTER II, Objective A, Policy 5 (page 25). Delete "small" for consistency with Policy 2 (ROW 72) where "small" was deleted when referring to businesses. "Foster a healthy business climate by reducing regulatory barriers that are burdensome, redundant, and costly to ~~small~~ businesses, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."	This draft policy has been edited to: "Foster a healthy business climate by ~~reducing regulatory barriers that are burdensome, redundant, and costly to small businesses~~streamlining regulatory processes, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."	**155**
14	ROW 75. CHAPTER II, Objective B, Policy 5 (page 25). Delete this policy. It does not belong in a land use, community-planning document. ~~"Foster a healthy business climate by reducing regulatory barriers that are burdensome, redundant, and costly to small businesses, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."~~	Comment noted. The General Plan is a City and County policy document and not just a land use policy document. See response #155 for updated language for Policy 5	**156**
31	ROW 75. CHAPTER II, Objective A, Policy 5 (page 25). Delete the word "small" in "small businesses." Regulatory barriers are burdensome, redundant and costly to all businesses. "Foster a healthy business climate by reducing regulatory barriers that are burdensome, redundant, and costly to ~~small~~ businesses, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."	See response #155 for updated language for Policy 5	**157**

72	ROW 75. CHAPTER II, Objective A, Policy 5(page 25). Revise Policy 5, or delete it from the Plan. Reducing regulations is concerning, as each regulation went through government review with comment from people. Each was put in place for a reason. If that makes businesses operate more responsibly, then that is just fine. "Encourage ~~Foster a healthy business climate by reducing regulatory barriers that are burdensome, redundant, and costly to small businesses, and by encouraging~~ complementary policies that support access to capital and markets and protection of the natural environment."	See response #155 for updated language for Policy 5	**158**
34	ROW 75. CHAPTER II, Objective A, Policy 5 (page 25). Whether small business or large industry, this is subjective and open-ended as written, with the potential to cause dangerous vulnerability to established regulatory protections. Revise as follows: "Foster a healthy business climate ~~by reducing regulatory barriers that are burdensome, redundant, and costly to small businesses, and~~ by encouraging complementary policies that support access to capital and markets and protection of the natural environment."	See response #155 for updated language for Policy 5	**159**
84 and 36	ROW 80. CHAPTER II, Objective B (page 26). An increase in North Shore population, especially without sufficient infrastructure investment, will not help meet this policy and will only strain what we have and decrease the quality of life for our community.	Comment noted. The economic Objective B to maintain a successful vistor industry on O'ahu does not in itself propose an increase of the North Shore population. Policy 3 of Objective B calls for the operation of any visitor attractions in such a way that "respects existing lifestyles, cultural practices, and natural and cultural resources" and that "avoids unsustainable increases in the cost of providing public services". In addition, GP policies continue to recognize Waikiki as the primary visitor destination. A new draft policy has been added to Objective B that calls for public expenditures in rural and urban-fringe areas that have been highly impacted by the visitor industry (see response #171).	**160**
14	ROW 81. CHAPTER II, Objective B, Policy 1 (page 26). Delete this policy. The General Plan is a statement of long-range planning, social, environmental and economic goals and objectives and should not be involved with private businesses. "Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents."	Comment noted. This policy encourages the visitor industry as a sector to strive to carry out its functions in a way that creates benefit not only for tourists, but also for O'ahu's residents and the well-being of its communities.	**162**
14	ROW 82. CHAPTER II, Objective B, Policy 2 (page 26). Replace "have" with "of the." Also delete "bring to enriching the visitor experience" because the General Plan is about long-range goals and objectives for O'ahu's residents and not about enriching the visitor experience. "Respect and emphasize the value of the ~~that~~ Native Hawaiian culture and cultural practitioners~~,~~ and other established ethnic traditions ~~bring to enriching the visitor experience~~."	Comment noted. Because of the vistor industry's continued status as a primary economic driver for O'ahu, its residents, and the State as a whole, the General Plan continues to include a group of policies in the Economy chapter that are specifically about that industry. Objective B and all of its attendant policies address tourism. By contrast, the following Objective C and all of its attendant policies address agriculture.	**163**
31	ROW 81. CHAPTER II, Objective B, Policy 1 (page 26). Add "continue to" between "to improve." The visitor industry has long pursued these improvements. "Encourage the visitor industry to continue to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents."	Comment noted. However, the addition of "continue to" is unnecessary because the policy is meant to be a general standard and aspirational statement and not an assessment.	**164**

30	ROW 82. CHAPTER II, Objective B, Policy 2 (page 26). Add at the end of the statement "…and appreciation for island heritage, culture and values." Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience and appreciation for island heritage, culture and values."	The suggested edit has been incorporated: "...bring to enriching the visitor experience and appreciation for island heritage, culture, and values".	**165**
22	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). Fully supports this revised policy. "Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and which also respects existing lifestyles, cultural practices, and natural and cultural resources."	Comment noted.	**166**
36	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). This appears to be a veiled policy to support growth within the vacation rental industry. However, given the number of visitors to O'ahu (5 million plus annually) and the amount of illegal TVUs already on the books, most of Oahu will not be for the residents but for the visitors.	See responses #169 and #204	**167**
55	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). Identification of Lā'ie as a secondary resort area is fundamentally inconsistent with this policy, which calls for the protection of public services, respect for existing lifestyles and cultural practices, and preservation of a unique sense of place and natural resources.	See responses #169 and #182	**168**
71	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). This policy to guide visitor development "in a manner which avoids unsustainable increases in the cost of providing public services" conflicts with other policies that call for secondary development. • Add language that narrows the development possibilities to existing population and other restrictions in these secondary areas. Otherwise, we offer developers an opportunity to individually design systems which have nothing to do with the communities within which they are imbedded. An example of overreach would be at Lā'ie, where developers could advocate for enhanced tourist development without considering the impacts (e.g., environmental impacts, traffic, emergency access, cultural impacts). • Delete this section designating secondary tourist destinations. Instead, tourist destinations should be handled within the boundary of the geographic area in which they fall. Similarly, secondary tourist destinations should be made to conform to other priorities of the City and Council—saving agricultural land, water, and other resources critical for local survival.	Comment noted. This policy acknowledges the challenges to residents and strain on public resources that can arise in low density areas that accommodate high volumes of visitors and traffic and seeks to promote greater awareness of these issues in the operation and siting of visitor amenities.	**169**
84	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). This appears to be a veiled policy to support growth within the vacation rental industry. However, given the number of visitors to O'ahu (5 million plus annually) and the amount of illegal TVUs already on the books, most of Oahu will not be for the residents but for the visitors.	See response #204	**170**
84	ROW 84. CHAPTER II, Objective B, Policy 4 (page 26). So more visitors to O'ahu, more to the North Shore, more residents on the North Shore but no money for the North Shore. Spend it all in Waikiki. This is social injustice not just for North Shore but for the rest of O'ahu. We need to have our property taxes spent in our community.	Concur that public expenditures should also be directed to areas that are feeling impacts from increased tourism and related activities. A proposed Policy 5 was added: "Provide related public expenditures for rural and urban-fringe areas that are highly impacted by the visitor industry."	**171**

36	ROW 84. CHAPTER II, Objective B, Policy 4 (page 26). So more visitors to O‘ahu, more to the North Shore, more residents on the North Shore but no money for the North Shore. Spend it all in Waikiki. This is social injustice not just for North Shore but for the rest of O‘ahu. We need to have our property taxes spent in our community.	See response #171	**172**
69	ROW 84. CHAPTER II, Objective B (page 26-27). These policies affirm Waikīkī as the primary resort area and identifies secondary resort areas, and supports Waikīkī’s future redevelopment with a focus on maximizing the quality of the visitor experience rather than applying technical growth controls. Additional policies are needed in this section to save the beaches in the short term, and identify how to deal with tourism once the water begins breaking through the ground.	Comment noted. Support for development standards and policies to address climate change and sea level rise as it relates to development are found in Chapter VII, Objective B and Chapter VII, Objective B, Policy 2.	**173**
31	ROW 84. CHAPTER II, Objective B, Policy 4 (page 26). Add “and by funding the preservation and expansion of Waikiki Beach” to the end of this policy. Industry studies estimate that the economic value of a healthy Waikiki Beach is at least $2 billion annually. “Provide for the long-term viability of Waikīkī as a world-class visitor destination and as O‘ahu’s primary resort area by giving Waikīkī priority in visitor industry related public expenditures and by encouraging private investment in enhancing facilities and attractions that support the visitor industry, and by funding the preservation and expansion of Waikiki Beach.”	Comment noted. The proposed change is a specific implementation measure and beyond the scope of the General Plan.	**174**
54	ROW 84. CHAPTER II, Objective B, Policy 4 (page 26). Designation and expansion of Lā‘ie or PCC as a “resort area” is inconsistent with this policy, and is contrary to any definition of preservation or sustainability and should not be permitted. Ko‘olauloa is the last place on O‘ahu with large parcels of undeveloped, green, open space and unobstructed views, which is the reason visitors and residents come.	See response #182	**175**
14	ROW 85. CHAPTER II, Objective B, Policy 5 (page 26). Delete “support measures to ensure visitors safety in all areas of O‘ahu.” Such a statement does not belong in the Economy section and appears to only be concerned about the safety of tourists and not residents. “Provide for a high quality and safe environment for visitors and residents in Waikiki ~~and support measures to ensure visitors safety in all areas of O‘ahu~~.”	Comment noted. In the structure of the General Plan document, Economy Objective B policies are all aimed at addressing tourism and the visitor industry (see response #163). The City and County is greatly concerned with residents' safety, and policies specifically addressing health and safety can be found in Chapters VIII and IX.	**176**
30	ROW 85. CHAPTER II, Objective B, Policy 5 (page 26). Delete “in Waikiki.” This policy should extend islandwide. “Provide for a high quality and safe environment for visitors and residents ~~in Waikiki~~ and support measures to ensure visitors safety in all areas of O‘ahu.”	Comment noted. This policy mentions Waikiki specifically because despite being Hawai‘i's primary resort area, it is also a residential neighborhood. The policy has been revised to: "Policy ~~5~~6.Provide for a high quality and safe environment for visitors and residents in Waikīkī, and support measures to ensure visitors’ and residents' safety in all areas of O‘ahu." See also response #176.	**177**
72	ROW 86. CHAPTER II, Objective B, Policy 3 deleted (page 26). Retain original policy. It represents an important aspect of creating and maintaining a quality of life that is desirable for all people who visit and reside on O‘ahu. It does not make sense to delete it—why would we not encourage private participation in improvements to facilities in Waikīkī? “Encourage private participation in improvements to facilities in Waikīkī.”	Comment noted. The substance of this policy was included in the draft Policy 1.	**178**

72	ROW 87. CHAPTER II, Objective B, Policy 4 deleted (page 26). Retain original policy. Community outcry over the recent Ritz-Carlton developments illustrates that the people who desire a more densely developed Waikiki are developers, the construction industry, and related interests; not residents or visitors who come seeking an exotic Hawai'I experience. "Prohibit major increases in permitted development densities in Waikīkī."	Comment noted. Waikiki already has in place its own development controls, and as a mature destination area, there is an awareness that upgrades are needed from both public and private investments.	**179**
72	ROW 88. CHAPTER II, Objective B, Policy 5 deleted (page 26). Retain original policy. This is good planning. "Prohibit further growth in the permitted number of hotel and resort condominium units in Waikīkī."	Comment noted. This policy was deleted in the first Public Review Draft because it was deemed unnecessary due to changes in the mix and overall number of accomodation units in Waikiki over time.	**180**
31	ROW 89. CHAPTER II, Objective B, Policy 6 (page 27). Delete "rather than on development densities." The overall quality of the visitor experience does not correlate directly to density; many other factors come into play. Taking Waikiki as an example, there are areas where higher density has likely degraded the visitor experience, but also other areas where higher density might materially assist redevelopment that would enhance the visitor experience. "Concentrate on the quality of the visitor experience in Waikīkī, ~~rather than on development densities.~~"	Noted. The policy as written already supports the points that are made in the comment.	**181**
31	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). We generally agree with specifying particular secondary resort areas if: (a) those areas are specified on the basis of sound overall planning rather than owner/developer advocacy and (b) so specifying is accompanied by an express provision that secondary resort areas elsewhere should not be facilitated. General overdevelopment of O'ahu and the extension of development into previously undeveloped areas have placed at serious risk the overall visitor experience and O'ahu's continued position as a premier resort destination in an increasingly competitive world. As a result, any government endorsement of specific secondary resort areas should be undertaken with great deliberation and care. The specific proposed secondary resort areas identified in the draft should be carefully reviewed against these criteria before further inclusion.	Comment noted. The policy on secondary resort areas corresponds to permitted major destination projects that are also linked to economic stimulus and jobs.	**182**
28	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Add "Kahala Resort" to this list of secondary resort areas. Kahala Hotel and Resort has been in continuous operation since 1964 (under different owners), whereas neither Hoakalei nor Makaha Valley contain any existing resort facilities, and the Kahala is larger than the hotel in Lā'ie and is comparable in size to the Turtle Bay Resort. "Facilitate the development of the following secondary resort areas: Kahala, Ko 'Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lā'ie."	Comment noted. The policy is not meant to list all existing hotels or resorts. See response #182.	**183**
27, 37, and 96	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete "Lā'ie" from this policy. Opposes designating all of Lā'ie a resort area—this was a 49-unit motel designation nodule area zoned Resort that would now allow large-scale development in Lā'ie. There are already 725 visitor units to be allowed at Turtle Bay Resort with an additional daytime population of 4,400 per the SEIS, which is an estimated 12 year build out on our two-lane road that is eroding into the sea. It is a one-lane road frequently due to emergency and scheduled bridge repairs, etc. All resort development additional populations do not count in the OGP's 1 or 1.4% growth for Ko'olauloa. Only permanent residential housing is counted. "Facilitate the development of the following secondary resort areas: Ko 'Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley~~, and Lā'ie~~."	See response #182	**184**

25	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete “Mākaha Valley”, in light of the lack of opportunity for community input and the total deficiency of infrastructure to accommodate a resort. “Facilitate the development of the following secondary resort areas: Ko ‘Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, ~~Mākaha Valley,~~ and Lā‘ie.”	See response #182	**186**
30	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete: “and Laie” and add “and” between “Ocean Pointe/Makaha Valley.” “Facilitate the development of the following secondary resort areas: Ko ‘Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, and Mākaha Valley~~, and Lā‘ie~~.”	See response #182	**187**
33	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Change “Facilitate” back to “Manage.” The proposed change from “manage” to “facilitate” encourages inappropriate development outside the primary urban area and provides a justification for intruding in currently undeveloped areas. This will necessitate further investment of scarce taxpayer resources on infrastructure in rural areas. Given that $8 billion is being invested on infrastructure in order to concentrate development on the Leeward coast, encouragement of development in the rural area is misguided. Moreover, encouraging such increased visitor activity in the Country will place further stresses in areas that have already reached their capacity. “Manage ~~Facilitate~~ the development of the following secondary resort areas: Ko ‘Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lā‘ie.”	See response #182	**188**
36	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). The Plan should not newly designate Lā‘ie as an official resort area for O‘ahu.	See response #182	**189**
41	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). This requires transportation improvement as support.	Comment noted.	**190**
54	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Remove Lā‘ie from the list of designated resort areas. There is no public good from allowing resort development at Lā‘ie. Investors will profit at the expense of residents who will bear the degradation of public services, quality of life and rural lifestyle, added traffic delays and congestion, loss of open space, and changes to the environmental and natural qualities along the coast. Lā‘ie is not suitable for resort development, it is just too far.	See response #182	**191**
55	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). This policy identifies Lā‘ie as a secondary resort area, commensurate with Turtle Bay. Lā‘ie is the most distant point on O‘ahu from the main tourist hub of Waikīkī; accessible from Kamehameha Highway via already traffic-saturated Kahekili Highway or the North Shore which is also traffic-saturated in winter and on weekends. Further development at Turtle Bay plus the planned expansion of BYUH enrollment will worsen traffic delays for those who live in Ko‘olauloa. As Turtle Bay has shown, creating an employment center for minimum wage jobs in Lā‘ie will not reduce traffic demand; new visitors will far outnumber new, local employees. Malaekahana is one of the last “wild” beaches on Oahu, bounded mauka by woods, with pounding surf and off -shore islands makai. A resort across the road from these “wild” beaches would lead to their being further degraded by crowding, tramping over coral shallows to visit offshore islands, and displacement of local beach users; there is insufficient access and sanitary facilities to handle resort level numbers of visitors. to make it suitable would completely change the character of these beaches.	See response #182	**192**

56	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Opposes resort designation for Lā‘ie and any decision that will change this rural area into a city. Lā‘ie does not have the infrastructure to support a city way out on a two-lane road. It would be irresponsible to open this area to development given the condition of existing infrastructure: electric outages are frequent, brown water alerts occur every time it rains hard, wastewater is seeping into nearshore areas, Lā‘ie floods all the time from over- paving, there is no trauma center, no hardened hurricane shelters, a lack of police and fire services.	See response #182	**193**
58	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Is there sufficient infrastructure and water to service these areas? West side resorts should be limited due to traffic and lack of water. If certain districts cannot provide sufficient resources for themselves, development should be restricted.	See response #182	**194**
71	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete Turtle Bay Resort and Lā‘ie as secondary tourist destinations; it is not consistent with other plan objectives that seek to mitigate the negative effects of global warming and to protect the environment. This area has been planned to accommodate 1% or so of O‘ahu’s population; the roads and infrastructure are inadequate to maintain higher density. The surrounding community boards (except Lā‘ie) and most of the neighborhood boards oppose this proposed development.	See response #182	**195**
72	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete this policy. Further development in these other resort areas will destroy the very thing that makes them desirable places to visit and why tourists pay money to travel here. Don’t destroy the geese that lay the golden eggs. “~~Facilitate the development of the following secondary resort areas: Ko ‘Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and La‘ie.~~”	See response #182	**196**
84	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). The Plan should not newly designate Lā‘ie as an official resort area for O‘ahu.	See response #182	**197**
103	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Strongly opposed to any attempts to facilitative further development of secondary resort areas at Turtle Bay Resort or in Lā‘ie. Plan should instead strengthen the emphasis of the preservation of existing agricultural lands and preservation of rural spaces and character, with a focus on the need for affordable housing for local residents.	See response #182	**199**
83 and 36	ROW 91. CHAPTER II, Objective B, Policy 7 deleted (page 27). It’s not possible to have a resort without infrastructure. Is this another veiled reference to significantly expanding TVUs? The Plan should not create new allowances for alternative accommodations, such as vacation rentals, in non-resort areas throughout O‘ahu.	See response #182	**200**
72	ROW 91. CHAPTER II, Objective B, Policy 7 deleted(page 27). Retain this policy. It correctly and clearly provides a way to achieve our aspirations for a desirable and sustainable quality of life on O‘ahu. “Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.”	Comment noted. Revised Policy 3 of the same section covers all areas on O‘ahu, not just primary or secondary resort areas.	**201**
14	ROW 93. CHAPTER II, Objective B, Policy 9 (page 27). Replace “high-quality visitor experience” with “good quality of life for everyone on O‘ahu” “Encourage physical improvements, social services and cultural programs that contribute to a good quality of life for everyone on O‘ahu ~~high quality visitor experience~~.”	See response #163	**203**

13	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy with the following: "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~. Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents."	The City and County must respond to changing technologies and behaviors when their effects widely impact established regulatory policies. This draft policy is meant to open the conversation to individual communities and public processes on how best to address small scale accommodations and look at effective enforcement options for those choices. The draft policy has been edited as follows: "Policy ~~10~~11. ~~Permit~~ Consider small-scale community-oriented visitor accommodations in non-resort areas ~~as warranted by market demand~~, with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively."	**204**
14	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy to ensure that the General Plan remains true to its directed growth policy by ensuring that residential communities remain residential for Oahu's residents and to prevent the conversion of residential communities into defacto resorts. The General Plan is a long-range directed growth-planning document whose policies, objectives and goals are not driven by market demand. Also, a major part of the directed growth pattern for O'ahu is the designation of resort areas. ~~"Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."~~	See response #204	**205**
16	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Resolution adopted by the Board on April 6, 2017 indicates strong objection to this policy, community hotels, alternative lodging, and the legalization of B&Bs and TVUs in residential neighborhoods. Board objects to allowing TVRs or any visitor accommodations in non-resort areas, and requests that DPP enforce the law against illegal B&Bs and TVUs.	See response #204	**206**
19	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes this policy and any measure to legitimize or permit commercial lodging in residentially-zoned neighborhoods and take homes out of the residential market. Vacation units and commercial businesses do not belong in residential neighborhoods, and add to the housing shortage, escalating home prices, noise, traffic, on-street parking demand, and strangers in neighborhoods. There are numerous illegally operating TVU's in Aina Haina. More effort is needed to enforce current zoning laws and effectively close illegal vacation rentals. Any proposed policy must increase DPP's enforcement capacity. Too much of the burden of identifying illegal businesses has been placed on neighbors.	See response #204	**207**
20	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Do not add to the illegal vacation rental problem. The City has zero enforcement power and our neighborhoods are already gone. Our resources are stretched beyond capacity, and all HTA does is bring more and more people with no infrastructure.	See response #204	**208**

27	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes short term vacation rentals in residential-zoned, non-resort areas. The DPP has not shown the ability to enforce the rules on offenders, only 7 citations in District 23 which has over 1100 known TVU's. More of them is not desirable whether visitors want them or not. "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**209**
29	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy. Allowing the expansion of visitor lodging into non-resort zoned areas throughout the island is an incompatible land use that threatens the housing supply and the essential character and quality of life of residential, rural and agricultural communities. (See Position Paper for background on history and impacts). "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**210**
31	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). We object to the statement as presently worded. We understand that there is some level of market demand for "small-scale community-oriented visitor accommodations in non-resort areas," which we understand to mean home and condominium vacation rentals and other transient accommodations for visitors in areas that are not presently zoned/permitted for hotel/resort/transient accommodations uses, and that in some cases permitting such uses may be beneficial to the City and County overall. However, we do not believe that market demand should be a material factor in any such permitting. We believe instead that the relevant factors should be at least all of: community input; change in nature of community; impact on public improvements and service needs; impact on availability of affordable housing for residents; subjection of permitted uses to fees, taxes, ordinances, regulations and all other government requirements applicable to other hotel/resort uses; full public transparency of all such permitted uses and of means to identify non permitted uses; and availability and full funding of review and enforcement mechanisms to identify and prosecute unauthorized uses.	See response #204	**211**
32	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The city needs direction from the General Plan - not the direction to create more problems, but the direction to solve them through effective enforcement. The City has consciously decided to make itself incapable of "enforce effectively" and must be given that direction through the General Plan. Thousands of "community-oriented visitor accommodations" already exist in the form of illegal vacation rentals across O'ahu - recent studies reveal 8,000+ on Oahu. If there is no effort to "enforce effectively" against these, then there is certainly no reason to permit more. Replace this policy with the following: "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~. Effectively enforce the law forbidding short-term rentals in residential neighborhoods to bring down rental and housing prices for O'ahu's residents, restore livability to residential neighborhoods, reduce tourism resentment, aid the revenue-generating legitimate hotel industry with its providers and workers then study the need for very limited community-oriented visitor accommodations."	See response #204	**212**
36	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The Plan stated focus on Waikiki so there's no worry about increased infrastructure. This policy will allow proliferation of visitor accommodations outside of Waikiki and the other already designated resort areas on O'ahu.	See response #204	**213**

27 and 37	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes short term vacation rentals in residential-zoned, non-resort areas. The DPP has not shown the ability to enforce the rules on offenders, only 7 citations in District 23 which has over 1100 known TVU's. More of them is not desirable whether visitors want them or not. "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**214**
39	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). KCH objects to revisions that allow transient vacation rentals (TVRs) in TODs or anywhere, permit visitor accommodations in non-resort areas, or utilize our unique natural environment, which should stay natural. Revisions would allow short-term vacation rentals in TODs, permit small-scale community-oriented visitor accommodations in non-resort areas, and use our unique natural environment by creating and promoting recreational venues for keiki and kupuna and for kama'aina and malahini (tourists/visitors). There are different terms used in Hawai'i to identify short-term vacation rentals, including TVRs, transient vacation units, individual vacation units, and vacation rental units. This policy has the potential to turn our communities into transient accommodation living areas, and the term "small-scale" is not defined.	See response #204	**215**
40	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Objects to Policy 10's attempt to open the door to ILLEGAL BnBs. Enforce effectively the laws regarding these Illegal BnBs. Please do something to curb these illegal BnBs. I am frustrated, distressed, and often angry that many houses in my neighborhood are illegal BnBs. A large number are separate structures, with landlords who live off-island. No tax revenue comes from them, long-term rentals hardly exist anymore in this neighborhood, not to mention the increased noise, traffic, trash, and general confusion that stem from having so many short-term vacation renters in our neighborhood.	See response #204	**216**
41	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). B & B licensing is needed.	See response #204	**217**
42	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). YES!! FINALLY a sensible proposal!!	See response #204	**218**
43	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Address the issue of vacation rentals from the point of view of a sustainable future for the residents of Hawai'i. Residents should be able to purchase a home for non inflated (BUISINESS) prices and continue living in Our Home we call Hawai'i. Vacation rentals are negatively affecting affordability, family and sustainability. Impacts include increased property values, decreased supply of long-term rentals, changing neighborhood demographics (pushing locals out), loss of a safe neighborhood where you know your neighbors, and loss of community. "Effectively enforce the current ban vacation rentals and bed & breakfasts in residential neighborhoods to allow Hawaii's RESIDENTS and their keiki to live among RESIDENTS in a RESIDENTIAL neighborhoods ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively.~~"	See response #204	**219**
45	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). NO TVUs (Illegal Vacation Rentals) should be allowed in O'ahu. NO TVUs in residential nor TOD areas. NO small-scale community-oriented visitor accommodations in non-resort areas. The rapid growth in TVUs are pushing Local Families out of their rental homes.	See response #204	**220**

47	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."~~ DPP has been unable to "enforce effectively" the existing ban on the more than 8,000 illegal vacation rentals on O'ahu. To enforce effectively, all advertisements for these rentals should carry a TAT or a registration number. Such a number would allow DPP to identify illegal rentals and put them out of business while allowing legal ones to continue.	See response #204	**221**
48	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The short term market on North Shore is an important part of North Shore business. The North Shore has a history of short term rentals and only recently has this business been refined and is in high demand. Last year, it was responsible for over 50% of Haleiwa's evening restaurant trade and provided lucrative employment for over 400 individuals. Turtle Bay Hotel and Local 5 are trying to eliminate competition for their condominiums. Pass this so we can legally control short term rentals.	See response #204	**222**
49	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Either DO NOT include this policy, or modify it to emphasize the community concern that zoning regulations be enforced by County action. The language "...as warranted by market demand" is justification for allowing illegal activity to continue and expand, and opens the door to permitting what is already illegal and a blight on our neighborhoods: short-term "hotel" accommodations in residential zoned areas.. The majority of "community input" that favors permitting are individuals who have been exploiting residential areas—with relative impunity—for financial gain for many years, with detrimental consequences including increased property prices and taxes, increased disturbance to residents, and decreased availability of long-term rentals. The County has consistently demonstrated an almost absolute, obdurate inability to "enforce effectively" existing zoning ordinance related to these illegal accommodations. This failure renders the proposed Policy 10 absurd unless and until the "ability" can be demonstrated.	See response #204	**223**
50	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy as follows: "Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods in order to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."~~	See response #204	**224**
52	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy in its entirety. The last thing needed is more tourists in our neighborhoods, less housing units for local residents, and more homelessness. DPP is unable to currently enforce the rules prohibiting short term rentals. I have been reporting illegal rentals in my neighborhood for years and several still exist. Provide effective enforcement of the existing illegal rentals before even entertaining adding to our problems. There will always be a market demand as it cost a lot less for food and lodging than staying in a hotel, and the landlord makes a lot more than renting long term.fds	See response #204	**225**

53	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Do not let illegal vacation rentals convert our residential neighborhoods into visitor areas. A neighbor has been operating a rental for years. DPP sent out an inspector, and the "guests" were coached to say that they are family. This is unfair, socially irresponsible, and disturbing.	See response #204	**226**
54	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Increased transient or vacation rentals should only be allowed with community consent or limited to Waikīkī, and banned in rural areas. Illegal vacation rental have corrosive effects on surrounding homes. Rentals are out of hand, and depleting the sense of community in many areas of O'ahu. Major limits are needed, with strict enforcement and penalties. Communities need "veto" power for irresponsible vacation rentals in their areas (ability to vote them out of their permit if not responsible).	See response #204	**227**
57	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). DPP has not been able to enforce the current restrictions on B&Bs and TVUs. Replace this policy with the following: "Require enforcement of the ban on B&Bs and TVUs in residential neighborhoods to increase the supply of long-term residential rentals, reduce housing costs, and promote family oriented neighborhoods ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**228**
59	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). This is the only sensible thing to do.	See response #204	**229**
60	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy. It undermines the goals in the Plan's Introduction that state the importance of sustainability and social equity (ROW 14, page 8), and an economic base resilient to changes in global conditions (ROW 71, page 25). Tourism is not resilient to changes in global conditions. Commercial rentals in residential neighborhoods remove much needed housing from local availability, and invites investor speculation that raises the prices of existing homes for locals.	See response #204	**230**
62	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports proposed revision as a welcome step towards resolution of legalizing vacation rentals. Many local families/homeowners trying to maintain their homes are operating owner/operator controlled services or B&B's to make ends meet. They operate with both GE and TAT licenses, and although they are paying all of the appropriate taxes, they remain unpermitted. This differs from greed-driven investors (both local and offshore) running uncontrolled and unsupervised internet-marketed, home rentals in beachfront communities and neighborhoods. Owners support a reasonable permitting process to allow them to operate, and welcome the opportunity to participate in the process.	See response #204	**231**
63	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Complaints against vacation rentals and proposed condotels in residential neighborhoods are not just because they are illegal, but because we do not want to live next door to hotels. We bought homes in residential zoning because we want to live among neighbors, not tourists. Vacation rentals are commercial businesses that change the residential character of the neighborhoods and reduces O'ahu's housing and rental supply which drives up housing and long-term rental prices.	See response #204	**232**
66	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy with the following: "Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**233**

67	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes the rampant, out-of-control increase of vacation rentals in Koʻolauloa. Kamaʻaina are priced out of local rentals, replaced by upgraded B&B rentals, majority being illegal and owned by absentee landlords. It goes beyond just making a living, but is biggest bang for their buck. There are no more keiki playing on the beach front roads. They can no longer afford a home in paradise.	See response #204	**234**
68	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Enforce current laws which do not allow tourist accommodations in neighborhoods. We are being inundated with tourists, creating a shortage of rentals that local families could use. Enough, already!!	See response #204	**235**
70	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy with the following: "Encourage tourists to seek accommodations in Waikīkī or at Secondary Resort areas. Discourage small-scale community-oriented visitor accommodations ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~." There is a severe shortage of affordable rentals for residents and a significant increase in B&B/IVUs. The general welfare of the people of Oʻahu needs to be addressed with providing access to affordable housing. Transient rentals are associated with noise, traffic congestion and loss of community character.	See response #204	**236**
71	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Unlicensed transient accommodations should be dealt with by our legislature. Sneaking this policy into a critical planning document goes against citizens' rights to consider whether these accommodations should be in their communities, and makes it appear that the community gives their permission to move forward. This is inappropriate and should be decided by legislators.	See response #204	**237**
75	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy. Keep our residential areas residential. Transient vacation rentals turn local neighborhoods into tourist destinations, change the character of home environment, and betray those who purchased homes in residential-zoned areas. Using the General Plan as a zoning tool will lead to distrust of government and exacerbate the polarization within our local communities.	See response #204	**238**
76	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). This policy undermines the goals of residential zoning - to keep residential areas for residents. Keep resort activities in resort areas, and tax accordingly. Do not make residents compete with businesses for limited residential property, and do not make existing residential property owners pay taxes elevated by inflated prices that business with high expected cash flows are willing and able to pay. "Enforce existing zoning regulations and maintain the residential property stock for residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**239**

34	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). This is a contradictory policy that flies in the face of O'ahu's established local communities and contributes to the deterioration of the local quality of life. It opens the floodgates to market-demand visitor intrusion and impacts in non-resort areas. This policy also contradicts with several other policies in the Plan, including: Chapter II, Objective B, Policies 1 and 3 (ROWS 81 and 83, page 26); and Chapter IV, Objective A, Policy 11 (ROW 170, page 36). Replace with the following; "Effectively enforce established restrictions on tourist vacation rentals and bed & breakfast operations in O'ahu's residential neighborhoods to ensure that rental and housing prices are kept within reach for O'ahu's residents and their families ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively.~~"	See response #204	**240**
77	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes this policy.	See response #204	**241**
78	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Vacation rentals are destroying our communities. Every vacation rental is a displaced family. The homeless problem is directly related to the explosion of vacation rentals. "Effectively enforce the current ban on vacation rentals and bed &breakfasts in residential neighborhoods to ensure that we continue to have residents in our neighborhoods ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively.~~"	See response #204	**242**
79	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Tourists in residential neighborhoods are destroying the social fabric of our towns and cities. "Effectively enforce the current ban on vacation rentals and bed &breakfasts in residential neighborhoods so families in our communities can find affordable houses to rent and purchase ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively.~~"	See response #204	**243**
80	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Stop dancing around the issue and close down illegal vacation rentals. It's time to not worry about tax money the government might get if these owners were paying on their income, which they are not.	See response #204	**244**
81	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports the proposed revision; thank you for a reasonable approach.	See response #204	**245**
83	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports the proposed revision as a welcome step towards resolution of legalizing vacation rentals. Many local families/homeowners trying to maintain their homes are operating owner/operator controlled services or B&B's to make ends meet. They operate with both GE and TAT licenses, and although they are paying all of the appropriate taxes, they remain unpermitted. This differs from greed-driven investors (both local and offshore) running uncontrolled and unsupervised internet-marketed, home rentals in beachfront communities and neighborhoods. Owners support a reasonable permitting process to allow them to operate, and welcome the opportunity to participate in the process.	See response #204	**246**
84	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The Plan stated focus on Waikīkī so there's no worry about increased infrastructure. This policy will allow proliferation of visitor accommodations outside of Waikīkī and the other already designated resort areas on O'ahu.	See response #204	**247**

85	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). There is a significant shortage of housing on O'ahu, and allowing further development of residential neighborhoods into vacation rentals is counterproductive to the survival of communities and affordable housing. Replace this policy with the following: "Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**248**
86	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). DPP refuses to or is ill-equipped to enforce the ban on the 8,000+ illegal vacation rentals. Enforce existing laws and shut down illegal hotel operations. Replace this policy: "Effectively enforce the current ban on short-term vacation rentals in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~." In regards to proposed permitting caps referenced above, caps should be for each Neighborhood Board sub-district, where combined B&B and TVR permits are held at less than 0.003 of residential properties and permitting requires consent of all property owners within 75 feet of the property seeking the non-conforming use permit. Permits should be subject to periodic renewal and at each renewal, property owners within 75 feet should have the opportunity to withdraw consent resulting in denial of a renewed permit. This would incentivize operators to be good neighbors! We have lived in our home for 40+ years, between one legal and one illegal vacation rental. Both are owned by off-island owners. Both detract from the quality of life for neighbors. It's common for renters to host large parties that bring service trucks to deliver tables, chairs, tents, caterers, musicians for events, and lots of party goers departing late at night. The City has cited illegal operation more than once, but rentals continue. With the huge income they derive, there is little reason to be deterred unless there is a significant consequence.	See response #204	**249**

87	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Stand up for residents, save our neighborhoods, and DO NOT add this policy to the Plan. It will encourage more and make an already out-of-control situation worse. Replace this policy: "Permitting small-scale community-oriented visitor accommodations in non-resort established residential areas should be very limited as this short-term transient use is non-conforming, i. e. inconsistent with residential zoning and is divisive and known to have significant social, economic (costs) impacts on the resident population of Honolulu. Until proven effective enforcement measures are adopted and the vast number of illegal transient vacation units are stopped and returned to the inventory of long term residential use, no new permitting should be allowed. Preservation and protection of Oahu's very limited residential inventory and the highly valued residential quality of life should be of the highest priority. After enforcement has been proven effective and illegals have been brought under control, permitting caps should be established in each neighborhood and neighboring property owners (within 75 feet who will be impacted most) should be given a approval/disapproval role in the permitting and permit renewal process. ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~." In regards to proposed permitting caps referenced above, caps should be for each Neighborhood Board sub-district, where combined B&B and TVR permits are held at less than 0.003 of residential properties and permitting requires consent of all property owners within 75 feet of the property seeking the non-conforming use permit. Permits should be subject to periodic renewal and at each renewal, property owners within 75 feet should have the opportunity to withdraw consent resulting in denial of a renewed permit. This would incentivize operators to be good neighbors! We have lived in our home for 40+ years, between one legal and one illegal vacation rental. Both are owned by off-island owners. Both detract from the quality of life for neighbors. It's common for renters to host large parties that bring service trucks to deliver tables, chairs, tents, caterers, musicians for events, and lots of party goers departing late at night. The City has cited illegal operation more than once, but rentals continue. With the huge income they derive, there is little reason to be deterred unless there is a significant consequence.	See response #204	**250**
88	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). In the past few years, two neighbors on Kainui Drive have added substantial additions; both are conducting illegal short term rental operations. Issues with such businesses include cars parked on the street, large numbers of people, the owner not living there, additional strains on sewer facilities, additional trash (triple the number of most single family homes), and the commercialization of the neighborhood and the inability to "police." There is nothing to actually implement regulation.	See response #204	**251**
89	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Do not permit vacation rentals in non-resort areas. It is important to quality of life that residential neighborhoods be kept residential. The daily life and needs of working residents differ from those on vacation. From personal experience of living in Waikiki, living next to visitors is wearing and can lead to tensions, as working residents need sleep and quiet.	See response #204	**252**

90	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Visitor accommodations (B & Bs, vacation rentals, corporate retreats, community hotels or any other "alternative" lodging) are not compatible with residential neighborhoods. They are not desirable neighbors, do not contribute to the quality and character of life valued in residential communities, and deny conforming property owners the right to quality of life and the value of their property. Families want stability—not strangers next door, businesses and vacant homes next to us, visitors partying on work/school nights, increased congestion from cars parked on the street, or decreased property values. Transient guests *do not support* what creates a community. A community is relatively stable, with a permanent life where social relations between people are established and a genial feeling evolves. It involves knowing and interacting with neighbors, children attending local schools, and residents familiar with a daily schedule. I bought my home with the expectation the character of the area will remain residential. Do not put owners like me in a position of having to enforce my rights against a misled neighbor. Keep neighborhoods residential and protected from mixed uses, including businesses operating as alternative visitor accommodations.	See response #204	**253**
91	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). This is bad economic policy. Rents in Kailua are outrageous. Allowing the limited space we have to be rented out as visitor accommodations is a terrible idea. This is an island-wide problem as the housing pressure on some areas of the island has spread throughout O'ahu. We need to "effectively enforce" current laws on the illegal vacation rentals. "Enforce the current laws on vacation rentals in residential neighborhoods for the positive economic policy of having affordable housing for the residents of O'ahu ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~.""	See response #204	**254**
92	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Policies speak of providing affordable homes and rentals, yet permits small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand. The market will demand until there are no residential areas left for anyone to afford. Will our educators, safety workers and business people commute from other islands? "Ability to enforce effectively" is not happening now. Allowing visitor accommodations in nonresort areas will increase the need in a system already unenforced, and cause even more degradation of our neighborhoods. " Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**255**
93	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes short-term commercial rentals in residentially zoned neighborhoods. The policy enhances the quality of the visitor experience at the expense of residents' well-being and quality-of-life. (See comments for attachments in opposition to the policy: (1) April 11, 2013 comments on the Draft General Plan, (2) letter to Mayor Mufi Hannemann (December 17, 2008), and (3) letter to Councilman Ikaika Anderson (January 30, 2015).	See response #204	**256**

94	ROW 395. CHAPTER II, Objective B, Policy 10 (page 27). The City has not demonstrated the ability or the willingness to "enforce effectively" non-approved visitor accomodations in non-resort areas. What will be done to rectify this situation so that this policy becomes meaningful for residents?	See response #204	**257**
95	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Allow short term vacation rentals in neighborhoods.	See response #204	**258**
27 and 96	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes short term vacation rentals in residential-zoned, non-resort areas. The DPP has not shown the ability to enforce the rules on offenders, only 7 citations in District 23 which has over 1100 known TVU's. More of them is not desirable whether visitors want them or not. "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**259**
97	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Remove this policy. As written, it implies visitor lodging could be allowed in residential, agriculture and conservation land, which would clearly contradict other policies that are designed to protect residential, agriculture and conservation zoning and their respective purposes. The current Plan controls tourism sprawl. It's a dangerous slippery slope to introduce visitor lodging into every part of the island, especially when O'ahu is facing a housing shortage of over 25,000 homes in the next 10 years. This new policy could increase the housing shortage by converting homes and long-term rentals into mini-hotels. What are our priorities—providing housing for local residents or increasing tourism to unsustainable levels?	See response #204	**260**
98	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Current enforcement has been ineffective. DPP should be given greater powers to enforce the current laws now. See if thousands of illegal renters now can be reigned in, and then discuss changes. "Enforce the current ban on short term rentals and illegal B&Bs for a prolonged period of time to determine its potential benefit on the current house shortage. Confirm a robust enforcement mechanism is in place. Consider changes later on ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**261**
100	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes this policy because we need commercial-free neighborhoods. Current laws banning vacation rentals and bed & breakfasts in residential neighborhoods need to be enforced in a more timely manner than currently is done.	See response #204	**262**
101	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Tighten up language on vacation rentals and enforcement. Neighbors are the best first line of defense and should be able to instigate enforcement. Penalties should be very stiff. Vacation rentals do not belong in residential neighborhoods as they negatively impact residents. Supports newer hotels in Lā'ie and Kapolei. They fill an important need and should be considered in other communities. They should be in commercially zoned areas so as to minimize the impact on neighborhoods.	See response #204	**263**

102	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). *NO NO NO.* Do not propose added accommodations when we cannot enforce existing codes and regulations. Let the hotel industry take care of the market demand. Stop the intrusion of vacation renters in our residential, family neighborhoods.	See response #204	**264**
104	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes this policy.	See response #204	**265**
105	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports a variety of regulated visitor accommodations as stated in the proposed policy. The hotel lobby wants to keep island residents as low-paid workers for their profit. Hawai'i relies on tourism and many visitors do not like staying in hotels and are looking for more authentic experiences outside of tourist zones. If we ignore this demand, we will lose out as a state.	See response #204	**266**
106	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Objects to opening the door to ILLEGAL BnBs. Enforcement of illegal BnBs is needed. My entire street is illegal rentals (most are separate structures, off-island landlords, and properties were removed from the long-term rental inventory), and it's impossible to find rentals here.	See response #204	**267**
107	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy with the following: "Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to encourage stability in our neighborhoods and bring down the cost of housing for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~." The City must effectively enforce the existing ban on vacation rentals and shut down the thousands of illegal rentals in operation. Vacation rentals destabilize neighborhoods and drive up the cost of housing for residents. O'ahu citizens cannot afford to allow vacation rentals in residential neighborhoods.	See response #204	**268**
99	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports permitting of certain types of vacation rentals in residential areas such as Kailua and the North Shore. There is a need for accommodations in these areas as seen by the demand. Rentals where the owner lives on the property and provides on-site parking differ drastically from rentals where the entire house is rented out and owners/ managers live off-site or on the mainland; the latter is where problems arise because neighbors are unable to contact owners. Rentals provide options for accommodations outside of Waikīkī, and allow families to afford their homes . Do not give into hotel industry lobbyists or the vocal minority who are against every type of vacation rental. Make it legal to operate a vacation rental with restrictions; permit those who are doing it right and pay their fair share of taxes.	See response #204	**269**
12	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The Board objects to revisions that allow transient vacation rentals (TVRs) in TODs or anywhere, permit visitor accommodations in non-resort areas, or utilize our unique natural environment, which should stay natural. Revisions would allow short-term vacation rentals in TODs, permit small-scale community-oriented visitor accommodations in non-resort areas, and use our unique natural environment by creating and promoting recreational venues for keiki and kupuna and for kama'aina and malahini (tourists/visitors). There are different terms used in Hawai'i to identify short-term vacation rentals, including TVRs, transient vacation units, individual vacation units, and vacation rental units. This policy has the potential to turn our communities into transient accommodation living areas, and the term "small-scale" is not defined.	See response #204	**270**

30	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Waialae-Kahala Neighborhood Board has repeatedly over the past passed resolutions opposing the proliferation of TVUs in residentially zoned neighborhoods and supporting better enforcement.	See response #204	**271**
72	ROW 97. CHAPTER II, Objective C, Policy 1 (page 27). Change back to original policy. The proposed change lessens the City's responsibility to preserve agriculture. Agriculture is a vital element for both a desirable *and sustainable* life on O'ahu. We don't have the luxury of assuming that we can import our food. That is very short-sighted and a recipe for disaster. "Assist the agricultural industry to ~~Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business,~~ ensure the continuation of agriculture as an important source of income and employment component of O'ahu's economy."	Comment noted. This policy does not propose any reduction of agriculture but instead encourages its expansion and continued success by recognizing that diversification, differing scales and innovation should be encouraged here as it is in many other sectors.	**272**
13	ROW 99. CHAPTER II, Objective C, Policy 3 (page 28). Add "and market places" to acknowledge actual sites and sites needed to promote local agriculture and erase "food deserts" – areas with limited access to food. There is no mention of either "markets" or "market places around the island – not even the City's successful Open Markets that have existed since the 70's. "Foster market and market places opportunities and increased consumer demand for safe, locally-grown fresh and processed agricultural products."	Comment noted. "Market opportunities" includes marketplaces.	**273**
30	ROW 99. CHAPTER II, Objective C, Policy 3 (page 28). Add to the end of the policy ", and encourage more local production for local consumption and food sustainability." "Foster market opportunities and increased consumer demand for safe, locally-grown fresh and processed agricultural products, and encourage more local production for local consumption and food sustainability."	Comment noted. Policy 2 calls to "make more locally-grown food available for local consumption."	**274**
41	ROW 99. CHAPTER II, Objective C, Policy 3 (page 28). This comment applies to ROWS 99-104, Policies 3-5 deleted. Keep AG land strips along rail view plane.	Comment noted.	**275**
14	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). Delete this policy. Issues concerning regulations belong in O'ahu's Development/Sustainable Communities Plans and other planning documents, not the General Plan. "~~Remove overly stringent and costly regulatory impediments that hinder a producer's ability to develop, market and distribute locally grown food and products.~~"	Policies regarding City and County regulatory are appropriate to the General Plan. See also response #277	**276**
33	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). Some regulation is indeed burdensome, especially for the farmers mentioned in Objective C, Policy 4. While an increase in local agricultural production is strongly supported, additional language is needed to clarify that this increased activity would not fly in the face of environmental impact, pesticide, water quality, and invasive species regulations.	Concur that the previous language of the policy was overly broad. The policy is in support of streamlining duplicative processes and simplifying administrative systems. The policy has been updated to: "~~Remove~~ Streamline the implementation of ~~overly stringent and costly regulatory impediments~~regulations to enhance ~~that hinder~~ a producer's ability to develop, market, and distribute locally grown food and products."	**277**
36	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). Policy is vague. What does it mean? Are there examples?	See response #277	**278**

34	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). This policy appears to have been induced by large corporate agricultural interests engaged in the mass production of certain crops enhanced by toxic chemicals percolating into the groundwater, pervading our healthy and fresh island air, and climbing the food chain onto our tables. Revise as follows: "Establish regulatory requirements to ensure safe growing conditions and production, ~~Remove overly stringent and costly regulatory impediments that hinder a producer's ability to developm,~~ marketing, and distribution of ~~distribute~~ locally grown food and agricultural products."	See response #277	**279**
84	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). Policy is vague. What does it mean? Are there examples?	See response #277	**280**
72	ROW 102. CHAPTER II, Objective C, Policy 4 deleted (page 28). Retain this policy, with revisions. How can we expect to implement the aspirations outlined in this chapter without sufficient agricultural lands? Are we trying to open up our agricultural lands for urban development? We cannot import all of our food on the hope that there is not a war or oil crisis that would prevent food from being delivered to the island. We need to have some base of agriculture and food security on island. "Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of ~~sugar and pineapple as viable industries~~ large-scale agricultural activities that are vital for food security on O'ahu."	Comment noted. Geographic references were dropped from the draft agricultural policies because they are inclusive of all agricultural lands on O'ahu. Objective C policies address protections, availability, and infrastructure for agricultural lands.	**281**
14	ROW 103. CHAPTER II, Objective C, Policy 5 (page 28). Change this policy back to the original Policy 5 that is being deleted. This policy does not acknowledge the existence of small farms along the Windward, North Shore and Wai'anae coasts. Deleting these areas makes it seem like it is not an objective or policy to protect farms and farming along these coasts. "Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for ~~Promote small-scale farming activities and other operations, such as~~ truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture ~~taro-growing and subsistence farms~~."	See response #281	**282**
72	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Retain this policy for the reason in ROW 97 and ROW 102 above. "Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture."	See response #281	**283**
13	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Retain this language in this Objective C section (this relates to maintaining agricultural land along the Windward, North Shore, and Wai'anae coasts).	See response #281	**284**
22	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Replace the revised Policy 5 with the original policy that is being deleted. It emphasizes the importance of agriculture to O'ahu provided by rural districts. "Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for ~~Promote small-scale farming activities and other operations, such as~~ truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture ~~taro-growing and subsistence farms~~."	See response #281	**285**
27 and 37	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Keep this language that supports farms and farming along the windward, North Shore, and Wai'anae coasts. We support the protection of all farms from urbanization, not just IAL designated land.	See response #281	**286**
74	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Keep language supporting farms and farming along the windward, North Shore, Wai'anae coasts in the original Plan.	See response #281	**288**

103	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Retain the original policy that is being deleted. This deletion is interpreted as an attempt to extend the Urban Growth Boundary beyond that established in the 1992 General Plan or to allow for the rezoning or repurposing of existing agricultural lands. Any attempts to reduce, rezone or repurpose existing agricultural lands will be met with strong opposition. "Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for ~~Promote small-scale farming activities and other operations, such as~~ truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture ~~taro-growing and subsistence farms.~~"	See response #281	**290**
13 and 30	ROW 105. CHAPTER II, Objective C, Policy 6 (page 28). Delete "…high quality" in reference to agricultural lands. "Encourage landowners to actively use ~~high-quality~~ agricultural lands for agricultural purposes."	Concur that all designated agricultural lands should be encouraged to remain in agricultural use. The edit has been made: " Policy ~~6~~7. Encourage landowners to actively use ~~high-quality~~ agricultural lands for agricultural purposes."	**291**
72	ROW 106. CHAPTER II, Objective C, Policy 6 deleted (page 28). Retain this policy for the reason in ROW 97 and ROW 102 above. "Encourage the more intensive use of productive agricultural land."	Comment noted. The substance of this policy is already included in draft Policy 7 (now draft Policy 8).	**293**
13	ROW 107. CHAPTER II, Objective C, Policy 7 (page 28). Delete "with high-quality productivity potential" in reference to agricultural production. "Encourage landowners to permanently preserve agricultural land ~~with high quality productivity potential~~ for agricultural purposes."	Comment noted. This policy is particularly concerned with encouraging permanent retention of known high-quality agricultural lands for agriculture. See also the revision to draft Policy 7 (response #291).	**294**
34	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Revise as follows: "Prohibit the development and urbanization of all ~~high-value~~ agricultural land located within and outside the City's growth boundaries."	Comment noted. Lands within growth boundaries are those that are designated for allowable future development. Any agricultural-zoned land within the growth boundary that seeks a change in designation would still need to go through the rigourous and public zone change process.	**295**
74	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Protect all farms from urbanization, not just IAL designated land.	See responses #295 and #298	**296**
72	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Add "within City's growth boundaries." Food security is too important to skirt around. "Prohibit the urbanization of high-value agricultural land located within or outside the City's growth boundaries."	See response #295	**297**
13	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Delete "high-value" in reference to agricultural land. "Prohibit the urbanization of ~~high-value~~ agricultural land located outside the City's growth boundaries."	Change made. It is already the City's policy to prohibit urbanization of agricultural lands outside of the City's growth boundary.	**298**
14	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Replace "high-value" with "all." The Board supports prohibiting against urbanizing agricultural land. It should be a policy that all farms are protected from urbanization. Also, "high quality" is subjective and does not belong in the General Plan. "Prohibit the urbanization of all ~~high-value~~ agricultural land located outside the City's growth boundaries."	Comment noted. "High-quality" or "high-value" is determined by scientific soil classification type.	**299**
22	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Delete "high-value" in reference to agricultural land. The growing demand for agricultural land will only increase the value of all agricultural land. "Prohibit the urbanization of ~~high-value~~ agricultural land located outside the City's growth boundaries."	See response #298 and #299	**300**

27	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). KCA supports the protection of all farms from urbanization, not just IAL designated land.	See responses #295 and #298	**301**
27 and 37	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). KCA supports the protection of all farms from urbanization, not just IAL designated land.	See responses #295 and #298	**302**
30	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Delete "high-value" in reference to agricultural land. "Prohibit the urbanization of ~~high-value~~ agricultural land located outside the City's growth boundaries."	See response #298	**303**
27 and 96	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Supports the protection of all farms from urbanization, not just IAL designated land.	See responses #295 and #298	**304**
34	ROW 113. CHAPTER II, Objective C, Policy 11 (page 29). Revise as follows: **"**Provide plans, incentives, and strategies to ensure the affordability of agricultural land for local farmers."	Comment noted.	**305**
58	ROW 116. CHAPTER II, Objective C, Policy 14 (page 27). Every farmer should have the right to farm, but what does right-to-farm laws mean? Delete this policy if it means right to spray pesticides and potentially poison ground water and air. We should be encouraging clean and healthy agricultural practices.	Comment noted. Right-to-farm laws seek to protect farmers with existing and standard operations in rural areas from nuisance complaints from new urban development and uses. This can be sometimes be avoided altogether as the draft policy suggests by ensuring adequate buffer zones. See Hawaii Revised Statutes 165-1 to 165-6 for reference. The DPP fully supports the use of environmentally sound farming methods (See Objective C draft Policy 9).	**306**
34	ROW 116. CHAPTER II, Objective C, Policy 14 (page 29). Delete this policy. "~~Protect the right to farm by enforcing right-to-farm laws and by imposing meaningful buffer zones~~." (see revised Policy 4, above)	See response #306	**307**
22	ROW 118. CHAPTER II, Objective C, Policy 16 (page 29). We fully support this revised policy because this recognizes open agricultural land as contributing both to food sustainability and resident/visitor quality of life experience. "Incorporate into planning documents the scenic value of agricultural lands as an open space resource and as a valuable tourist amenity, and plan ways to make associated rural communities be part of this desirable scenic resource."	Comment noted. For directness, the proposed policy has been edited as follows: "Policy ~~16~~17. ~~Incorporate into planning documents~~ Recognize the scenic value of agricultural lands as an open space resource and as a valuable ~~tourist~~ amenity~~, and plan ways to make associated rural communities be part of this desirable scenic resource~~."	**308**
36 and 84	ROW 118. CHAPTER II, Objective C, Policy 16 (page 29). Are we talking about food sustainability and growing food or again providing more activities to tourists?	Comment noted.	**309**
14	ROW 119. CHAPTER II, Objective D (page 29). Add a new policy to ensure that ocean resources are maintained in a sustainable manner. "Implement the practice of resting coastal waters to allow replenishment of sea life and resources."	Comment noted. Implementation actions are more suitable to a DP/SCP or functional plan.	**311**
94	ROW 120. CHAPTER II, Objective D, Policy 1 (page 29). This policy contradicts with Policy 3 (ROW 122, page 30). Policy 1 encourages the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems, while Policy 3 encourages the expansion of ocean recreation activities for residents and visitors. With continuing pressures to provide visitor experiences such as dolphin tours, snorkeling offshore, etc., the inherent ability to access these activities cross fishing grounds, disturbing patterns of fish behavior and thus impacting the ability of local fishermen to catch fish. There needs to be further evaluation of the impacts of expanding ocean activities for residents and visitors.	Comment noted. Draft Policies 1 and 3 are intended to communicate the expression of the revised Objective D : To use the economic resources of the sea in a sustainable manner. Draft Policy 3 has been edited to: Encourage the expansion of ocean recreation activities for residents and visitors in a sustainable manner.	**312**

30	ROW 122. CHAPTER II, Objective D, Policy 3 (page 30). Add "responsible and sustainable" before "ocean recreational activities." "Encourage the expansion of responsible and sustainable ocean recreational activities for residnes and visitors."	See response #312	**313**
34	ROW 122. CHAPTER II, Objective D, Policy 3 (page 30). This policy seems induced by ocean recreation entities engaged in exploiting O'ahu's nearshore ocean resources. Due to conflicts and controversies spurred by attempted ocean recreation expansion in Hawai'i Kai and Kailua waters, revise this policy to support only existing and allowable ocean recreation activities as overseen by DLNR. Revise as follows: "Support existing allowable ~~Encourage the expansion of~~ ocean recreation activities for residents and visitors."	Comment noted. Offshore waters within three nautical miles of the Oahu coastline are considered to be part of the City and County of Honolulu in terms of the applicability of objectives and policies in this General Plan. See response #312.	**314**
14	ROW 122. CHAPTER II, Objective D, Policy 3 (page 30). Delete this policy. Ocean water activities are the responsibility of the State and do not belong in the General Plan. ~~"Encourage the expansion of ocean recreation activities for residents and visitors."~~	See response #312	**315**
61	ROW 128. CHAPTER II, Objective E, Policy 4 (page 30). Add the following new policy: "Policy 5. Develop best practice maintenance standards for all City and County-owned properties to minimize lifecycle costs and provide (shovel-ready) jobs." This could also be added after ROW 254. CHAPTER VI, Objective A, Policy 12 by "extending the useful life and thereby reducing the energy inputs used for constructing buildings. "	Comment noted.	**316**
61	ROW 128. CHAPTER II, Objective G, Policy 3 (page 31). Add the following to Policy 3: "Policy 3.5. Designate areas near public transit for future moderate-scale TOD development, to be allowed when construction/economic activity falls below a pre-specified threshold."	Comment noted. The GP does not go into finer grained levels of zoning and land use implementation policies as in the proposed addition.	**317**
4	ROW 138. CHAPTER II, Objective G, Policy 4 (page 31). Change the following words for correctness, consistency and clarity: "Encourage the continuation of a high level of military-related employment both on and off base in the Joint Base Pearl Harbor – Hickam, Schofield Barracks / Wheeler Army Airfield, and Marine Corps Base Hawai'i areas ~~Hickam-Pearl Harbor, Wahiawā, Kailua-Kāne'ohe, and 'Ewa areas.~~"	Comment noted. The existing, less specific language is more appropriate to the General Plan. Specific facilities are cited at the DP/SCP level.	**318**
	III. Natural Environment and Resource Stewardship		
14	ROW 140. CHAPTER III, Objective A, Policy 1 (page 33). Delete "incompatible" because it is subjective and infers that some types of development will be compatible. "Protect O'ahu's natural environment, especially the shoreline, valleys, ridges and watersheds, from ~~incompatible~~ development."	Comment noted. The suggested edit is not appropriate because it makes the statement overly broad.	**319**
14	ROW 143. CHAPTER III, Objective A, Policy 4 (page 33). Add "sea level rise" after "water-recharge areas." This keeps with the new emphasis on climate change in the General Plan. "Require development projects to give due consideration to natural features and hazards, such as slope, inland and coastal erosion and flood hazards, water-recharge areas, sea level rise, and existing vegetation, as well as to plan for coastal hazards that threaten life and property."	Comment noted. No change is necessary because sea-level rise is included in "coastal hazards that threaten life and property." See also draft Policy 12 of the same section.	**320**
34	ROW 149. CHAPTER III, Objective A, Policy 10 (page 34). Revise as follows: "Increase public awareness, ~~and~~ appreciation, and protection of O'ahu's land, air, water resources."	Concur that the public has an important role to play in the protection of O'ahu's natural resources. The draft Policy has been edited to read: Increase public awareness, ~~and~~ appreciation and protection of O'ahu's land, air, water resources.	**321**

55	ROW 151. CHAPTER III, Objective A, Policy 12 (page 34). Resort development at Lā'ie contradicts this policy, regarding adapting to the impacts of climate change. Continued sea level rise will further jeopardize Kamehameha Highway, which is already subject to frequent closures from vehicle crashes, stormwater flooding, and wave inundation.	See response #182	**322**
34	ROW 152. CHAPTER III, Objective B (page 34). Revise as follows: To preserve and enhance natural landmarks and scenic views of O'ahu for the benefit of both residents and visitors as well as future generations."	The suggested change has been incorporated: "To preserve and enhance natural landmarks and scenic views of O'ahu for the benefit of both residents and visitors as well as future generations."	**323**
94	ROW 152. CHAPTER III, Objective B (page 34). This objective should be re-examined and worded more appropriately, as we are losing many of our famous/recognizable landmarks through the developments approved within Honolulu. Diamond Head used to be visible from various vistas in Honolulu, and today is mostly blocked by high-rises. Even from various locations along the H-1 Freeway looking towards Diamond Head, the view appears noticeably different. Likewise, views driving from the Westside towards Honolulu appear different because of developments at Ko Olina Resort.	Comment noted. This Objective is meant to create awareness of and direction to preserve natural landmarks and scenic views to the full extent possible. See response #323 for text changes.	**324**
13	ROW 154. CHAPTER III, Objective B, Policy 2 (page 34). Delete "especially those seen from highly developed and heavily traveled areas." "Protect O`ahu's scenic views~~, especially those seen from highly developed and heavily traveled areas~~."	Comment noted. While Objective B is concerned with preserving scenic views on all parts of the island, Policy 2 specifically acknowledges 1) the great need for those living in higher-density environments to have a connection with nature, which can be partly acheived through scenic views and 2) the importance of development in dense areas to consider the preservation of those views.	**325**
14	ROW 155. CHAPTER III, Objective B, Policy 3 (page 34). Add "including telecommunication and other tower" after "public facilities." This recognizes the proliferation of towers and their intrusion into O'ahu's scenic landscape. "Locate and design public facilities, including telecommunication and other tower infrastructure and utilities to minimize the obstruction of scenic views."	Comment noted. The change is not needed because telcommunication equipment and towers is already included in "infrastructure and utilities".	**326**
36 and 84	ROW 155. CHAPTER III, Objective B, Policy 3 (page 34). Open up view plans where vegetation obstructs views and provide for pull offs to take pictures read informative signs etc.	Comment noted. Specific ideas for new amenities are more appropriate to the DPs/SCPs than the General Plan.	**327**
34	ROW 155. CHAPTER III, Objective B, Policy 3 (page 34). Revise as follows: **"**Locate and design public facilities, infrastructure and utilities to minimize the obstruction of scenic views and historic sites."	Comment noted. The suggested edit is not appropriate because Objective B specifically addresses scenic views.	**329**
34	ROW 156. CHAPTER III, Objective B, Policy 4 (page 34). Revise as follows: **"**Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural, historic, or cultural resources."	The proposed edit has been included: "…in a way that does not damage natural, historic, or cultural resources."	**330**

94	ROW 156. CHAPTER III, Objective B, Policy 4 (page 34). Promoting public access to natural environment for recreation, educational and cultural purposes is commendable, but how to manage this is the concern. With the increase in visitors wanting more "natural" experiences and the preponderance of information on social media sights, many locations are under stress and attack from look-sees. A stronger statement regarding protecting these resources and managing them under the critical damage load is required.	Comment noted. Chapter X. Culture and Recreation Objectives B and D address these issues.	**331**
	IV. Housing and Communities		
30	ROW 157. CHAPTER IV, Objective A (page 35). Add "including setting affordable housing prices at levels that are truly affordable to the residents who need it" to the end of the statement." "To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford, including setting affordable housing prices at levels that are truly affordable to the residents who need it."	Comment noted. The County is currently trying to move toward consistent definitions of affordable housing between Federal, State, and County guidelines. The DPP agrees that there are improvements to be made, but feels that the existing Objective A statement already encompasses the policy direction for affordable housing.	**332**
21	ROW 157. CHAPTER IV, Objective A (page 35). "To ensure a balanced mix of visitable housing opportunities and choices for all residents at prices they can afford."	Comment noted. Visitability design approaches are encouraged by the DPP but the GP is too broad to address specific building standards. The City's Age-Friendly Communities Plan, Complete Streets, and the DP and SCPs are better venues for encouraging visitability in new construction or retrofits.	**333**
21	ROW 158. CHAPTER IV, Objective A, Policy 1 (page 35). "Support programs, policies, and strategies which will provide decent visitable homes for local residents at the least possible cost."	See response #333	**334**
4	ROW 158. CHAPTER IV, Objective A, Policy 1 (page 35). Delete "decent" as it is very undefinable. Possibly replace with the word "sustainable". "Support programs, policies, and strategies which will provide ~~decent~~ homes for local residents at the least possible cost."	Comment noted. This is a style preference rather than the substance of the policy.	**335**
14	ROW 159. CHAPTER IV, Objective A, Policy 2 (page 35). Delete this policy. A statement about the permitting process does not belong in the General Plan. ~~"Streamline approval and permit procedures for housing and other development projects."~~	Comment noted. The General Plan is an appropriate venue for broad concerns that include City operations.	**336**
61	ROW 159. CHAPTER IV, Objective A, Policy 2 (page 35). Add the following to Policy 2: "Policy 2.5. Provide additional resources for permit enforcement and a path to legalization that compensates members of the community who have abided by the rules." (Widespread code violations make VA housing purchases hard, and many kama'aina who try to follow the rules feel unfairly treated).	Comment noted. This is beyond the scope of the General Plan.	**337**
41	ROW 160. CHAPTER IV, Objective A, Policy 3 (page 35). High rise along rail, not suburban sprawl.	Comment noted.	**338**
21	ROW 163. CHAPTER IV, Objective A, Policy 6 (page 35). "Maximize local funding programs available for visitable affordable housing."	See response #333	**339**
41	ROW 165. CHAPTER IV, Objective A, Policy 7 (page 35). Adjust building codes to encourage boarding houses	Comment noted. Building codes are not addressed by the GP. See response #333	**340**

21	ROW 165. CHAPTER IV, Objective A, Policy 7 (page 35). "Provide financial and other incentives to encourage the private sector to build visitable homes for low and moderate-income residents."	See response #333	**341**
21	ROW 166. CHAPTER IV, Objective A, Policy 8 (page 35). "Encourage and participate in joint public-private development of low- and moderate-income visitable housing."	See response #333	**342**
14	ROW 167. CHAPTER IV, Objective A, Policy 9 (page 36). Change "Encourage" to "Require." This ensures that low and moderate-income housing is a priority and will be replaced. "Require ~~Encourage~~ the replacement of low- and moderate-income housing in areas which are be redeveloped at higher densities."	Comment noted. This policy is concerned with broadly encouraging stable levels of affordable housing beyond the currently required levels.	**343**
39	ROW 167. CHAPTER IV, Objective A, Policy 9 (page 36). "Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities." This sounds very stupid.	Comment noted.	**344**
72	ROW 167. CHAPTER IV, Objective A, Policy 9 (page 36). Delete the new Policy 9 and add back in the original Policy 9 that was deleted (ROW 168, page 36). If we replace our neighborhoods with high-density condominiums, etc., O'ahu is going to disappear under concrete and asphalt. People are already cutting down all the trees on their properties and covering over any green space with corner-to-corner houses and multi-unit dwellings (both legal and illegal). Building more high-density housing to solve current population discomforts is a band-aid fix, while the real problem (overpopulation) gets worse. To sustain a high-quality of life, we must reduce development and curb population increases. "~~Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities~~. Encourage the preservation of existing housing which is affordable to low- and moderate-income persons."	Comment noted. The existing housing stock has aged considerably since this policy was originally written.	**345**
94	ROW 167. CHAPTER IV, Objective A, Policy 9 (page 36). What is the intent and where is this be applicable? Is it the PUC and secondary urban center, or all areas of the island? Does this include Wai'anae, Hau'ula, Kahalu'u?	Comment noted. This policy is not linked to any particular area but is concerned with the retention of affordable housing levels at such time when redevelopment occurs. Broadly speaking, it is most applicable to the PUC because it has older housing stock than the Second City areas and has more redevelopment than the rural and urban-fringe areas.	**346**
72	ROW 170. CHAPTER IV, Objective A, Policy 11 (page 36). Delete "rural" in this policy. Allowing development in rural areas allows for the start of minor, incremental change. "Encourage the construction of affordable homes within established low-density ~~and rural~~ communities by such means as 'ohana' units, duplex dwellings, and cluster development that embraces the ohana concept by maintaining multi- generational proximity for local families."	Comment noted. This policy is concerned with allowing successive generations the possibility to stay within their established communities.	**347**
22	ROW 170. CHAPTER IV, Objective A, Policy 11 (page 36). Delete "and rural" because it is redundant and "low-density" includes rural. Also insert the clause, "within limits of existing infrastructure and supporting services," because adequate infrastructure/supporting services must precede growth. "Encourage the construction of affordable homes within established low-density~~ and rural~~ communities, and within limits of existing infrastructure and supporting services, by such means as 'ohana' units, duplex dwellings, and cluster development that embraces the ohana concept by maintaining multi- generational proximity for local families."	Comment noted. Infrastructure adequancy is required to be shown at the time of zone changes or permitting.	**348**

21	ROW 170. CHAPTER IV, Objective A, Policy 11 (page 36). "Encourage the construction of visitable affordable homes within established low-density and rural communities by such means as 'ohana' units, duplex dwellings, and cluster development that embraces the ohana concept by maintaining multigenerational proximity for local families."	See response #333	**349**
21	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). "Promote higher-density, mixed use development, including transit oriented development, to increase the supply of visitable affordable and visitable market homes convenient to jobs, shops and public transit."	See response #333	**350**
14	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). Delete this policy. It infers that high-density transit oriented-development is needed, desired and planned for throughout the island, which is not the case. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.~~"	The following clarification has been made: "Promote higher-density, mixed use development where appropriate, including rail transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.".	**351**
27	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). Delete this policy. Preventing residential development outside the PUC and Second City areas should remain/ become the over-riding policy. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.~~	See response #351	**352**
27 and 37	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). Delete this policy. Preventing residential development outside the PUC and Second City areas should remain/ become the over-riding policy. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.~~	See response #351	**353**
39	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). This policy introduces and promotes TOD urbanization everywhere.	See response #351	**354**
27 and 96	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). Delete this policy. Preventing residential development outside the PUC and Second City areas should remain/ become the over-riding policy. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.~~	See response #351	**355**
61	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). Add the following to Policy 12: "Policy 12.5. Maintain affordability by allowing reduced parking structure requirements for buildings which are in close proximity to a bus trunk line or rail and also provide residents with secure bicycle parking and/or bike share, and have a car share partner with dedicated spaces in the building."	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**356**
72	ROW 171. CHAPTER IV, Objective A, Policy 11 (page 36). Delete this policy. To preserve O'ahu's character and quality of life, higher-density, mixed use development, including TOD, cannot be allowed. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit~~."	See response #351	**357**
34	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). This policy as written suggests that "higher-density, mixed use development, including transit oriented development" can be anywhere on the island. Revise as follows: "~~Promote higher-density, mixed use development, including transit oriented development, to increase~~ Increase the supply of affordable and market homes convenient to jobs, shops and public transit."	See response #351	**358**

34	ROW 172. CHAPTER IV, Objective A, Policy 13 (page 36). Revise as follows: "Encourage the production and maintenance of affordable rental housing, ohana housing, and accessory dwelling units specifically for O'ahu residents."	Comment noted. "Housing" already implies "residents".	**359**
30	ROW 172. CHAPTER IV, Objective A, Policy 13 (page 36). Add: "while restricting ADUs to local residents only" to the end of the statement. "Encourage the production and maintenance of affordable rental housing, ohana housing, and accessory dwelling units, while restricting ADUs to local residents only."	See response #359	**360**
21	ROW 172. CHAPTER IV, Objective A, Policy 13 (page 36). "Encourage the production and maintenance of visitable affordable rental housing, ohana housing, and accessory dwelling units."	See response #333	**361**
21	ROW 173. CHAPTER IV, Objective A, Policy 14 (page 36). "Encourage the provision of visitable affordable housing designed for the elderly and people with disabilities in locations convenient to critical services and to public transit. the handicapped."	See response #333	**362**
13	ROW 175. CHAPTER IV, Objective A, Policy 16 (page 36). This is more a social issue than a housing issue. Combine this policy with Policy 17 (ROW 176) and move to Chapter IX Health and Education, Objective A. Current policy reads: "Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness."	Comment noted.	**363**
13	ROW 176. CHAPTER IV, Objective A, Policy 17 (page 37). This is more a social issue than a housing issue. Combine this policy with Policy 16 (ROW 175) and move to Chapter IX Health and Education, Objective A. Current policy reads: "Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed."	Comment noted.	**364**
21	ROW 176. CHAPTER IV, Objective A, Policy 17 (page 37). "Support programs to address all facets of homelessness, so that every homeless person has a visitable place to stay, along with the infrastructure and support services that are needed."	See response #333	**365**
61	ROW 176. CHAPTER IV, Objective A, Policy 17 (page 35). Add the following new policy: "Policy 18. Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for affordable and emergency housing. (SEE https://www.citylab.com/housing/2017/04/the-unsunggovernment-program-that-gives-federal-property-to-the-homeless/524277/)	Comment noted. This does happen on an ad hoc basis, but there is no set program for this.	**366**
61	ROW 176. CHAPTER IV, Objective A, Policy 17 (page 37). Add the following new policy: "Policy 19. Provide for gradual (40 year phase-in), tax neutral shifts in the rate at which land and improvements thereon are taxed in central portions of the urban core where development is desired. A decreased tax rate on improvements will increase the value of the improvements and be compensated for by a gradually increasing rate on the land itself; the return of maximizing the use of the property will increase, and more housing will become available." This could also be added under CHAPTER IV, Objective C.	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**367**
13	ROW 177. CHAPTER IV, Objective B (page 37). Change "minimize" to "reduce." "To ~~minimize~~ reduce speculation in land and housing."	Comment noted. "Minimize" is a stronger word. "Reduce" could be by any amount.	**368**
34	ROW 177. CHAPTER IV, Objective B (page 37). Revise as follows: "To prevent ~~minimize~~ speculation in land and housing."	Comment noted. "Minimize" is more consistent with the Objective B policies.	**369**

13	ROW 179. CHAPTER IV, Objective B, Policy 2 (page 37). Add "private developers from." "Discourage private developers from speculation in lands outside of areas planned for urban use."	Comment noted. There is no need to narrow the statement.	**370**
72	ROW 179. CHAPTER IV, Objective B, Policy 2 (page 37). Retain original policy. Do not water this policy down. It looks like the construction industry, or someone who makes money in construction, suggested this proposed revision. Individuals from such organizations do not represent all the people of Oʻahu. "Discourage private developers from acquiring and assembling land ~~speculation in lands~~ outside of areas planned for urban use."	Comment noted. The draft policy discourages all speculative practices outside of areas planned for urban use.	**371**
34	ROW 179. CHAPTER IV, Objective B, Policy 2 (page 37). Revise as follows: **"**Discourage speculation in lands within and outside of areas planned for urban use, and prevent private developers from acquiring and assembling land outside of areas planned for urban use ."	See response #371	**372**
34	ROW 180. CHAPTER IV, Objective B, Policy 3 (page 37). Private developers must be held accountable for these impacts by building additional schools, reserving and landscaping pubic park open space, and providing the additional infrastructure needed for their developments. These impacts diminish the quality of life in the affected areas that cannot be compensated by "cash in lieu" or more modest development elsewhere. This avoidance has been especially woeful in Kakaʻako and Waikīkī, the present centers of unfettered development. Revise as follows: "Require ~~Seek~~ public benefits from increases in the value of land owing to City and State developmental policies and decisions."	Comment noted.	**373**
34	ROW 180. CHAPTER IV, Objective B, Policy 3 (page 37). Add new policy here. "Use transportation and utility systems as a means of guiding moderate growth and the established pattern of land use on Oʻahu. Proposed new policy is based on Chapter V, Obective D, Policy 2 deleted (ROW 234, page 43)	Comment noted.	**374**
21	ROW 181. CHAPTER IV, Objective B, Policy 4 (page 37). "Require government-assisted subsidized housing to be visitable and to be delivered to qualified appropriate purchasers and renters."	See response #333	**375**
61	ROW 182. CHAPTER IV, Objective B, Policy 17 (page 37). Add the following new policy: "Policy 6. Ensure that owners of agricultural land, including properties that are taxed at an agricultural rate, continue in agricultural production and investment over the long term. (in practice, there could be a recapture penalty similar to the one if a historic home is torn down, while not requiring farmers to show an annual profit)."	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**376**
61	ROW 182. CHAPTER IV, Objective B, Policy 17 (page 37). Add the following new policy: "Policy 7. Provide for a higher tax rate for properties which are not the primary residence of a Hawaii resident, in order to incentivize the addition of units to the rental market which might otherwise remain vacant as investment properties."	See response #376	**377**
30	ROW 183. CHAPTER IV, Objective B, Policy 5 deleted (page 37). Add in deleted Policy 5 as new Policy 6. "Prohibit the selling or renting of government subsidized housing for large profits."	Comment noted. The draft Policy 5 is meant to address all affordable housing (not just government subsidized) .	**378**
72	ROW 183. CHAPTER IV, Objective A, Policy 5 deleted (page 37). Retain original policy. It is too important an issue to not be addressed directly and clearly. "Prohibit the selling or renting of government-subsidized housing for large profits."	See response #378	**379**

71	ROW 184. CHAPTER IV, Objective C (page 37). This policy encourages co-locations of housing, work and services too broadly, invites an urban sprawl type of development common in suburban areas, and conflicts with rural preservation. Rural areas do not generally provide adequate employment, housing or services. That is the actual choice of residents who call those areas home. This type of development in rural areas will destroy scenic beauty (another priority) and threaten sustainability (another priority). Rural areas should be exempt from this policy.	Comment noted. This objective encourages new development in areas that already meet those conditions (i.e. higher density areas) and in master-planned communities that co-locate residences with jobs, services and amenities as a strategy to preserve open space and rural areas and reduce auto commutes.	**380**
21	ROW 185. CHAPTER IV, Objective C, Policy 1 (page 37). "Ensure that residential developments offer a variety of visitable homes to people of different income levels and to families of various sizes to reduce large household sizes and alleviate the existing condition of overcrowding."	See response #333	**381**
21	ROW 186. CHAPTER IV, Objective C, Policy 2 (page 38). "Encourage the fair distribution of low- and moderate-income visitable housing throughout the island."	See response #333	**382**
13	ROW 188. CHAPTER IV, Objective C, Policy 4 (page 38). Change as follows: "Encourage residential development only in areas where adequate infrastructure currently exists ~~in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity,~~ and in County-zoned Urban ~~urban~~ areas where higher densities can be readily accommodated."	Comment noted.	**383**
4	ROW 188. CHAPTER IV, Objective C, Policy 4 (page 38). Delete "suburban" and replace with "urban fringe" which is the term used in the Map of O'ahu Development Pattern (page 24). "Encourage residential development in urban-fringe ~~suburban~~ areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated."	Comment noted. "Suburban" means outside the urban core and includes urban-fringe areas.	**384**
34	ROW 188. CHAPTER IV, Objective C, Policy 4 (page 38). Suburban areas are not high-density urban areas. Revise as follows: "Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where increased residential use ~~higher densities~~ can be compatibly ~~readily~~ accommodated."	Comment noted. "Higher densities" is correlated with "urban areas" in the policy.	**385**
14	ROW 189. CHAPTER IV, Objective C, Policy 5 (page 38). Change "in areas surrounding future rail transit stations: to "in transit oriented-development areas near future rail transit stations." "Support mixed-use development and higher-density redevelopment in transit oriented-development areas near ~~surrounding~~ future rail transit stations."	Comment noted. The suggested edit is redundant.	**386**
39	ROW 189. CHAPTER IV, Objective C, Policy 5 (page 38). This policy introduces and promotes TOD urbanization everywhere across the island.	Comment noted. This policy concerns only areas surrounding the rail transit stations.	**387**
71	ROW 189. CHAPTER IV, Objective C, Policy 5 (page 38). The development of transit centers poses difficulty, given the uncertainty of rail. The location of these transit hubs needs to be clearly defined. If a transit center is in a rural area, then growth has to be minimal. If located in a fringe area, then more development is acceptable.	Comment noted. The planned transit station areas are outlined in the TOD neighborhood plans found on the DPP website.	**389**

72	ROW 189. CHAPTER IV, Objective A, Policy 5 (page 38). Delete this policy. Rail is too expensive and should not be completed. It will raise the cost of living on O'ahu permanently, and most residents can ill-afford that "~~Support mixed-use development and higher-density redevelopment in areas surrounding future rail transit stations~~."	Comment noted.	**390**
34	ROW 191. CHAPTER IV, Objective C, Policy 6 (page 38). Revise as follows: "Prevent ~~Discourage~~ residential development in areas where the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging."	Comment noted.	**391**
14	ROW 191. CHAPTER IV, Objective C, Policy 6 (page 38). Change "Discourage" to "Prevent." This ensures the safety of O'ahu's residents and protection of the environment. "Prevent ~~Discourage~~ residential development in areas here the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging."	Comment noted.	**388**
34	ROW 193. CHAPTER IV, Objective C, Policy 7 (page 38). Revise as follows: "Encourage public and private investments in older communities as needed to retain their existing attributes, character, and quality of life, and their local vibrancy and livability ~~keep the communities vibrant and livable~~."	Comment noted.	**392**
21	ROW 194. CHAPTER IV, Objective C, Policy 8 (page 38). "Encourage the military to provide visitable housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors."	See response #333	**393**
	V. Transportation and Utilities		
14	ROW 195. CHAPTER V, Objective A (page 39). Change "visitors" to "all users." "To create a multi-modal transportation system which moves people and goods safely, efficiently and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions; serves residents and all users ~~visitors~~, including limited income, elderly and disabled populations; and is integrated with existing and planned development."	The following edit has been made: "...emissions; serves ~~residents and visitors~~ all users, including limited…"	**394**
39	ROW 195. CHAPTER V, Objective A (page 39). The City is wasting $500 million a mile on rail fiasco.	Comment noted.	**395**
8	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). Replace "cruise ship terminals" with "maritime terminals." "Support the rail transit system as the transportation spine for the urban core, with links to the airport and maritime ~~cruise ship~~ terminals, which will work together with transit oriented development to reduce automobile dependency and increase multimodal travel."	Concur. "Maritime terminals" has been substituted for "cruise ship terminals".	**396**
14	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). Delete this policy. This policy does not need to be in General Plan because the rail transit system is already being built and TOD plans have been or are being developed for TOD areas along the rail corridor. ~~"Support the rail transit system as the transportation spine for the urban core, with links to the airport and cruise ship terminals, which will work together with transit oriented development to reduce automobile dependency and increase multi-modal travel."~~	Comment noted. The GP reflects current policies as well as aspirational policies.	**397**
39	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). This policy introduces and promotes TOD urbanization everywhere across the island.	Comment noted. This policy specifically references the "urban core".	**398**
39	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). Everyone knows rail is a big land development con job wasting billions. It requires a federal racketeering RICO investigation.	Comment noted.	**399**

72	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). Delete this policy. It may seem like a neat thing from the urban planning perspective, but the cost of building and operating rail is too high. We are far better served by having more buses that cover more of the island, with more regularity throughout the evening and early morning hours, as well as during the working hours of the day. "~~Support the rail transit system as the transportation spine for the urban core, with links to the airport and cruise ship terminals, which will work together with transit oriented development to reduce automobile dependency and increase multi- modal travel.~~"	Comment noted.	**400**
34	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). This Policy is specific to transportation alternatives, and accessory development is addressed under Chapter VI, Objective A, Policy 6. Revise as follows: "Support the rail transit system as the transportation spine from Kapolei to Middle Street with linkage ~~for the urban core, with links~~ to the airport ~~and cruise ship terminals~~, which will work together with a bus feeder network ~~transit oriented development~~ to reduce automobile dependency and increase multimodal travel."	Comment noted. The suggested change is beyond the scope of the General Plan.	**401**
41	ROW 202. CHAPTER V, Objective A, Policy 5 deleted (page 40). Restore this policy.	Draft Policy 6 has been edited: Support the development of transportation plans, programs, and facilities that ~~incorporate~~ are based on Complete Streets features. Maintain and improve road, bicycle, and pedestrian facilities in existing communities to eliminate unsafe conditions.	**402**
2	A. Complete Streets ROW 203. CHAPTER V, Objective A, Policy 6 (page 40). Add reference to the relevant State and County Complete Streets policies, pursuant to Act 54, Session Laws of Hawaii 2009 and HRS § 264-20.5.	Comment noted. The GP does not cite or list all relevant statutes, plans, regulations, and policies as a matter of practicality.	**403**
8	ROW 203. CHAPTER V, Objective A, Policy 6 (page 40). Replace "incorporate Complete Streets features" with "are based on Complete Streets principles." "Support the development of transportation plans, programs, and facilities that are based on Complete Streets principles.~~incorporate Complete Streets features.~~	Concur; "incorporate" has been replaced with "are based on". See also response #402	**404**
30	ROW 203. CHAPTER V, Objective A, Policy 6 (page 40). Add "wherever possible" after "features." "Support the development of transportation plans, programs, and facilities that incorporate Complete Streets features wherever possible."	Comment noted. The proposed change does not clarify the statement.	**405**
41	ROW 205. CHAPTER V, Objective A, Policy 7 (page 40). This includes eliminating cul-de-sacs in developments.	Comment noted.	**406**
72	ROW 206. CHAPTER V, Objective A, Policy 7 deleted (page 40). Retain original policy. Why is this being deleted? Promoting the use of public transportation is good for the people of O'ahu. "Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development."	Comment noted. This policy was eliminated because it is redundant with draft Policy 5 of the same section.	**407**
34	ROW 208. CHAPTER V, Objective A, Policy 9 (page 40). Revise as follows: "Consider and address environmental, social, cultural, and climate change and natural hazard impacts, as well as construction and operating costs, as important factors in planning transportation system improvements."	Comment noted. "Consider" is already an active word.	**408**

8	ROW 210. CHAPTER V, Objective A, Policy 10 (page 41). Add "staggered school schedules," which would avoid the start/end time overlap of schools (i.e. universities, private, public schools) with peak vehicle congestions periods. "Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as carpooling, telecommuting, flexible work schedules, staggered school schedules, and incentives to use alternative travel modes. "	Comment noted. The proposed addition is beyond the scope of the City and County General Plan.	**409**
14	ROWS 217-226. CHAPTER V, Objective B and subsequent policies 1-9 (page 41-42). Relocate Objective B and policies from Chapter V Transportation and Utilities to Chapter III Natural Environment and Resource Stewardship as a new objective and policies. This helps to ensure that fresh water is considered and recognized as a natural public resource that must be treated in a sustainable manner, and separates water supply from wastewater and waste disposal systems.	Comment noted. Freshwater is a natural resource, but drinking water is managed and delivered as a public utility and therefore belongs in Chapter V. The Objective B policies include conservation and sustainability strategies. Protecting freshwater sources and watershed stewardship is addressed in Chapter III.	**410**
39	ROW 217. CHAPTER V, Objective B (page 41). Separate Objective B so that ensuring an adequate fresh water supply for residents and ensuring a sound system of waste disposal are appropriately addressed. Water supply and waste disposal are two entirely separate needs. Current objective reads: "To provide an adequate supply of water and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations."	See response #410	**411**
34	ROW 217. CHAPTER V, Objective B (page 41). Revise as follows: "To meet the needs of the people of O'ahu by providing a safe fresh water supply determined by its calculated carrying capacity ~~provide for an adequate supply of water~~ and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations."	See response #27 and #134	**412**
94	ROW 217. CHAPTER V, Objective B (page 41). Is Waimanalo Gulch Sanitary Landfill an environmentally-sound system of waste disposal? What about the effects of rising sea levels on our wastewater treatment facilities located near coastal waters? There is no statement whether this Plan is supposed to address wastewater treatment facilities' locations before it becomes a critical issue.	Comment noted. Evaluating existing public infrastructure and utilities regarding sea level rise impacts is addressed in Chapter V, Objective D, Policy 5	**413**
12	ROW 217. CHAPTER V, Objective B (page 41). Separate Objective B so that ensuring an adequate fresh water supply for residents and ensuring a sound system of waste disposal are appropriately addressed. Water supply and waste disposal are two entirely separate needs. Current objective reads: "To provide an adequate supply of water and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations."	See response #410	**414**
34	ROW 218. CHAPTER V, Objective B, Policy 1 (page 41). Revise as follows: "Develop and maintain an adequate, safe, and reliable, and cost effective supply of fresh water in a cost-effective way that supports the long-term sustainability of the resource and considers the impacts of climate change, including possible decreases in water supply due to drought."	Comment noted. It is not necessary to designate "fresh" or "non-potable" to policies 218 and 219. Both policies are concerned with integrated, safe, reliable, and sustainable resource management for both potable and non-potable uses.	**415**
34	ROW 219. CHAPTER V, Objective B, Policy 2 (page 42). Revise as follows: "Develop ~~Help to develop~~ and maintain an adequate, safe and reliable non-potable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health sustainability of the resource and considers the impacts of climate change, including possible decreases in water supply due to drought."	See response #415	**416**

93	ROW 221. CHAPTER V, Objective B, Policy 4 (page 42). Until the location of wastewater treatment plants are addressed, this will be difficult to accomplish on a large-scale basis. The Waiʻanae Wastewater Treatment facility was evaluated to be able to provide non-potable water to our beach parks, but was rejected due to the high salinity level in the treated wastewater and the high costs of removing the salts in the water.	See response #413	**417**
30	ROW 224. CHAPTER V, Objective B, Policy 7 (page 42). Add at end of policy: "to establish sanitary recycling centers in each SCP to take care of all solid waste and conduct active recycling in each district." This will help to avoid adversely affecting any one sustainable communities plan district or other planning district with waste from other districts and help communities recognize the importance of carrying a fair share of the waste/recycling load. "Pursue programs to expand recycling and resource recovery from Oʻahu's solid waste and wastewater streams to establish sanitary recycling centers in each SCP to take care of all solid waste and conduct active recycling in each district."	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**418**
4	ROW 225. CHAPTER V, Objective B, Policy 8 (page 42). Revise with additional phrase: "Support initiatives that educate the community about the importance of conserving resources and reducing waste streams through reduction, reuse and recycling."	The suggested edit has been made: "…and reducing waste streams through reduction, reuse and recycling".	**419**
4	ROW 226. CHAPTER V, Objective B, Policy 9 (page 42). Add for correctness, clarity and inclusiveness. "Require the safe use and disposal of hazardous materials."	Concur. The following edit has been made: "Require the safe use and disposal of hazardous ~~waste~~ materials".	**420**
12	ROW 226. CHAPTER V, Objective B, Policy 9 (page 42). Add proper and safe disposal of both hazardous and non-hazardous waste to address illegal dumping of construction and green waste. "Require the proper and safe disposal of both hazardous and non-hazardous waste."	Comment noted. Objective B, Policy 6 addresses non-hazardous waste; Policy 9 specifically addresses hazardous materials.	**421**
39	ROW 226. CHAPTER V, Objective B, Policy 9 (page 42). Add proper and safe disposal of both hazardous and non-hazardous waste to address illegal dumping of construction and green waste. "Require the proper and safe disposal of both hazardous and non-hazardous waste."	See response #421	**422**
4	ROW 231. CHAPTER V, Objective C, Policy 4 (page 43). Delete "public" when referring to utilities as the City uses a mix of public and private utilities and the efficient use of all utilities is required for greater efficiencies. "Increase the efficiency of ~~public~~ utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day."	For clarity, the following edit has been made: "Increase the efficiency of public-serving utilities…"	**423**
94	ROW 232. CHAPTER V, Objective D (page 43). Is this for the entire island? Seems like this is done on an as-demanded request. Utility systems that will be impacted by rising sea levels do not seem to be addressed proactively. It appears that it will be addressed when it must be addressed versus advanced planning.	Comment noted.	**424**
22	ROW 234. CHAPTER V, Objective D, Policy 2 deleted (page 43). Add this original policy back into the General Plan. Adequate infrastructure/supporting services must precede growth. This is especially important to Koʻolau Loa. "Use the transportation and utility systems as a means of guiding growth and the pattern of land use on Oʻahu."	See responses #374 and #65	**425**
61	ROW 237. CHAPTER V, Objective D, Policy 3 (page 43). Add the following new policy: "Policy 3.5. Provide for the installation of underground powerlines from urban corridor along at least one road into each valley, terminating at a centrally located school or park (to facilitate community-led hurricane cleanup and aid accessibility." This could also be added as a new policy after ROW 368. CHAPTER VIII, Objective B, Policy 11 (page 59).	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**426**

34	ROW 237. CHAPTER V, Objective D, Policy 3 (page 43). HECO has been obstructively stalling and avoiding burial of overhead utility lines, which are the most obtrusive blight over the greatest area of O‘ahu. Revise as follows: “Require the underground installation of underground utility lines wherever feasible and burial of overhead utility lines.”	Comment noted. The proposed change is beyond the scope of the General Plan.	**427**
34	ROW 238. CHAPTER V, Objective D, Policy 4 (page 43). As shown during the latest rail funding fiasco, both the City and the State Legislature have proven that taxing powers are the worst and most inequitable means of financing. Revise as follows: Seek improved funding efficiency through general obligation bonds and public-private partnerships ~~taxing powers for the City and County~~ in order to provide a more equitable means of financing transportation and utility services.”	No change made. Specific implementation measures are beyond the scope of the General Plan.	**428**
14	ROW 239. CHAPTER V, Objective D, Policy 5 (page 43). Replace “Evaluate” with “Develop a plan to prepare for.” This change acknowledges the inclusion of climate change in the General Plan and is an objective that must be met. “Develop a plan to prepare for ~~Evaluate~~ impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near Oahu’s coastal areas	Comment noted. The proposed change is implied in the existing policy.	**429**
34	ROW 239. CHAPTER V, Objective D, Policy 5 (page 43). Revise as follows: Evaluate and develop a plan to avoid impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities presently located along or near O‘ahu’s coastal areas.	See response #429	**430**
104	ROW 239. CHAPTER V, Objective D, Policy 5 (page 43). Replace “Evaluate” with “Develop a strategy to prepare for.” This change acknowledges the Plan’s recognition of climate change and is an objective that must be met. “Develop a strategy to prepare for ~~Evaluate~~ impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near O‘ahu’s coastal areas.”	See response #429	**431**
	VI. Energy		
30	ROW 243. CHAPTER VI, Objective A, Policy 3 deleted (page 45). Reinstate deleted policy. “Support programs and projects which contribute to the attainment of energy self-sufficiency on O‘ahu.”	Comment noted. Draft Policy 2 is a combination of existing Policies 2 and 3.	**432**
12	ROW 244. CHAPTER VI, Objective A, Policy 3 (page 45). Clarify or delete to address the Board’s concerns that this statement is too broad, given the scenario at the Department of Defense's Red Hill site. Current policy reads: “Promote and assist efforts to establish adequate fossil fuel supplies reserves within Hawai‘i’s boundaries until O‘ahu is energy self-sufficient.”	A clarification edit has been made to read: "Promote and assist efforts to establish safe and adequate fossil fuel supplies reserves within Hawai‘i's boundaries until O‘ahu is energy self-sufficient."	**433**
39	ROW 244. CHAPTER VI, Objective A, Policy 3 (page 45). Clarify or delete to address the Board’s concerns that this statement is too broad, given the scenario at the Department of Defense's Red Hill site. Current policy reads: “Promote and assist efforts to establish adequate fossil fuel supplies reserves within Hawai‘i’s boundaries until O‘ahu is energy self-sufficient.”	See response #433	**434**
94	ROW 244. CHAPTER VI, Objective A, Policy 3 (page 45). Is this really needed considering the State target for 100% renewable energy? Will there be any action taken on this before it becomes “obsolete?”. How much is adequate fossil fuel supplies, i.e. one days’ worth of power generation, one days’ worth of fuel for vehicular traffic, etc.?	For correctness, this draft policy has been edited to read: "Promote and assist efforts to establish safe and adequate fossil fuel supplies reserves within Hawai‘i's boundaries until ~~O‘ahu is energy self-sufficient~~ Hawai‘i reaches its renewable energy goals."	**435**

34	ROW 245. CHAPTER VI, Objective A, Policy 5 deleted (page 45). Restore the deleted policy, and revise as follows: "Give full ~~adequate~~ consideration to environmental, public health, and safety concerns, to resource limitations, and to relative costs when making decisions concerning alternatives for conserving energy and developing renewable ~~natural~~ energy resources."	Comment noted. The substance of this draft policy was moved to Draft Policy 9 of the same section.	**436**
34	ROW 247. CHAPTER VI, Objective A, Policy 4 (page 45). Revise as follows: **"**Promote and assist efforts to optimize the use of all environmentally safe proven sources of renewable energy."	This draft policy has been combined with Energy Objective A, Policy 6.	**437**
36	ROW 247. CHAPTER VI, Objective A, Policy 4 (page 45). No windmills on or off shore.	Comment noted.	**438**
4	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete "and" at the end of the 5th numbered line. "….e. ocean wave energy; ~~and~~ f. ocean thermal energy conversion."	Comment noted.	**439**
33	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). With regards to geothermal and its listed prospects in both Waiʻanae and Windward, hydraulic stimulation or "fracking," which the newest forms of geothermal now use, is NOT SUPPORTED because it pollutes groundwater and increases seismic activity. If language can be added that steers Oʻahu away from this process which can, then it should be done.	Although the policy does specify "environmentally sound", the DPP agrees that specific energy sources should not be promoted unconditionally in the absence of project context. The draft policy has been revised to read: "Policy ~~6~~5. Support and participate in research, development, demonstration, ~~and~~ commercialization, and optimization programs aimed at ~~creating new,~~ developing cost-effective~~,~~ and environmentally sound renewable energy supplies."~~, including but not limited to:~~ ~~a.solar energy;~~ ~~b.biomass energy conversion;~~ ~~c.wind energy conversion;~~ ~~d.geothermal energy;~~ ~~e.ocean wave energy; and~~ ~~f.a. ocean thermal energy conversion.~~	**440**
14	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete reference to geothermal energy because while geothermal hotspots have been found in Waimanalo, Kailua/Kāneʻohe and Waiʻanae, there has never been any public discussion on impacts to those communities and the environment from the exploration for and use of geothermal. Until the public has information on and is involved in the planning for and discussions about the impacts from geothermal extraction and use, it should not be in the General Plan. "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective and environmentally sound renewable energy supplies, including but not limited to: a. solar energy, b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**441**
27 and 37	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete reference to "geothermal energy." Geothermal energy should not be considered in all areas on Oʻahu. The hotspot areas (Kailua, Kāneʻohe, and Waiʻanae) are not good places for the fracking methods for this type of energy. No place on Oʻahu is as long as that is the method. "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective and environmentally sound renewable energy supplies, including but not limited to: a. solar energy, b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**441**

27	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete reference to "geothermal energy." Geothermal energy should not be considered in all areas on O'ahu. The hotspot areas (Kailua, Kāne'ohe, and Wai'anae) are not good places for the fracking methods for this type of energy. No place on O'ahu is as long as that is the method. "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective and environmentally sound renewable energy supplies, including but not limited to: a. solar energy, b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**442**
34	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Geothermal energy production and wind energy conversion have been proven to be unsafe. Wind energy has had escalating bird-kill rates that environmentally impacts O'ahu's wildlife. Geothermal energy production has been proven to cause seismic instability and toxic infiltration of groundwater. Hawai'i Island has experienced unsafe conditions from geothermal mining that has proven to be a health hazard (see comments for media links). Revise as follows: "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective, and environmentally sound renewable energy supplies, including but not limited to: a. solar energy; b. biomass energy conversion; ~~c. wind energy conversion; d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**443**
27 and 96	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete reference to "geothermal energy." Geothermal energy should not be considered in all areas on O'ahu. The hotspot areas (Kailua, Kāne'ohe, and Wai'anae) are not good places for the fracking methods for this type of energy. No place on O'ahu is as long as that is the method. "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective and environmentally sound renewable energy supplies, including but not limited to: a. solar energy, b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**444**
4	ROW 251. CHAPTER VI, Objective A, Policy 8 (page 46). Delete "City" from the reference of utilities for clarity and correctness and the same rational as ROW 231 comment above. "Manage our resources and the development of our communities in line with the long-term goals of net zero to net positive performance in the areas of energy, low carbon emissions, waste streams, all ~~City~~ utilities, and food security."	Concur. The following edit has been made: "…waste streams, all ~~City~~ utilities, and food security."	**445**
41	ROW 256. CHAPTER VI, Objective B, Policy 1 (page 46). This should include elevating solar farms to allow commercial use of the land beneath them. Multi use of space.	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**446**
14	ROW 259. CHAPTER VI, Objective B, Policy 4 (page 47). Delete "further progress in" from this statement. The General Plan cannot dictate progress. "Promote ~~further progress in~~ the development of a multi-modal transportation system that minimizes fossil fuel consumption and greenhouse gas emissions."	Concur. The suggested edit has been made.	**447**

94	ROW 268. CHAPTER VI, Objective C (page 48). At what point will it become more costly to conserve energy than to use it? Today we use compact fluorescent light bulbs (CFLs) or LED bulbs to reduce waste and energy use at a higher cost than incandescent bulbs. At what point will it become more costly for residents and businesses to attempt to "save" energy at the higher cost of equipment (whether consumer cost or cost to manufacture.) Will this take into account the actual cost of "saving energy"? How much does it cost to manufacture an energy saving device versus one not designated as such? For example, does it take more energy to make an LED bulb than an incandescent one? What is the true energy cost trade-offs for the products and the consumer?	Comment noted. Energy conservation efforts should be concerned with controlling financial costs for viability and equity, but the motivating factor is the avoidance of environmental "costs" by reducing greenhouse gas emmissions that exacerbate climate change and related environmental challenges. In addition, fossil fuels which include petroleum, coal, and natural gas, are a finite resource.	**448**
4	ROW 274. CHAPTER VI, Objective C, Policy 3 (page 48). Add for completeness and clarity. "Provide information concerning the impact of public and private decisions on future energy generation, transmission, storage and use."	Concur. The suggested edit has been made.	**449**
	VII. Physical Development and Urban Design		
30	ROW 276. CHAPTER VII, Objective A (page 49). Add new policy. "Pursue relocation of existing large fuel storage facilities away from areas near fresh water resources or aquifers."	Comment noted. The proposed change is not relevant to line 276. See response #435	**450**
36	ROW 276. CHAPTER VII, Objective A, Policy 10 (page 49). Add other impacts as inadequate street parking.	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**451**
84	ROW 277. CHAPTER VII, Objective A, Policy 1 (page 49). Add "inadequate." "Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating inadequate infrastructure."	Comment noted. The suggested change is redundant to the policy.	**453**
14	ROW 277. CHAPTER VII, Objective A, Policy 1 (page 49). Define and identify "new growth areas, and redevelopment areas" referred to in this policy, thus ensuring that the identified areas are considered infrastructure improvements priorities. Delete "and areas with badly deteriorating infrastructure" because it is too broad and subjective. "Provide infrastructure improvements to serve new growth areas, and redevelopment areas, ~~and areas with badly deteriorating infrastructure~~."	Comment noted. The General Plan is addressing the conditions of new growth or redevelopment wherever they occur. "Badly deteriorating" refers to infrastructure that is nearing the end of its useful life and that is in need of replacement.	**455**
72	ROW 277. CHAPTER VII, Objective A, Policy 1 (page 49). Delete the new Policy 1 and add back in the original Policy 1 that was deleted (ROW 278, page 49). The original policy provides clearer priorities and does not threaten to infringe on other sections of the General Plan the way the new policy does with its emphasis on "new growth areas." "~~Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure~~. Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban fringe and rural areas."	Comment noted. The new policy acknowledges that older infrastructure in need of repair or replacement on any part of the island should be prioritized.	**456**
13	ROW 278. CHAPTER VII, Objective A, Policy 1 deleted (page 49). Retain this policy from the 2002 General Plan. "Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban fringe and rural areas."	See response #456	**457**

34	ROW 279. CHAPTER VII, Objective A, Policy 2 (page 49). Revise as follows: "Coordinate the location and timing of any new development with O'ahu's present and future carrying capacity as determined by UH studies for the island's finite land base and with the availability and sustainability of adequate O'ahu's fresh water supply, sewage treatment and drainage infrastructure, together with transportation and other public safety facilities and services."	See response #27	**458**
94	ROW 279. CHAPTER VII, Objective A, Policy 2 (page 49). Jobs should also be included in the review of coordinating the location and timing of new developments. Other items should include property availability for schools.	Comment noted. The following policy (Policy 3) addresses essential community services, including schools. While proximity to job centers may be presented as a benefit of a new development, it is not a requirement.	**459**
11	ROW 279. CHAPTER VII, Objective A, Draft Policy 2: "Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public facilities and services", is supported by the Ala Moana - Kaka'ako Neighborhood Board No. 11 via resolution at its regular meeting on April 25, 2017.	Comment noted.	**459.a**
22	ROW 280. CHAPTER VII, Objective A, Policy 3 deleted (page 49). Add this original policy back into the General Plan. Adequate infrastructure/supporting services must precede growth. This is especially important to Ko'olau Loa. "Phase the construction of new developments so that they do not require more regional supporting services than are available."	Comment noted. This policy was deleted because it is too similar to Objective A Policy 2.	**460**
72	ROW 280. CHAPTER IV, Objective A, Policy 11 (page 49). Retain original policy. It provided clearer guidance. Eliminating it can create more problems from multiple construction projects that drive up the overall cost of construction on O'ahu. Without phased construction, there is no way to assess the overall impact of new developments before approving more new developments. "Phase the construction of new developments so that they do not require more regional supporting services than are available."	See response #460.	**461**
34	ROW 282. CHAPTER VII, Objective A, Policy 4 (page 49). This policy is open-ended and invites compact, higher-density development elsewhere than in the Primary Urban Center, specifically for which this is designated. Revise as follows: "Facilitate and encourage compact, higher-density development in Primary Urban core areas designated for such uses while ensuring controls on such development to prevent overcrowding that leads to unsafe and unhealthy conditions breeding crime, discomfort and discontent."	No change made. The policy clearly states "urban areas designated for such uses" and does not suggest densification of areas not planned for growth through the DP/SCP and community planning process.	**462**
72	ROW 282. CHAPTER VII, Objective A, Policy 4 (page 49). Delete this policy. Higher density development is more development, and we need to begin curbing this trend. Higher-density development may be ok if it does not encourage in-migration of more people which increases the island population, but to encourage such development may be inviting problems. "~~Facilitate and encourage compact, higher-density development in urban areas designated for such uses~~."	See response #462.	**463**
14	ROW 283. CHAPTER VII, Objective A, Policy 5 (page 49). Delete this policy. Not every community on O'ahu is designed for urban development that blends residential, commercial, or industrial uses. Encouraging mixed-use development island wide violates O'ahu's General Plan directed growth policy. ~~"Encourage the establishment of mixed-use town centers that are compatible with the physical and social character of their community."~~	Comment noted. This policy encourages the location of basic goods and services in proximity to residential communities at a scale that is appropriate to the individual area.	**464**

14	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Delete this policy. It advocates transit-oriented development around bus stops, which are considered transit stations throughout the island, and also conflicts with the General Plan directed growth policy. ~~"Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~	For clarity, the statement has been split into two separate policies and the following edits have been made: "Policy 6. Facilitate ~~transient~~transit-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion. Policy 7. Encourage the clustering of development to reduce the cost of providing utilities and other public services."	**465**
72	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Delete this policy. We cannot afford rail. It should never have been allowed to pass. The politics surrounding the approval of rail have been very suspect, so the benefits we have been promised are likewise suspect. Rail will only encourage more new development, which will further deteriorate the unique environment of O'ahu, which goes against so many of the policies and aspirations already stated in the General Plan. "~~Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.~~"	Comment noted.	**466**
36	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). The Plan should not create newly expanded areas for the Rail Project's so called transit oriented development ("TOD") beyond the Rail Route in order to allow high-density development and developer giveaways throughout O'ahu.	See response #465	**467**
14	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Replace "transit" with "rail" to recognize that transit-oriented-development belongs along the rail corridor and not in O'ahu's communities outside the rail corridor. "Facilitate transient-oriented-development in rail ~~transit~~ station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."	See response #465	**468**
33	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). This new policy allows for short-term vacation rentals in TOD areas, which the Sierra Club does not support. There are many values of TOD, one of those being its power to control sprawling and uncontrolled growth by placing our residents closer to where they live, work and play. Taking away more of the available area in TOD neighborhoods for to non-residents does not facilitate this. This type of activity should be strictly prohibited outside of our resort areas and Waikiki, as it is counterproductive. ~~"Facilitate transit-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~	Comment noted.	**469**
39	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). This policy introduces and promotes TOD urbanization everywhere across the island.	See response #465	**470**
34	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). This policy invites urbanized high-density invasion of established lower-density areas by high-density transit-oriented development around any bus transit stop anywhere on the island. Revise as follows: "Facilitate transient-oriented development in rail ~~transit station~~ areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."	See response #465	**471**

104	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Delete this policy. It advocates transit-oriented development around bus stops, which are considered transit stations throughout the island, and also conflicts with the General Plan directed growth policy. ~~"Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~ Opposes facilitating transient-oriented development in transit station areas to create live/work/play multi-modal communities that (supposedly) reduce travel and traffic congestion which are in residential areas.	See response #465	**472**
84	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). The Plan should not create newly expanded areas for the Rail Project's so called transit oriented development ("TOD") beyond the Rail Route in order to allow high-density development and developer giveaways throughout O'ahu.	See response #465	**473**
13	ROW 285. CHAPTER VII, Objective A, Policy 6 deleted (page 50). Add the deleted Policy 6 to the new Policy 6 (ROW 284). "Policy 6. Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion. Encourage the clustering of development to reduce the cost of providing utilities and other public services."	Concur that the deleted Policy 6 is distinct in meaning but complementary to the revised Policy 6. The suggested edit has been made: "Policy 6. Facilitate transient-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion. Policy 7. Encourage the clustering of development to reduce the cost of providing utilities and other public services."	**474**
34	ROW 286. CHAPTER VII, Objective A, Policy 7 (page 50). Industries and commercial areas are not compatible with established residential areas and thus were never zoned for same. Further, this policy clearly conflicts with Policy 9 (ROW 288, page 50). Revise as follows: Locate any new industries and new commercial areas so that they will be compatible with their surrounding area and well related to their markets and suppliers, and to residential areas and transportation facilities.	Comment noted. The suggested change is redundant to the policy.	**475**
4	ROW 288. CHAPTER VII, Objective A, Policy 9 (page 50). Add and change word order for completeness and inclusiveness. "Exclude from residential areas, uses which are major sources of water, air, noise and light ~~noise and air~~ pollution."	Comment noted. A partial change has been made to acknowledge that light pollution should be minimized in residential areas. Residential areas in themselves can be major sources of water pollution through urban runoff, debris, and sewer overflows. This is addressed through stormwater and discharge standards, facilities management, and infrastructure upgrades. The proposed revision reads: "Policy ~~9~~10. ~~Exclude from residential areas~~ Discourage uses which are major sources of noise, ~~and~~ air, and light pollution from residential areas."	**476**
61	ROW 288. CHAPTER VII, Objective A, Policy 9 (page 50). Add the following new policy: "Policy 9.5. Ensure that tree canopy coverage in areas with new development is maintained at levels consistent with the green character of O'ahu." This is stronger wording than in ROW 148. CHAPTER III, Objective A, Policy 9 (page 34), which is also appreciated.	Comment noted. Other policies that address public landscaping include Chapter VII, Objective F, Policies 8 and 9.	**477**
34	ROW 289. CHAPTER VII, Objective A, Policy 10 (page 50). Revise as follows: "Encourage increased shoreline set-backs and siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise."	Comment noted. Specific implementation measures are beyond the scope of the General Plan. Increased shoreline set-backs are one example of the "siting and design solutions" called for in the policy.	**478**

34	ROW 292. CHAPTER VII, Objective A, Policy 12 (page 50). Revise as follows: "Promote community-based planning with opportunities for the all communities ~~the community~~ to participate meaningfully in ~~and substantively contribute to the~~ planning and development processes, including new forms of communication and social media , and ensure that City and County decision-making complies with community needs and desires as well as regulatory controls**.**	Comment noted. The City and County seeks community participation in all community planning processes and is bound by public regulatory processes.	**479**
61	ROW 296. CHAPTER VII, Objective B, Policy 3 (page 51). Add the following new policy: "Policy 4. Develop innovative approaches to climate change resiliency that will be a model for communities in other states (since they will have more time than us in which to act)."	Comment noted. Objective B policies do not preclude "innovative approaches", and therefore a change is not deemed necessary.	**480**
11	ROW 296. CHAPTER VII, Objective B, Draft Policy 3: "Prepare for the anticipated impacts of sea level rise on existing communities and facilities through remediation, adaptation, and other measures", is supported by the Ala Moana - Kaka'ako Neighborhood Board No. 11 via resolution at its regular meeting on April 25, 2017.	Comment noted.	**480.a**
34	ROW 297. CHAPTER VII, Objective C (page 51). Waiʻalae-Kāhala, Diamond Head, Kapahulu, Kaimuki, Manoa, and McCully-Moʻiliʻili are established residential communities. Waikīkī is Oʻahu's established primary shoreline resort area. The Primary Urban corridor extends from Ala Moana to Pearl City. Revise as follows: "To develop the urban corridor stretching from Ala Moana ~~Waiʻalae-Kāhala~~ to Pearl City as the island's primary urban center.	Comment noted. The planning boundaries of the Primary Urban Center include Waiʻalae-Kāhala. There are varying zoning intensities within the PUC, including lower residential densities and preservation areas.	**481**
34	ROW 298. CHAPTER VII, Objective C, Policy 1 deleted (page 51). Restore the deleted policy, and revise as follows: "Stimulate development along ~~in~~ the primary urban corridor ~~center~~ by means of the City and County's capital improvement program and State and Federal grant and loan programs."	Comment noted. The policy was deleted because from the Second Public Review Draft because the vast majority of new development in the PUC will be redevelopment and in-fill projects since there is little vacant land.	**482**
34	ROW 299. CHAPTER VII, Objective C, Policy 2(page 51). Restore the deleted policy, and revise as follows: "Provide for the expanded development of low-rise multi-unit housing in established areas within the Primary Urban corridor that will ensure an attractive living environment and compatibility with surrounding land uses."	Comment noted. The policy was deleted because allowing for higher density housing in the PUC is an important strategy for meeting current and projected housing needs.	**483**
72	ROW 299. CHAPTER VII, Objective B, Policy 2 deleted (page 51). Retain this policy. Low-rise, multi-unit housing—and fewer tall buildings—is needed to preserve view place, open space, airflow, and natural lighting. Quality of life is better through low-rise development. This means that some growth in population and some high tower buildings will not be built, however, such high-density developments put greater stress on our energy production (e.g. electrical) capabilities, and water resources. Thus, higher-density development that overshoots sustainable use of our island resources should not be allowed. "Provide for the expanded development of low-rise mutli-unit housing."	See response #483. Developments cannot acquire permits without demonstrating infrastructure adequacy.	**484**
34	ROW 300. CHAPTER VII, Objective C, Policy 3 (page 51). Restore the deleted policy, and revise as follows: "Encourage the establishment of mixed-use districts with appropriate design and development controls ~~to~~ within the Primary Urban corridor that will ensure an attractive living environment and compatibility with surrounding land uses."	The substance of the stricken policy is similar to Objective A, draft Policy 5	**485**

14	ROW 300. CHAPTER VII, Objective C, Policy 3 (page 51). Delete this policy. It infers that mixed-use districts can be created in rural and suburban communities where such urban development is not desired nor feasible. ~~"Encourage the establishment of mixed-use districts with appropriate design and development controls to ensure an attractive living environment and compatibility with surrounding land uses."~~	Comment noted. This policy was already stricken from the Second Public Review Draft.	**486**
4	ROW 303. CHAPTER VII, Objective C, Policy 3 (page 51). Replace "office" with "commercial" for correctness. "Maintain and improve downtown as the financial and commercial ~~office~~ center of the island, and as a major retail center."	Comment noted. "Office" is more accurate than "commercial" in this context.	**487**
14	ROW 306. CHAPTER VII, Objective C, Policy 6 (page 52). Add "light industrial" between "office," and "commercial area." This recognizes the language in HRS 206-E that identifies industrial as one of the needs in Kaka'ako. "Facilitate the redevelopment of Kaka'ako as a major mixed-use residential, office, light industrial, and commercial area that provides housing, jobs, recreational facilities, pedestrian safety, and other amenities and services that are needed by the area's residents and workers."	See response #489	**488**
11	ROW 306. CHAPTER VII, Objective C, Draft Policy 6: "Facilitate the redevelopment of Kaka'ako as a major mixed-use residential, office and commercial area that provides housing, jobs, recreational facilities, pedestrian safety and other amenities and services that are needed by the area's residents and workers, ~~as well as commercial and light industrial area~~", is supported by the Ala Moana - Kaka'ako Neighborhood Board No. 11 via resolution at its regular meeting on April 25, 2017.	See response #489	**488.a**
34	ROW 306. CHAPTER VII, Objective C, Policy 6 (page 52). Consider deleting this policy. Kaka'ako is not under the planning and zoning jurisdiction of the City and County. This jurisdiction is held by the State's Hawai'i Community Development Authority. ~~"Facilitate the redevelopment of Kaka'ako as a major mixed-use residential, office, and commercial area that provides housing, jobs, recreational facilities, pedestrian safety, and other amenities and services that are needed by the area's residents and workers."~~	Concur that this policy is no longer needed in the General Plan both because the area is not under City and County planning jurisdiction, and because it is no longer in special need of redevelopment.	**489**
94	ROW 306. CHAPTER VII, Objective C, Policy 6 (page 52). How is this to comply with Objective B earlier in this section to plan and prepare for the long-term impacts of climate change?	Comment noted. Climate change and sea level rise may be mitigated through site design measures as well a locational considerations. See also the above response.	**490**
39	ROW 307. CHAPTER VII, Objective D (page 52). Why is the name "Ewa" being DELETED and everything called "East Kapolei." NOTHING in DPP TOD City, RAIL is preserving "Ewa" – it's a BIG LIE. It NEVER WAS "East Kapolei" and it is a Soviet-Nazi tactic to bulldoze cultures and names so that developers can give areas totally new FAKE NAMES like Hoopili.	Comment noted.	**491**
39	ROW 307. CHAPTER VII, Objective D, Policy 4 (page 52). Waipahu now looks like S**t! This is why the recent poll on rail was 78% AGAINST with the largest ethnic group Filipino AGAINST RAIL.	Comment noted.	**492**
4	ROW 310. CHAPTER VII, Objective D, Policy 3 (page 52). Change reference of "Kalaeloa Harbor" to "Kalaeloa Barbers Point Harbor (KBPH)" as this term is used in the Hawaii Department of Transportation – Harbors Division Master Plan. "Encourage the continuing development of the greater Campbell Industrial Park and Kalaeloa Barbers Point Harbor area as a major industrial center."	The following changes have been made: "Encourage the continuing development of the area encompassing ~~greater~~ Campbell Industrial Park, ~~and~~ Kalaeloa Barbers Point Harbor ~~area~~, and West Kapolei as a major industrial center."	**493**
94	ROW 313. CHAPTER VII, Objective D, Policy 6 (page 53). Does this include boat repair facilities included in the maritime commercial center? May need further clarification as to what is meant by this statement.	Comment noted. The question is too specific in scope to apply to the General Plan.	**494**

84	ROW 314. CHAPTER VII, Objective E (page 53). The Plan should not provide new allowances for development outside of the existing urban core. The Plan should retain the current protections for rural communities.	Comment noted. City and County policy provides for development, subject to existing zoning, within the Community Growth Boundary.	**495**
13	ROW 314. CHAPTER VII, Objective E (page 53). Replace “make them” to “keep them” and change “to live” to “to live and farm.” “To maintain those development characteristics in the urban-fringe and rural areas which keep ~~make~~ them desirable places to live and farm.”	Comment noted. Not all urban fringe and rural areas are farm areas; "make" vs. "keep" is a style preference.	**496**
13	ROW 315. CHAPTER VII, Objective E, Policy 1 (page 53). Revise to reflect original policy from the 2002 General Plan. “Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low- ~~to mid-~~ rise, low- ~~to medium-~~density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.”	Concur that the GP should support development levels determined through the DP and SCP process and has made the following edit: "Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally lower ~~to mid-~~rise, lower ~~to medium-~~density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households."	**498**
14	ROW 315. CHAPTER VII, Objective E, Policy 1 (page 53). Change “generally low- to mid-rise, low to medium-density development” to “low-rise, low-density development.” Urban fringe areas are not slated for population growth so there is no need to increase the height and density in the General Plan. If height and density increases are needed and desired, that change should be evaluated in the Development/Sustainable Communities Plans. “Develop and maintain urban-fringe areas as predominantly residential areas characterized by low-rise, low-density ~~generally low-to mid- rise, low-to medium density~~ development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.”	See response #498	**499**
13	ROW 316. CHAPTER VII, Objective E, Policy 2 (page 53). #316: Move Policy 2 to Objective D. Current policy reads: “Coordinate plans for developments within the ‘Ewa and Central O‘ahu urban-fringe areas with the State and Federal governments, major landowners and developers, agricultural industries, and the community.	Comment noted. This policy belongs in Objective E because it concerns urban fringe areas and rural lands.	**500**
94	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Is this goal for other communities on the island, or only ‘Ewa and Central O‘ahu? It calls for maintaining not establishing…is maintenance not required elsewhere?	See response #504	**501**
13	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Move Policy 3 to Objective D. Current policy reads: “Maintain a green belt system in the ‘Ewa and Central O‘ahu areas of O‘ahu.”	See response #500	**502**
4	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Provide a short description of what the “green belt system” is for clarity. The current policy reads: “Maintain a green belt system in the ‘Ewa and Central O‘ahu areas of O‘ahu.”	The draft policy has been revised to: "Maintain a “green belt” of open space ~~system~~ around developed communities in the ‘Ewa and Central O‘ahu areas of O‘ahu."	**503**
14	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Add “Establish and” at the start of this statement. This acknowledges that a greenbelt does not exist and that the creation and maintenance of a greenbelt is an objective. “Establish and maintain a green belt system in the ‘Ewa and Central O‘ahu areas of O‘ahu.”	Comment noted. The proposed Objective E, Policy 3 was revised from the 2002: "Establish a green belt in the ‘Ewa and Central O‘ahu areas of O‘ahu in the Development Plans". It was revised for the Second Public Review Draft because the DPs for these areas do identify green belts/open space surrounding developed communities for recreational, ecological and open space purposes.	**504**

14	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). Delete “vibrant.” It is subjective and infers that areas that are not exciting or not worth maintaining. “Maintain ~~vibrant~~ rural areas that reflect a relatively open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and which allows modest growth opportunities to address area residents’ future needs.	The following edits have been made: "Maintain ~~vibrant~~ rural areas that reflect an ~~relatively~~ open and scenic setting..."	**505**
13	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). Retain this policy from the 2002 General Plan. “Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate-size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.”	See response #505	**506**
22	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). Delete the revised policy and retain the original policy from the 2002 General Plan, with modifications (omitting “and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses). Merriam-Webster Dictionary defines rural as “of or relating to the country, country people or life, or agriculture.” So removing from the original policy the reference to “town, density/rise and mix use” keeps with what rural districts are. Revised Policy 4 introduces urban terms such as “vibrant” and “growth opportunities;” rural districts may have town centers and these should be addressed in the district SCPs and not the broad vision of the General Plan. “Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate-size agricultural pursuits, and a relatively open and scenic setting ~~Maintain vibrant rural areas that reflect a relatively open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and which allows modest growth opportunities to address area residents’ future needs.~~”	See response #505	**507**
36	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). What does " relatively" mean? How does this policy work with the above policies regarding visitor accommodations? Those policies seem to conflict with this policy.	See response #505	**508**
34	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). “Relatively” is open-ended and subjective. Revise as follows: “Maintain vibrant rural areas that reflect an ~~a relatively~~ open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and that ~~which~~ allows modest growth opportunities to address area residents’ future needs..	See response #505	**510**

34	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Does replacing "lost housing inventory" mean that TVU's and B&Bs are intended to take over Oahu's rural communities? This is an inappropriate consideration unworthy of suggestion. Revise as follows: "Encourage the development of a variety of housing choices including affordable housing in rural communities to ~~to replace lost housing inventory, and~~ give people the choice to continue to live in the community that they were raised in.	The following edit has been made: "Encourage the development of a variety of housing choices including affordable housing in rural communities ~~to replace lost inventory, and~~ to give people the choice to live in the community they were raised in".	**511**
22	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Delete this policy. Revisions to ROW 318 (see above) encompass similar issues. In addition, the General Plan is to be a broad, visionary planning document, and the content area of this policy should be determined at the SCP/DP level. ~~"Encourage the development of a variety housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in."~~	Comment noted. Chapter VII, Objective E, Polices 4, 5 and 6 all address components of livability, economic vitality, and preservation of character for rural and semi rural communities. This policy is concerned with allowing modest growth in rural communities to allow generations the option to remain in place. Any form it takes should be decided upon at the DP/SCP level.	**512**
13	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Delete this policy. ~~"Encourage the development of a variety (of) housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in."~~	See response #512	**513**
21	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). "Encourage the development of a variety housing choices including visitable affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in."	See response #44	**514**
27 and 37	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Delete this policy. It is NOT sustainable development to take everything and develop it for this generation's wants. We must consider future generations needs and the removal or use of resources that this much development already is having on O'ahu. Affordable housing and all infrastructure is in 'Ewa by design of directed growth. It may very likely NOT be in the community we were raised in on O'ahu. People need to plan for this reality. ~~"Encourage the development of a variety housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in."~~	See response #512	**515**
27 and 96	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete this policy. No growth boundary adjustments are desired, not large or modest ones; nor changes to Land Use Ordinances that would allow them. ~~"Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations."~~	The following edit has been made: "Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible~~; and modest adjustments to growth boundaries~~ to maintain an adequate supply of housing for future generations." See also response #512	**517**

61	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete "…; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations." Given the allowances made earlier in this statement for increased height around town areas, and the replacement of any housing inventory in the Policy 5 immediately preceeding this statement, it is inappropriate to increase density by altering growth boundaries. Both rural residents and people in town appreciate the open land in the country! "Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible ~~; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations~~."	See response #512	**518**
13	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete this policy. "~~Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations.~~"	See response #512	**520**
22	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete this policy. Revisions to ROW 318 (see above) encompass similar issues. In addition, the General Plan is to be a broad, visionary planning document, and the content area of this policy should be determined at the SCP/DP level. ~~"Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations."~~	See response #512	**521**
36	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). How does this work with the North Shore Sustainable Communities Plan? Who decides on the modest adjustments to the growth boundaries? Who decides what constitutes a modest increase in height and density?	See response #512	**522**
34	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). This policy opens the floodgates to compromised urban boundaries, higher density development, and commercialization of established rural communities. This is unacceptable as it redefines "rural" by morphing it to "urban," thus creating an oxymoron. "Adequate" is also open-ended and subjectively invites urban sprawl and sub-urban housing tracts into rural communities. As properly rewritten, this policy belongs under Chapter IV, Housing and Communities. Revise and move to Chapter IV: "Ensure the social and economic vitality of rural communities by maintaining the established character ~~supporting infill development and modest increases in heights and densities around~~ of their existing rural town and residential areas ~~where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing~~ for future generations."	See response #512	**523**
84	ROW 322. CHAPTER VII, Objective E, Policy 1 deleted (page 54). This deleted policy calls for a comprehensive urban design plan. We need good comprehensive planning now more than ever.	Comment noted. Because of the size of the City and County of Honolulu and the diversity of community development patterns and unique geography, the DPP pursues regional and area planning, with attention to alignment between Plans.	**525**
94	ROW 324. CHAPTER VII, Objective F, Policy 1 (page 54). This has not been done even though there are these types of visions for various communities that have been in existence for years. Is this primarily for the newer developments to establish "communities" in these new developments?	Comment noted. Additional clarification is needed to address your question.	**527**

21	ROW 325. CHAPTER VII, Objective F, Policy 2 (page 54). 321. "Require the consideration of urban design and universal design principles in all development projects." "Universal design" refers to making environment and structures as usable as possible by people of all ages and abilities. A curb cut is a well-known universal design feature (a sloping break in a concrete curb that enables baby strollers, roller blades, bicycles, and wheelchairs to move smoothly between roads and sidewalks. Visitable housing also adheres to universal design principles.)	Comment noted. The proposed change is too specific and beyond the scope of the General Plan.	**528**
34	ROW 325. CHAPTER VII, Objective F, Policy 2 (page 54). Revise as follows: "Require the consideration of compatible urban design principles in all development projects within the Primary Urban corridor, including, but not limited to, the national planning standard of 2 to 2-1/2 acres of urban recreational park open space per 1,000 capita."	Comment noted. This policy applies to any development projects, not just those occuring within the Primary Urban Center. Specific implementation measures are beyond the scope of the General Plan.	**529**
94	ROW 326. CHAPTER VII, Objective F, Policy 3 (page 54). How committed is the City to this? There are instances where this has not been followed because the City Council or Administration believes they know what is best for a specific community without even living there or knowing the specific situation.	Comment noted. Specific examples would be helpful to address your question/comment.	**530**
14	ROW 328. CHAPTER VII, Objective F, Policy 5 (page 54). Delete "seek to" and "to." This reflect that it is a guiding principle of the General Plan policy to protect resident's quality of life. "~~Seek to protect~~ Protect resident's quality of life and ~~to~~ maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities."	Comment noted.	**531**
34	ROW 328. CHAPTER VII, Objective F, Policy 5 (page 54). Revise as follows: "Protect ~~Seek to protect~~ residents' quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities."	Comment noted.	**532**
30	ROW 329. CHAPTER VII, Objective F, Policy 7 deleted (page 54). Reinstate deleted policy regarding beautification programs. "Promote public and private programs to beautify the urban and rural environments."	Concurs. The policy has been reinstated in the proposed GP as Objective F, Policy 6.	**533**
34	ROW 329. CHAPTER VII, Objective F, Policy 7 deleted (page 54). Restore the deleted policy: "Promote public and private programs to beautify the urban and rural environments."	See response #533	**534**
34	ROW 330. CHAPTER VII, Objective F, Policy 8 deleted (page 54). Restore the deleted policy, and revise as follows: "Dedicate, protect, preserve and maintain ample public park beneficial open space in urbanized areas."	Comment noted. The stricken policy is redundant with Chapter X, Objective D, Policy 4.	**535**
34	ROW 331. CHAPTER VII, Objective F, Policy 6 (page 55). Revise as follows: "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that reflects the community's values ~~enhance a community's social capital~~."	Comment noted. Objective F, Policy 6 has been deleted because of its close similarity to Objective G, Policy 6. The following edit has been made: "~~Policy 6. Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital~~."	**536**
4	ROW 333. CHAPTER VII, Objective F, Policy 8 (page 55). Include "Complete Streets" concept of a comprehensive, integrated network of streets that are safe and convenient for all people whether traveling by foot, bicycle, transit or automobile, and regardless of age or ability. The current policy reads: "Design public streets to be safe and accessible for all users, to be visually attractive, and to support sustainable ecological processes."	Concur that further description of Complete Streets concepts is compatible with this policy. The draft policy has been edited: "Design public street~~s~~ networks to be safe and accessible for ~~all~~ users of all ages and abilities, to accommodate multiple modes of travel, to be visually attractive, and to support sustainable ecological processes."	**537**

21	ROW 338. CHAPTER VII, Objective G, Policy 2 (page 55). "Encourage, wherever desirable, the rehabilitation of existing substandard structures, including the addition of visitability features when feasible."	See response #44	**538**
14	ROW 342. CHAPTER VII, Objective G, Policy 6 (page 56). Change "promote vibrant community life, and enhance livability" to "promote livable communities." As it reads now, only communities that are vibrant deserve support. "Support and encourage cohesive neighborhoods which foster interactions among neighbors and promote livable communities~~, promote vibrant community life, and enhance livability~~.	Comment noted. The proposed changes are a style preference.	**539**
21	ROW 342. CHAPTER VII, Objective G, Policy 6 (page 55). "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability, all of which will be promoted through increasing the proportion of homes that are visitable."	See response #44	**540**
	VIII. Public Safety and Community Resilience		
41	ROW 344. CHAPTER VIII, Objective A, Policy 1 (page 57). Change laws to reduce incarceration rates for non crimes and reduce prison population.	Comment noted. The proposal is beyond the scope of the General Plan.	**541**
4	ROW 345. CHAPTER VIII, Objective A, Policy 2 (page 57). Create a separate policy or bullet for "…adequate training and staffing for City and County law enforcement agencies." as this is a separate focus from "criminal justice facilities". The current policy reads: "Provide adequate, safe and secure criminal justice facilities and adequate training and staffing for City and County law enforcement agencies."	Concur that the two related but distinct objectives in Policy 2 should be separated for proper emphasis. The proposed policies have been revised to: "Policy 2. Provide adequate, safe and secure criminal justice facilities. ~~and~~ Policy 3. Provide adequate training and staffing for City and County law enforcement agencies."	**542**
1	ROW 345. CHAPTER VIII, Objective A, Policy 2 (page 57). Expand the current policy "Provide adequate, safe and secure criminal justice facilities and adequate training and staffing tor City and County law enforcement agencies" by adding several policies: • "Provide adequate, safe and secure criminal justice facilities to accommodate juvenile offenders and adult detention, prison and pre-release populations." • "Support development of modem, new facilities to house current and future adult detention, prison and pre-release populations including plans for a new O'ahu Community Correctional Center and improvements to the Women's Community Correctional Center, Waiawa Correctional Facility, and Halawa Correctional Facility." • "Support policies intended to return inmates from private prison facilities located on the mainland to state-run facilities in Hawai'i. • "Provide adequate staffing, training, equipment, and resources for State of Hawai'i and City and County law enforcement and corrections agencies." • "Encourage and support communication and coordination across federal, state, city and county law enforcement and corrections agencies.	Development of specific facilities and specific implementation actions is beyond the scope of the General Plan. Concur that the final bullet point is sufficiently broad and not covered under other policies. It has been incorporated into Chapter VIII, Objective A, draft Policy 10: "Cooperate with other law-enforcement agencies to develop new methods of fighting crime. Support communication and coordination across Federal, State and County law enforcement and corrections agencies."	**543**

1	ROW 350. CHAPTER VIII, Objective A, Policy 7 (page 57). Expand the current policy "Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values" by adding a new policy: • "Support reforms to criminal laws and policies to emphasize treatment, diversion and rehabilitation programs for adult and juvenile offenders as alternatives to incarceration."	Comment noted. See response #545	**544**
1	ROW 352. CHAPTER VIII, Objective A, Policy 9 (page 57). Expand the current policy "Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders" by adding several policies: • "Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders." • "Provide for the improvement, expansion, innovation and development of rehabilitation programs to include re-entry programs which aim to reduce recidivism." • "Encourage the improvement, expansion, renovation, innovation and development of treatment, rehabilitation, and re-entry facilities for adult and juvenile offenders."	Most of these policies are beyond the scope of the General Plan. Concur that "Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders" is sufficiently broad and not covered in other policies. It has been included under Objective A as draft Policy 5.	**545**
14	ROW 353. CHAPTER VIII, Objective B (page 57). Change "residents and visitors" to "residents of O'ahu." This change reflects that the objective of the General Plan is to protect the property of O'ahu residents. "To protect residents of O'ahu ~~residents and visitors~~ and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions."	Comment noted. Our public agencies are tasked with maintaining public safety for everyone.	**546**
94	ROW 353. CHAPTER VII, Objective B (page 57). Nowhere is there any discussion regarding communication to the residents or visitors regarding natural disasters or other emergencies. There should be some acknowledgement that this needs to be managed not just on a State level but a City level.	Comment noted. This is addressed in Objective B, Policy 4, Policy 11 and Policy 12. See also response #551.	**547**
10	ROW 355. CHAPTER VIII, Objective B, Policy 2 (page 58). Move this policy to Chapter VII , Physical Development and Urban Design. Physical design requirements should be determined at the planning stages of a project. Additionally, the developer should be responsible for compliance with all of the rules and regulations, and the specifications should be implemented before beginning construction at the project area.	Comment noted. The policy is located here because development standards and codes updates need to work together with natural disaster and hazards mitigation planning.	**548**
10	ROW 356. CHAPTER VIII, Objective B, Policy 3 (page 58). Move this policy to Chapter VII Physical Development and Urban Design, per justification for ROW 355 above.	Comment noted. The DPP believes that it is an appropriate placement for highlighting flood hazard control measures which may involve more than site-level physical design decisions.	**549**
34	ROW 356. CHAPTER VIII, Objective B, Policy 3 (page 58). Revise as follows: "Participate with State and Federal agencies in the funding and construction of flood-control projects, and prioritize the use of ecologically- and environmentally-sensitive flood control strategies when feasible."	Comment noted. The proposed change is redundant to the policy.	**550**

4	ROW 357. CHAPTER VIII, Objective B, Policy 4 (page 58). Revise for correctness, completeness and clarity. "Collaborate with ~~Help~~ State and Federal agencies to provide emergency warning, plan for the prevention, ~~provide emergency warnings,~~ protection, ~~and~~ mitigation, response and recovery before, during and after ~~major~~ emergencies such as tsunamis, hurricanes, and other hazardous ~~high-hazard~~ events."	The following edits have been made to the draft policy: "Policy 4 ~~Help~~ Collaborate with State and Federal agencies to provide emergency warnings, protection, ~~and~~ mitigation, response, and recovery, during and after major emergencies such as tsunamis, hurricanes, and other high-hazard events."	**551**
61	ROW 361. CHAPTER VIII, Objective B, Policy 7 (page 58). Add the following new policy: "Policy 7.5. Establish adequate hurricane shelter designated locations, and keep the public informed of the nature and extent of hurricane disaster readiness."	Comment noted. The proposed addition is a specific implementation and therefore beyond the scope of the General Plan. See response #551 for new language on hazard response.	**552**
10	ROW 365. CHAPTER VIII, Objective B, Policy 3 (page 58). Move this policy to Chapter VII Physical Development and Urban Design, per justification for ROW 355 above.	See response #549	**553**
14	ROW 365. CHAPTER VIII, Objective B, Policy 9 (page 59). Add "and sea level rise" after "climate change." "Plan for the impacts of climate change and sea level rise on public safety, in order to minimize potential future hazards."	Concur that "climate change and sea level rise" is a common usage and has incorporated the change to the draft policy: "Plan for the impacts of climate change and sea-level rise on public safety, in order to minimize potential future hazards."	**554**
34	ROW 365. CHAPTER VIII, Objective B, Policy 9(page 59). Revise as follows: "Plan for the impacts of climate change and sea-level rise on public safety, in order to minimize potential future hazards."	See response #554	**555**
4	ROW 368. CHAPTER VIII, Objective B, Policy 11 (page 59). Revise for completeness. "Develop emergency management ~~civil defense~~ plans, policies, ~~and~~ programs, and procedures to protect and promote public health, safety, and welfare of the people."	The suggested edits have been made: "Develop emergency management ~~civil defense~~ plans, policies, ~~and~~ programs, and procedures to protect and promote public health, safety, and welfare of the people."	**556**
4	ROW 368. CHAPTER VIII, Objective B, Policy 11 (page 59). Delete "civil defense" throughout this document. The correct term is "emergency management" as in the City Department of Emergency Management (name change from O'ahu Civil Defense in 2007), Hawai'i Emergency Management Agency (name change from Sate Civil Defense in 2013), and Federal Emergency Management Agency (name change in 1979). The name change and focus is on an all-hazards approach to emergency and disaster preparedness, mitigation, response and recovery.	Reference to "civil defense" was edited in proposed Policies 10 and 11 to reflect the City Department of Emergency Management name change.	**557**
4	ROW 369. CHAPTER VIII, Objective B, Policy 12 (page 59). Revise for correctness and completeness, per ROW 368 above. "Provide educational materials on emergency management ~~civil defense~~ preparedness, mitigation, response and recovery, fire protection, traffic hazards, and other unsafe conditions."	Comment noted. See the above response.	**558**
	IX. Health and Education		
94	ROW 370. CHAPTER IX, Objective A (page 61). Nowhere in this section is there mention of providing better services than ambulances from remote areas of the island. There was a past agreement with DOD to provide air helicopter service for severe emergencies where ambulances where marginal in being able to transport individual(s) to better medical care, quicker. This should be explored and considered again.	Comment noted. Objective A Policy 2 calls for adequate ambulance and first-aid services without specifying the type of ambulatory service.	**559**

4	ROW 373. CHAPTER IX, Objective A, Policy 3 (page 61). Delete “pollution” and replace with “quality.” “Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise- quality ~~pollution~~ controls.”	Comment noted. This is a style preference and not a substantive change to the policy.	**560**
4	ROW 374. CHAPTER IX, Objective A, Policy 4 (page 61). Delete “pollution” and replace with “quality”. “Integrate public health concerns such as air and water quality ~~pollution~~ as a consideration in land use planning decisions.”	See above response.	**561**
34	ROW 375. CHAPTER IX, Objective A, Policy 5 (page 61). Revise as follows: “Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of safe, fresh, locally grown foods.”	Comment noted. There is no need to qualify "safe" ahead of "fresh, locally grown foods" in this policy, as it is already implicit.	**562**
34	ROW 376. CHAPTER IX, Objective A, Policy 6 (page 61). Revise as follows: “Encourage healthy lifestyles that protect pedestrians and bicyclists through walkable communities, safe street crossings, safe routes to schools, and safe public parks and open spaces ~~for pedestrians and bicyclists~~.”	This policy is primarily concerned with conveying support for active lifestyles through walkable streets and parks and pathways access for pedestrians and cyclists. Parks safety is addressed in Chapter X, Objective D, Policy 12. An edit has been made to this draft policy to read: "Encourage healthy lifestyles through walkable communities, safe street crossings, safe routes to schools, and parks and pathways for pedestrians and bicyclists."	**563**
1	ROW 377. CHAPTER IX, Objective A, Policy 7 (page 61). Expand the current policy “Support efforts to make health care more accessible for everyone” by adding a new policy: • “Support efforts to improve and expand access to mental health, drug treatment, community based programs and other similar programs for those requiring such services.”	Concur that the proposed policy is not covered under existing policies and has incorporated it as a new draft Policy 8: "Support efforts to improve and expand access to mental health, drug treatment, community based programs and other similar programs for those requiring such services."	**564**
21	ROW 378. CHAPTER IX, Objective A, Policy 8 (page 61). “Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multimodal transportation options, that provides an adequate supply of visitable affordable housing, that encourages growth in needed and desirable jobs, that provides quality health care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.” An action plan currently being implemented to make Honolulu an age-friendly city includes the recommendation “Promote basic accessibility requirements” through the action “Adopt ‘visitability’ regulations in new construction” (page A15) (www.honolulu.gov/rep/site/dts/dts_docs/Honolulu_Age-Friendly_City_Action_Plan_2015.pdf). An age-friendly city will also support aging in place. A 2011 report from the State Legislature’s Home for Life Task Force identified visitable housing as critical for enabling the aging-in-place for Hawai‘i’s seniors. (http://lrbhawaii.info/reports/legrpts/legis/2012/scr7_sd1_09.pdf).	See response #44	**565**

4	ROW 382. CHAPTER IX, Objective B, Policy 2 (page 62). Change to "…informal educational lifelong learning programs…" as lifelong learning is defined as ongoing, voluntary, and self motivating pursuit of knowledge for either personal or professional reasons. "Encourage the provision of informal educational lifelong learning programs for people of all age groups."	Comment noted. The concept of 'lifelong learning' is already adequately expressed in the policy.	**566**
94	ROW 383. CHAPTER IX, Objective B, Policy 3 (page 62). This is not something the City controls. Should it be here, unless the City is going to work with the State to make this happen, without additional cost, for the community?	Comment noted. This policy encourages cooperation and coordination with DOE to complement City and County public facilities uses and seek mutual benefits.	**567**
4	ROW 386. CHAPTER IX, Objective B, Policy 6 (page 62). Revise to "…native Hawaiian host culture" as that may be a more acceptable reference. "Encourage outdoor learning opportunities and venues that utilize our unique natural environment and native Hawaiian host culture."	The draft policy has been edited as follows: "Encourage outdoor learning opportunities and venues that ~~utilize~~ reflect our unique natural environment and ~~native~~ Native Hawaiian culture."	**568**
34	ROW 390. CHAPTER IX, Objective C, Policy 3 (page 62). We do not want to encourage any bio-hazard labs in or near our urban and visitor centers. Revise as follows: "Encourage safe, non-hazardous research institutions to establish branches on O'ahu."	Comment noted. This education policy generally supports increased academic research activities but does not specify individual activities. Project reviews, zoning, environmental reviews (if triggered), and other regulatory safeguards would apply for any project.	**569**
	X. Culture and Recreation		
14	ROW 393. CHAPTER X, Objective A, Policy 1 (page 65). Change "Encourage the recognition of" to "Recognize." "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture, including its customs, language, history and close connection the natural environment as a dynamic, living culture and as an integral part of O'ahu's way of life."	The following edit has been made: "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture…"	**570**
27 and 37	ROW 393. CHAPTER X, Objective A, Policy 1 (page 65). Change "Encourage the recognition of" to "Recognize." "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture, including its customs, language, history and close connection the natural environment as a dynamic, living culture and as an integral part of O'ahu's way of life."	See response #570.	**571**
34	ROW 393. CHAPTER X, Objective A, Policy 1 (page 65). Revise as follows: "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O'ahu's way of life."	See response #570	**573**
34	ROW 396. CHAPTER X, Objective A, Policy 3 (page 65). Revise as follows: "Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawai'i made by O'ahu's ~~the City's~~ various ethnic groups."	Concur. The following edit to the draft policy has been made: "...to Hawai'i made by O'ahu's ~~the City's~~ various ethnic groups."	**574**
94	ROW 404. CHAPTER X, Objective B, Policy 5 (page 66). Currently, the City has a funding source via the Clean Water and Natural Lands Fund. Should this policy recognize that the "public" is already participating?	The proposed policy has been revised to: "Seek public and private funds, and encourage public participation…"	**575**
4	ROW 405. CHAPTER X, Objective B, Policy 6 (page 66). Add "enhancement" to convey the thought of improving (bettering) where applicable. Provide incentives for the restoration, preservation, ~~and~~ maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources."	The DPP agrees with the suggested change and the following edit has been made to the draft policy: "Provide incentives for the restoration, preservation, ~~and~~ maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources."	**576**
34	ROW 406. CHAPTER X, Objective B, Policy 7 (page 66). Revise as follows: "Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices for future generations."	Concur with the suggested change and the following edit has been made to the draft policy: "to further preserve and continue these practices for future generations."	**577**

93	ROW 411. CHAPTER X, Objective D (page 66). How much is enough? As more recreational "facilities" are opened up, how do we protect and balance access while continuing to protect that area beyond the short-term dollar?	Comment noted.	**578**
34	ROW 411. CHAPTER X, Objective D (page 66). Revise as follows: "To provide a wide range of recreational facilities and services that are readily available to all residents and visitors alike, and to balance ~~and that balances~~ access to natural areas with the protection of those areas."	Change made.	**579**
14	ROW 411. CHAPTER X, Objective D (page 66). Delete the new wording. The O'ahu General Plan is a long-range planning guidance document for O'ahu residents and should be reflected as such. "To provide a wide range of recreational facilities and services that are readily available to all residents of O'ahu ~~residents and visitors alike and that balances access to natural areas with the protection of those areas~~."	Comment noted. This broad Objective does not make a distinction between recreational facilities and services for residents or visitors.	**580**
34	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). "Specialized" recreational facilities based on "cumulative demand" indicates monopolization of public recreation facilities in favor of one interest and at the exclusion of others. "Develop~~, and~~ maintain, and expand a system of regional parks and ~~specialized~~ recreation facilities~~,~~ based on sustainable practices and in the greater public interest ~~the cumulative demand of residents and visitors."~~	Comment noted. This policy calls for a well maintained regional park system that responds appropriately to areas and activities of intensive use and high demand.	**581**
84	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). Does this policy mean money will be spent on the North Shore to ensure our parks in maintained? Previous statements indicate more money will be spent in Waikiki.	See response #581	**582**
14	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). Delete the new wording. It should not be a policy of the General Plan to advocate for more parks based on cumulative demand. "Develop and maintain ~~Develop, maintain, and expand~~ a system of regional parks and specialized recreation facilities~~, based on the cumulative demand of residents and visitors~~."	See response #581	**583**
36	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). Does this policy mean money will be spent on the North Shore to ensure our parks in maintained? Previous statements indicate more money will be spent in Waikiki.	See response #581	**584**
84	ROW 421. CHAPTER X, Objective D, Policy 8 (page 67). Our beaches are overcrowded. This goes back to the population numbers. For example, Kaena Point used to be a quiet area, now on any weekend it is very busy and no longer a quiet community respite.	Comment noted.	**585**
36	ROW 421. CHAPTER X, Objective D, Policy 8 (page 67). • Our beaches are overcrowded. This goes back to the population numbers. For example, Kaena Point used to be a quiet area, now on any weekend it is very busy and no longer a quiet community respite.	Comment noted.	**586**
30	ROW 423. CHAPTER X, Objective D, Policy 10 (page 68). Add "practices," after "cultural." "Utilize our unique natural environment in a responsible way to promote cultural practices, events and activities."	The following edit has been made: "Utilize our unique natural environment in a responsible way to promote cultural events and activities, and maintain cultural practices."	**587**
34	ROW 423. CHAPTER X, Objective D, Policy 10 (page 68). "Promote" conveys commercialization. Revise as follows: "Utilize our unique natural environment in a responsible way to include ~~promote~~ cultural events and activities."	Comment noted. See the above response for proposed edits to this draft policy.	**588**
94	ROW 425. CHAPTER X, Objective D, Policy 11 (page 68). Schools are under State control…what does the City think it can do to increase use of public school facilities for recreation, without charge to the community?	See response #567	**589**

34	ROW 426. CHAPTER X, Objective D, Policy 12 (page 68).Add new policy: "Ensure conformance with the national planning standard of 2 to 2-1/2 acres of urban recreational park open space per 1,000 capita within the Primary Urban center."	Comment noted. The General Plan does not propose specific implementation measures that are more suitable to the DPs and SCPs.	**590**
34	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). "Promote" conveys commercialization. Revise as follows: "Create and support ~~promote~~ recreational venues for keiki and kupuna and for kama'āina and malahini."	Comment noted. The proposed change is a style preference.	**591**
30	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). Correct spelling of "malahini" to "malihini."	Correction made.	**592**
6	A. ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). Correct spelling of "malahini" to "malihini."	Correction made.	**593**
12	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). This policy calls for promoting recreational venues for residents and visitors; however, time and time again it is clear that the City (and State) are unable to provide for safe and clean infrastructure to accommodate large visitor numbers, and the community pays the price.	Comment noted. Providing examples would be helpful in addressing your concerns.	**594**
14	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). Delete this policy. It is impossible to understand the differences between the various recreational venues. In addition, the O'ahu General Plan is to reflect the long-range aspirations of O'ahu's residents and not promote recreational venues for tourists. "~~Create and promote recreational venues for keiki and kupuna and for kama`aina and malahini.~~"	Comment noted. This policy supports recreational venues that can be enjoyed by all people of all ages.	**595**
39	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). This policy calls for promoting recreational venues for residents and visitors; however, time and time again it is clear that the City (and State) are unable to provide for safe and clean infrastructure to accommodate large visitor numbers, and the community pays the price.	See response #594	**596**
XI. Governement Operations and Fiscal Management			
no comments listed			
General Comments by Topic			
Chapters			
69 and 108	CHAPTER I. POPULATION (page 21). Concurs with comments from Larry McElheny (comment #73 below). Retain the population policies that appear in the current Plan and strongly encourage the regulatory agencies to comply with those policies. Any plan that does not address issues of carrying capacity, unbridled population growth, deficient and inadequate infrastructure and changing sea levels, is not a plan at all, but is a recipe for disaster. Population is the foundational issue from which all other issues grow. Therefore, it rightly appears first and foremost in the current Plan, with statements in Chapter I such as: "To control the growth of Oahu's resident and visitor popula□ons....." "Publicize the desire of the City and County to limit population growth....." "Reduce inmigration....." "Control population growth....." It is disturbing that the current draft Plan eliminates references to limiting population growth, makes no mention of over population or carrying capacity, and allows for unfettered growth. -	Comment noted. The City and County does not have any legal authority to control population flows in and out of O'ahu. See response #103	**597**

74	CHAPTER I. POPULATION (page 21). Population should be "controlled," which is a level higher than "manage."	See the above response.	**598**
74	CHAPTER II. AGRICULTURE. Agriculture deserves its own set of considerations (separate from Chapter II). Sustainability is as important as the IAL designation. Enforcement of conservation plans and best management practices is very important. Also there should be some metric tied to some percent of food production grown on Oʻahu to be sold in Hawaiʻi (not just seeds for pig food for a farm in the Midwest).	Comment noted. Agriculture does have its own Objective and set of 16 Policies in Chapter 2. Metrics and percentage targets for food production would be more appropriate to a specific plan at the State level.	**599**
2	Chapter II Economy (pages 25-31). In formulating the economic policies for the General Plan, the City should review the Hawaii Statewide Comprehensive Economic Development Strategy (CEDS), 2016-2020 Strategic Plan developed by OP. Appendix 7, the Oʻahu CEDS, may prove valuable information.	Comment noted.	**600**
33	CHAPTER II. Other sections of the General Plan have useful language that should be added to the Economy chapter when evaluating maintenance requirements and proposed construction in resort areas and Waikiki, especially in relation to sea level rise. The addition of such language could help prevent significant financial cost and damage to the environment. ROW 191, CHAPTER IV, Objective C, Policy 6 (page 38); ROW 239, CHAPTER V, Objective D, Policy 5 (page 43); and ROW 345, CHAPTER VIII, Objective A, Policy 2 (page 57) contain language addressing the proper evaluation of variables surrounding climate change and development such as: "topography that could be difficult or dangerous, sewer capacity, utility capacity, extreme cost and potential environmental damage." In these sections, these variables are framed around simply being bad growth that should not be encouraged or which could potentially incur the City large costs - this framing of perspective should be taken for our tourism economy. This is especially true when establishing beach preservation funds which would use transfer of development rights or purchase of development rights which could be exorbitantly more costly for the City if not guided by language and policy which expects these same considerations from the tourism industry.	Comment noted. The climate change and coastal hazards objectives and policies are meant to apply to all new development, including in Waikiki. See also Chapter 3, Objective A, draft policies 4 & 5 & 12.	**601**
12 and 39	CHAPTER III, Natural Environment and Resource Stewardship (page 27). Add a policy addressing invasive species prevention and/or biosecurity. The threat of invasive species and the importance of biosecurity is missing in Chapter III (and not found in the Revised General Plan), despite recent and ongoing city issues concerning little fire ants and the coconut rhinoceros beetle.	Addressing invasive species is a State function and beyond the scope of the General Plan.	**602**
39	CHAPTER IV. HOUSING AND COMMUNITIES. Objectives and policies have been changed to allow for higher-density housing, smaller or zero parks, narrow streets, no parking for developer profits via TOD schemes.	Comment noted.	**603**
2	CHAPTER V. ENERGY HRS § 196-9 - Energy efficiency and environmental standards for state facilities, motor vehicles and transportation fuel; acknowledges specific rating systems, and states that the design and construction of State buildings and facilities should meet the LEED silver or two green globes rating system.	Comment noted.	**604**
41	CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN. It would be good if the major mistakes made in developing Kapolai could be eliminated in future developments. All housing should be within walking distance to neighborhood stores and walkways provided. Cul-de-sacs should be eliminated in subdivision street design.	Comment noted.	**605**

1	CHAPTER VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE. While Chapter XIII addresses criminal justice facilities and the need for improvements to rehabilitation programs and facilities, additional policies are necessary to address the future needs of O'ahu's criminal justice system, including: • A new O'ahu Community Correctional Center (OCCC) to replace the current facility and that planning for a new OCCC is currently underway • Upgrading and expanding the Women's Community Correctional Center to accommodate the existing/growing female inmate population • The likely eventual need to upgrade Waiawa Correctional Facility • Expansion of State prison facilities on O'ahu or development of a new prison (on O'ahu or other islands) to support the goal of returning inmates that are currently housed in mainland private prison facilities to Hawai'i . • Expand access to mental health, drug treatment, community based programs and other treatment programs and services to reduce the reliance on the criminal justice system to provide such services.	Comment noted. Expansion and upgrades of specific facilities is beyond the scope of the General Plan. See responses #545 and #564 for new policy language on access to mental health, drug treatment and community based programs.	**606**
10	CHAPTER VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE. Replace "Community Resilience" with "Emergency Preparedness" which pertains to "disaster-ready communities." Preparations for disasters and emergencies are a cooperative, joint endeavor with the City Department of Emergency Management to coordinate the protection of people and property during a crisis situation. Together we can coordinate the emergency management activities and functions of the city with those of the state and federal governments and other public or private organizations during natural disasters and other emergencies to assist the community.	Comment noted. The title for Chapter VIII was revised in the second public review draft to cover not only public safety and emergency response, but also the ability of the community to rebound after a disaster.	**607**
36 and 84	CHAPTER X. CULTURE AND RECREATION. Combining "recreation" with "culture" as a single category was inappropriate. They are both important and often not related. The Plan should use Hawaiian words in the document or both English and Hawaiian words (e.g. Diamond Head/Leahi).	Comment noted. For document purposes, "culture and recreation" are grouped together as are "health and education". This is not meant to suggest that these subjects always overlap.	**608**
41	CHAPTER X. Culture and Recreation. Provide suitable space for organized motor sports.	Comment noted.	**609**
74	CHAPTER X. CULTURE AND RECREATION. The 11 areas of concern should be looked at again. Uncouple "Recreation" and "Culture" because they have more that are not in common.	Comment noted. See response #608	**610**
94	CHAPTER XI (page 69). Add another statement regarding better, more open communication of policies, plan modifications, information regarding transparency in government operations **before** plans are implemented within a community so the community is not caught blind-sided by City operations/plans.	Comment noted. See Second Public Review Draft Chapter 11 Objective A Policies 3, 4 & 5, and Objective B, Policy 3	**611**
Carrying Capacity			
17	Board supports a motion to consider a cap on tourism numbers based on O'ahu's carrying capacity. There is too much emphasis on the visitor over the resident, as evidenced in the General Plan revisions that include the visitor as co-equal with the resident. Too many beaches, parks, and natural attractions are being stressed and the current infrastructure is inadequate to handle the increasing numbers. The North Shore is not ready to accommodate more visitors much less the projected population growth.	Comment noted. See response #27	**612**

45	Carrying Capacity. Projections for O'ahu need to be added. Carrying capacity for the scenic two-lane, Kamehameha Highway from Kahalu'u-Ko'olau Loa-North Shore needs to be taken into consideration- the road is already at capacity. NO additional housing/commercial developments should be allowed in this area.	Comment noted. See response #27	**613**
46	Carrying Capacity. State and County need to do a better job of limiting growth. Right now the cry is BUILD, BUILD. Set strict density standards. Where will our water come from? Where will our food come from? Will tourists who are our major source of income (besides military) stop coming because of a disease like Zika? Will they stop coming if this island is concrete?	Comment noted. See response #27	**614**
63	Carrying Capacity. Complaints about too many tourists and people using parks, beaches and trails are plentiful at Kuli'ou'ou / Kalani Iki Neighborhood Board meetings. Creating and promoting recreational venues in the natural environment will ruin its uniqueness, and they are already at risk for staying "natural." Governor Ariyoshi said that carrying capacity goes to the heart of everything. O'ahu has become overrun with tourists, rampant development, and foreign investment that has been detrimental to residents and the things we love about O'ahu.	Comment noted. See response #27	**615**
64	Population Growth and Carrying Capacity. Recent development across the island, particularly in the Primary Urban Center, is not good for the future of the people of Hawai'i, even if it is to accommodate rail. Too much building and skyscrapers, not enough open space for common people. Development seems to be an attempt to pack too many people onto an island with limited land and water resources; O'ahu may not have the sustainable carrying capacity of resources for all. Implement the controls on population growth that were written into the Plan decades ago. Strategies may involve: limiting future construction; rent control; more affordable housing units in new residential and mixed use developments; political courage and leadership; individual sacrifices.	Comment noted. See response #27	**616**

34	CARRYING CAPACITY. Develop and include carrying capacity as the first chapter in the Plan. The glaring omission of O'ahu's carrying capacity and conflagration of several established priority land use and transportation objectives and policies diminishes the draft revision to a deplorable outcome. Together with the foundation of carrying capacity, population size is the determining factor for sustainability of the island and its resources. Unbridled population growth is the antithesis of sustainability on an island of finite land mass and resources. Add the following: "Carrying Capacity of Finite Land Base - Because O'ahu is an island surrounded by water, it is a finite land base. Global warming and its associated sea-level rise will reduce this land base further within the next several decades. Population increases and visitor inundation must be properly evaluated and mitigated to prevent all-consuming impacts to O'ahu's land and natural resources. Carrying Capacity of Finite Fresh Water Supply - Global warming is causing shifting weather impacts that will increasingly affect O'ahu's finite fresh water supply. The island's fresh water supply is also threatened by leaking fuel tank toxins percolating into the aquifer, and by proposed geothermal industrial pursuits proven to cause seismic instability and injection of toxins into groundwater. Carrying Capacity of Limited Infrastructure for Sewerage and Solid Waste Disposal - Additionally, there are clear carrying capacity limitations on O'ahu s wastewater transport infrastructure and processing capabilities, and near-capacity landfills. Limited and faulty wastewater infrastructure has been one of the greatest challenges for the new high-density urban community of Kaka'ako. Therefore, Carrying Capacity objectives and policies must be defined before all else, as so aptly and insightfully stated by Hawaii's former Governor George Ariyoshi in 2004: "What deeply concerned me as governor continues to concern me these many years later: …the No. 1 item on the public agenda should be carrying capacity. The question of carrying capacity goes to the heart of everything, and precious few people want to face it …all the more reason for the public to get involved in such issues as infrastructure, resource distribution, equitable taxation, air and ground transportation, and the impact of ever-growing numbers on recreation, scenic and cultural resources. Hawaii is ours to take care of."	Comment noted. See response #27	**617**
	Climate Change		
13	CLIMATE CHANGE. Planning needs to address the uncertain sustainability of coastal highways, as well as incorporate the "new" high water marks attributed to rising sea level. Concerns include roadways; water resources, sewer lines, critical coastal zone management areas, and electrical utilities.	Comment noted. The coastal highway system is managed by the State. See Chapter V Objective A, Policies 4 & 9 for policies that address this issue, and Objective D, Policy 5 on other public and private utilities.	**618**
23	Climate Change/Sea Level Rise. Add a new objective under Chapter VII. Physical Development and Urban Design that requires a plan be created for each of the susceptible Development Plan/Sustainable Communities Plan areas to evaluate the vulnerability of public infrastructure to sea level rise. Add a new policy that requires the findings to be incorporated into the appropriate Development Plan/Sustainable Communities Plan. The General Plan should reflect the reality of climate change and sea level rise on our islands homes and public infrastructure – sewer treatment plants, roads, utilities, parks.	Comment noted. The City and County is working to incorporate climate change and coastal hazard policies in the Development Plan and Sustainable Communities Plan updates.	**619**

27, 37 and 96	Climate Change/Sea Level Rise. Sea level rise is threatening low lying housing. Shoreline setbacks need to increase for all new construction so that population potential is also adjusted, growth discouraged, and safety is emphasized. Temporary emergency fixes to Kamehameha Highway, the sole single access road, are being overwhelmed by rapid high wave erosion. Sea level rise will make the conditions worse.	See responses #618 and #621	**620**
39	CLIMATE CHANGE/SEA LEVEL RISE. A forward looking Oahu General Plan should be mapping sea level rise inundation zones around the island, limiting low rise buildings and forbidding high rise buildings in low-lying coastal areas subject to the variety of likely natural disasters. It should provide a plan to elevate coastal highways, airports, power plants, sewage treatment plants before disaster hits, and where ground water in the lowlands allows septic tanks to leach raw sewage into streams and public beach areas.	Comment noted. The General Plan does not go into the level of detail of specific plans, or regulatory codes and standards.	**621**
Consistency of Policies			
6	While the planning issues addressed are quite comprehensive, each planning issue should be considered in correlation with other issues identified. Each issue identified does not occur without impacting another issue, and it must therefore be considered more holistically as well.	Comment noted. The policies in the General Plan are considered together and meant to work together.	**622**
74	Plan includes internal contradictions and/or ambiguities between policies. Statements both support a proposed project and state reasons why it should not happen (i.e. conflict between discouraging urban sprawl and encouraging housing and/or economic development). These internal contradictions make it hard for the staff of our permitting agencies. It tends to put issues up for debate that become political in nature and do not serve harmony in communities. Less ambiguity/contradictions makes it easier on everyone.	Comment noted. The General Plan is a document that guides development. Directing development while maintaining certain restrictions and limits for that development does not make the GP internally inconsistent. Benefits and drawbacks of any project need to be evaluated on an individual basis. The General Plan provides guidance for weighing those trade-offs based on established regulatory direction as well as the priorities and aspirations from the community.	**623**
24	Contradictions or conflicts between policies. Revise the Plan to address potential contradictions or conflicts that may arise through general policies without specific recommendations. For example, urban growth and housing comes at the expense of food security and agriculture. "Full" development of the urban core places unbearable pressures on existing neighborhoods, community services, open space and historic resources. Conflicts can be addressed by analyzing issues (e.g., preserving agriculture and food security; watershed management; location of waste facilities and infrastructure; link between land use, transportation and urban design; housing for all income levels, including the middle class; and boundary justifications for urban growth boundaries).	See response #623	**624**
24	Guiding Principles. Add guiding principles to address core values that should frame important decisions. Elements of those core values are scattered through the document, but it would be useful to make them explicit. For example, Environmental Sustainability and Economic Opportunity are embedded in the Objectives. Other guiding principles that should be explicit include Stewardship of Legacies and Civic Engagement.	Comment noted. The eleven areas of concern of the General Plan are outlined in the Preamble. The Premble also recognizes the elements of sustainability: environmental protection, economic health, and social equity as key considerations of the General Plan.	**625**

24	Vision Statement. Add a vision statement that describes a long-term vision, or proposed end state, and explains the larger intent for physical assets, infrastructure, livability, and quality of life. The vision statement should acknowledge that O‘ahu is a special place that provides many benefits to residents, and address the aspirations for the long-term physical and human environments for O‘ahu. The Plan should address ways in which this special place can be preserved, protected, enhanced and celebrated. Suggested additions include: • Historic preservation of significant buildings, structures, features and landscapes contributes to the distinctive character, environment, culture, economy and quality of life. Honolulu will be vibrant with well-preserved and appropriately used structures representing every era of O‘ahu’s history. Quality of life will be enriched by a built environment that demonstrates the continuity and evolution of O‘ahu as a unique place rich in history. • Preservation and respectful urban design will reinforce the distinctive identities of each community and district, including buildings, structures, landscapes and views. • By policies that link the values of historic preservation with economic development, Honolulu will create jobs, stimulate related retail and services, generate tax revenues and shine as a business location and tourist destination. • O‘ahu will be a living classroom that teaches history and architecture to children and all others who want to learn.	II. Economy Objective B, draft Policy 3 has been edited as follows: "Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and infrastructure, ~~and~~ which ~~also~~ respects existing lifestyles, cultural practices, and natural, ~~and~~ cultural, and historic resources."	**626**
Directed Growth Policy			
27 and 96	Directed Growth Policy. Opposes changing the focus of the General Plan from directed growth areas of Honolulu to all of O‘ahu and allowing development of the “Third City” in Ko‘olauloa. The Association of Hawaiian Civic Clubs supported no development of a 'Third City' in Ko'olauloa by Resolution also. Opposes all changes to the Urban Growth Boundaries at Mālaekahana ahupua‘a in Ko‘olauloa in particular, and in this Plan generally. Directed growth to the PUC and ‘Ewa within the 2035 time frame is all that KCA supports. The General Plan needs language to support the Hawaiian sustainable planning to the seventh generation ...of having a beautiful natural rural, agricultural (and scenic open space) is an integral part of this culture. The as yet not passed Ko'olau Loa Sustainable Communities Plan has BYUH doubling its student body (plus staff). If allowed, this should be on-campus (100 acre campus) housing only.	Comment noted. The draft General Plan directed growth policy to encourage development within the secondary urban center at Kapolei and the ‘Ewa and Central O‘ahu urban-fringe areas is the same emphasis as the 2002 version.	**627**
35	Directed Growth Policy. The plan must reaffirm that any and all future growth and development protect rural o‘ahu by keeping large-scale development and commercialization within designated urban boundaries: • Retain and restore references to limiting O‘ahu's population growth in the current Plan; • Do not newly designate Lā‘ie as an official “resort” area for O‘ahu; • Do not provide new allowances for development outside the existing urban core; and • Retain current protections for rural communities in the current Plan.	Comment noted. A secondary resort area in Lā‘ie is not a new designation; see Chapter II. Economic Activity, Objective B, Policy 6 of the existing 2002 General Plan. See response #103 on population growth. See above response on directed growth policy.	**628**

Endangered Species			
38 and 73	PUEO. Do not advance the General Plan until the State DLNR concludes its islandwide survey of the endangered Pueo. Findings about the number of pueo remaining on O'ahu and their habitat are pending. (SEE COMMENTS FOR OVERVIEW OF PUEO STATUS AND VIDEO LINKS). A Pueo sanctuary, park, refuge, preserve or designated territory for the endangered species must be identified and included in the General Plan. Until a Pueo habitat conservation plan is executed within the Honouliuli Ahupua'a, the General Plan stands to extirpate the Pueo and this must be prevented.	Comment noted. The General Plan supports the protection of O'ahu's plants, birds, and animals and their habitats (See III. Natural Environment and Resource Stewardship, Objective A, Policy 8), but does not list individual species as a State conservation plan would.	**629**
39	PUEO AND ENDANGERED SPECIES. Insufficient protection for endangered native Hawaiian species such as the Pueo and migratory birds that are never found or identified in developer-sponsored EA and EIS, but are seen in video and photo documentation.	Comment noted.	**630**
38 and 73	ENDANGERED SPECIES. An islandwide survey of where endangered and threatened flora and fauna are located, and an idea of how many of each species are left at these locations must be made known and included in the decision making process. The eminent loss of habitat for the endangered Hawaiian Duck, Coot, Hoary Bat, Pueo, and various species of endangered bees, migratory birds, and various species of insects on the verge of extinction is missing from the General Plan map.	See response #629	**631**
Film Industry			
45	Film Industry. Importance for Hawai'is film industry of keeping the country, country in Ko'olau Loa, Kahalu'u and North Shore needs be incorporated into the Plan. Plan also needs to look at the needs of the film/tv industry. Hollywood films very extensively in the scenic mountains, valleys and coast of the country. The film industry provides many modern, higher income jobs, and is a way to diversify Hawai'i's economy with more 21st century jobs that fit the gifts and talents of our local communities.	Comment noted.	**632**
Higher Density and Mixed-Use Development			
27, 37 and 96	Higher-Density and Mixed-Use Development. Opposes the promotion of higher-density and mixed-use development as a policy for all areas regardless if the community is rural.	Comment noted.	**633**
14	Higher-density and mixed-use development. Opposes promoting higher density and mixed-use development as a policy for all areas, regardless if the community is rural or suburban and not in the district Development/Sustainable Communities Plans. KNB opposes changing the focus of the General Plan from directed growth areas of Honolulu to all of O'ahu.	Comment noted. The focus of the directed growth policy has not been changed. See response #627.	**634**
23	Higher-Density and Mixed-Use Development. Delete any reference to higher density and mixed-use development outside of the Primary Urban Core and the Second City. The Second Public Review Draft promotes higher density and mixed-use development for all areas of the island regardless of the character and nature of the area. This new non-directed growth policy, if adopted, will invite urban sprawl, put a massive strain on already inadequate infrastructure and change the character of rural and suburban communities.	Comment noted. See response #627	**635**
74	Higher-density and mixed-use development. Opposes promoting higher density and mixed-use development as a policy for all areas, regardless if the community is rural and not in the Sustainable Communities Plan. The Revised Plan should not create any conflicts with the approved Sustainable Communities Plans.	Comment noted. See response #627	**636**

Historic Preservation			
24	Historic Preservation. Integrate a commitment to historic preservation, natural resource conservation, agricultural land and watershed protection, and urban design excellence into other chapters of the Plan beyond the single, subject-area chapter.	Comment noted. The General Plan policies are meant to work together and be applied broadly. For simplicity, the General Plan policies avoid duplication.	**637**
24	State Constitution. The State Constitution provides direction for all comprehensive plans with a firm commitment to conserving historic and cultural property for the public good. The General Plan should address historic and cultural properties throughout the land use recommendations and not only in the chapter on Culture and Recreation.	Comment noted. See above response.	**638**
34	Historic Preservation and Resource Stewardship. Add new chapter specific to historic preservation and resource stewardship after Chapter III. Use the applicable policies from Chapter X, Objective B.	Comment noted.	**639**
Homelessness			
45	Homelessness. Homelessness is ballooning, and we have a growing population of working homeless- especially in the Country, where TVU have grown exponentially!	Comment noted.	**640**
46	Homelessness. What will we do with the homeless population? We need to get the homeless off the streets but at the same time ensure we don't encourage more from the mainland.	Comment noted. The General Plan supports taking steps to solve homelessness as a broad policy (see Chapter IV. Housing and Communities, Objective A, draft policies 16 & 17). Specific implementation actions are beyond the scope of the General Plan.	**641**
Implementation			
74	IMPLEMENTATION. Funding is required for many things referenced in this Plan. Getting funding for projects on the North Shore has been an ongoing problem. Prioritizing CIP funding is a concern. How can funding be equitable, and how can sequencing of development be determined?	Comment noted. CIP funding is indirectly linked to the General Plan. CIP spending needs to be supported by the Development Plans and Sustainable Communities Plans which are the next planning tier down from the General Plan.	**642**
36 and 84	Infrastructure Investments. • Plan talks about planning an orderly sequence for future development. What does that mean? Recommend infrastructure come first. • Allocate funds from the City and County's capital improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei. Add in a fair and equitable way. Along with the funding to Waikiki, it would appear there will be nothing left for the rest of the communities on Oahu.	Comment noted. See above response on the CIP funding process and response # 171.	**643**
8	Objectives are specific, measurable, agreed upon, realistic, and time-bound; which does not align with the objectives in this plan. We recommend replacing the word "objective" with "goal" throughout the document.	Comment noted.	**644**

26	Requests designation of a business/mixed use area along School Street in the vicinity of the Houghtailing Street intersection. This would allow for small retail development and neighborhood revitalization.	Comment noted. The proposed action is more appropriate to the Primary Urban Center Development Plan or a special area plan, rather than the General Plan.	**645**
In Support			
33	Organization is generally pleased with the proposed changes in the General Plan update. Positive inclusions have been added for new areas: climate change, sea level rise, and renewables. Additionally, the increased focus on mass transit, transit-oriented development, and an Age-Friendly/Complete Streets development approach is welcomed, as is the stronger language surrounding the urban growth boundary, preserving the character of certain neighborhoods while recognizing the need for density, and the inclusion of language promoting agriculture. The language proposed in these areas should be preserved in the final draft.	Comment noted.	**646**
Multi-Modal Transportation			
12 and 39	MULTI-MODAL TRANSPORTATION SYSTEM. Define a "multi-modal transportation system" and how "transit-oriented development" fits into that. Throughout the Revised General Plan, "multi-modal transportation system" is used and is not defined (e.g., Chapter V. Objective A "To create a multi-modal transportation system…"; Chapter VI. Objective B, Policy 4 "Promote further progress in the development of a multi-modal transportation system …"	Comment noted. See response #57 for a definition of multi-modal transport.	**647**
Native Hawaiian Concerns			
6	How will the affordable housing policies benefit native Hawaiians?	Comment noted. Specific housing policies are not covered in the General Plan.	**648**
6	DHHL highly encourages all agencies to consult with Hawaiian Homestead community associations and other native Hawaiian organizations to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.	Comment noted.	**649**
Neighborhood Board Concerns			
13	Supports the comments of the Kailua Neighborhood Board.	Comment noted.	**650**
18	Board Chair participated in the May 4, 2017 conversation with Neighborhood Board members and other concerned citizens to discuss the Second Public Review Draft. Concern is for the future of this beautiful 'aina that people have been stewards of for generations.	Comment noted.	**651**
27 and 37	KCA supports the recommendations of Kahalu'u Neighborhood Board , Kailua Neighborhood Board, and others on many points provided in their General Plan comments.	Comment noted.	**652**

69	The following concerns were discussed at a Joint Special Meeting of four Neighborhood Boards (May 5, 2017), and should be addressed in the revised General Plan: • Exceeding the island carrying capacity • Future problems caused by world population explosion, including mass starvation • Providing for local food security and sustainability, and using Hoʻopili lands for agriculture • The need to limit in-migration on Oʻahu • Preserving our fresh water supply and resisting the move to desalinated water • Traffic on the H-1 freeway for West side commuters and impacts of additional housing development • Taking a more proactive stance on climate change and sea level rise	Comment noted.	**653**
51	Concurs with comments submitted by Makakilo-Kapolei-Honokai Hale Neighborhood Board from the Joint Special Meeting on May 5, 2017.	Comment noted.	**654**
	Population Growth		
34	This draft requires major revisions and corrections to remove arbitrary additions and return unwarranted eliminations from the existing General Plan. Foremost faults of the draft revision include the following: • Neglect and denial of Oʻahu's Carrying Capacity • Indifference to population increase impacts • Invasion of established low-density areas by urbanized high-density (TOD) • Invasion of established residential areas by tourist vacation units (TVUs) • Broken urban growth boundaries enabling infill and increased heights and densities in rural areas.	Comment noted.	**655**
23	<u>Population Growth.</u> Retain statements from the 2002 General Plan that seek to control resident and tourist population growth. The Plan should recognize that Oʻahu is an island with finite land and resources.	See response #103	**656**

44	Concerned about the organization and arbitrary management of DPP. There is no consistent adherence or respect for existing Sustainable Communities Plan or the General Plan. Other development plans and sustainable plans have been approved BEFORE the General Plan is updated. Let's all cultivate a sincere desire to plan well for our island's future and for its public good. Adhere to the General Plan and not turn Oahu into New York. The current (draft) version of the General Plan is DRASTICALLY changing the Plan that the public has appreciated and loved, and is opening the floodgates to untethered development. Deletion of the population control fact, additional weight given to tourists, floodgates to transient accommodations, "organic growth of housing in communities," hotels in communities, or zone "resort" in rural areas are alarming and not preserving the diversity and sustainability of O'ahu. Allowing TOD around bus terminals further proves that the Honolulu Rail is not needed for TOD and yet we're incurring immense costs and debt to our residents and our children's future.http://www.civilbeat.org/2015/03/oahu-general-plan-provides-diversification-and-sustainability/	Comment noted. There is never a point where all the Development Plans, Sustainable Communities Plans and the General Plan are updated simultaneously. Although the plans do function together, each plan has an independent update process and schedule.	**657**
3	Acknowledges that the population projections have been extended from 2025 to 2040.	Comment noted.	**658**
	Public Process / Update Process		
39	PUBLIC COMMENTS. Concern that HHF may trash comments. All original documents should be on a website like City and State testimony so the public knows their testimony is not just "considered." Would like a democratic process the public can believe they had some real input into with evidence shown in the documented comments.	Comment noted. All comments received are on the DPP's General Plan Update webpage.	**659**
58	Has the media been involved in encouraging community feedback? I would not have heard about this had I not been involved in the neighborhood board.	Comment noted. The City and County issues press releases for all draft and final plan releases.	**660**
65	A plan is only relevant if it is a guide to action. It should reflect choices made by the community in significant policy areas. If the community is not ready to make a decision, the plan should say so. But retreating from controversy or making no decisions, or making only minor tweaks, in pursuit of issuing a consensus document means the plan is irrelevant. It is not useful to issue a plan that is merely a wish list or compendium of "apple pie" aphorisms. It should not serve as a Rorschach for decisionmakers to justify any decision they make. In the presentation, Mayor Fasi's quote that plans should not identify how goals are to be achieved only confirmed my conclusion. It seems the City has long had a different view. As a planner, that's disappointing.	Comment noted. Different plans have different functions. The General Plan needs to take an islandwide perspective and balance the needs and aspirations of all of O'ahu's diverse communities. This plan is meant to serve as a common ground for subsequent policy direction, not to be an overly proscriptive document. The General Plan affords the requisite flexibility that the Development Plans, Sustainable Communities Plans, and elected officials need to respond to local residents and area conditions while still ensuring a shared basis to work from. For those who depend upon the General Plan to seek to evenhandedly advance the common good, it remains relevant.	**661**

71	Update Process. Page 16 of the original General Plan indicates that the City Council can amend the General Plan. Yet, the Council has no mechanism in place to identify problems with the Plan. It is unwise to give the Council the ability to amend the Plan, without proper safeguards as to when the Plan needs to be amended and the process the City Council will use to amend it. Go back to the system of orderly 10-year updates, or even 15-year updates.	Comment noted. City Council has always reserved the right to initiate plan updates. More often, the Department of Planning and Permitting initiates the updates which are then subject to approval by the City Council.	**662**
74	UPDATE PROCESS. Plan should be reviewed every ten years ... obviously sometimes it takes longer.	Comment noted.	**663**
	Rail Transit		
39	RAIL TRANSIT. SEE COMMENTS for arguments in opposition to rail and information about alternatives to rail, including: Malaysia's electric buses running on elevated fixed guideways; smart (driverless) electric bus and vehicle technology; over exaggerated projections for Honolulu rail ridership; mismanagement of the rail project; support for TOD at Aloha Stadium; reinstatement of the Pearl Harbor vehicle ferry; environmental and cultural impacts resulting from rail line development.	Comment noted.	**664**
	Sustainability Index		
73	"World's Top Cities for People and the Planet" (National Geographic, May 2017) provides perspectives that could help Honolulu move forward from a global perspective. The Arcadis Sustainable Cities Index ranks 100 major cities based on three sustainability factors: • Social—health, education, income inequality, work-life balance, ratio of wage earners to dependents, crime, housing, and living costs • Environmental—energy consumption and renewable energy share, waste management, green space, sanitation, water, greenhouse gas emissions, natural catastrophe risk, and air pollution • Economic—transport infrastructure, ease of doing business, tourism, GDP per capita, the city's importance in global economic networks, Internet connectivity, and employment rates	Comment noted.	**665**
	TOD		
23	Transit-Oriented Development. Delete any reference to TOD other than along the rail corridor. Disconnecting TOD from the rail corridor and promoting TOD island wide does not follow the City Charter policy of directed growth and is not good comprehensive land use planning. Second Public Review Draft policies are written to promote TOD at any transit station island wide (i.e. bus stops), which encourages helter-skelter, unplanned-for high-density development island wide without any connection to infrastructure capacity, community identity and quality of life, population growth pattern or protection of natural and cultural resources.	Comment noted. "TOD" is promoted for rail station areas as defined by the TOD neighborhood plans.	**666**
2	A. HRS § 226-63 (c)(l), Transit-Oriented Development (TOD) 2 is responsible for coordinating with the counties on strategic planning for TOD. The General Plan should explicitly address how the County supports interagency TOD coordination and strategic planning between State and County agencies, and include specific TOD policies that encourage mixed-use development, affordable housing and walkable density within ½-mile of rail stations and transit stops island-wide.	Comment noted. The GP does not as a general rule incorporate specific policies from the development plans which are subject to more frequent changes.	**667**

2	The County's TOD plans should be referenced as the guiding documents that provide policy direction and vision for neighborhood TOD areas. Specific Transit-Ready Development (TRD) policies should also be developed for areas outside of the rail corridor, directing any growth within one-half mile of bus stops. Development of mixed-use projects for new and infill development should be located in transit corridors in the State Urban District.	See above response.	**668**
12	TRANSIT-ORIENTED DEVELOPMENT. "Transit-oriented development" in the Plan is inconsistent with the existing East O'ahu Sustainable Communities Plan. The Board seeks to maintain no change. The General Plan pushes TOD and "kiss-and-ride stations" or other transportation stations which could be categorized as areas for TOD years from now. Mr. Hata said that TOD refers only to rail stations, and no rail stations are planned for Hawai'i Kai.	See response #47	**669**
39	TRANSIT-ORIENTED DEVELOPMENT. Transit-oriented development" as used in the General Plan is inconsistent with other Sustainable Communities Plans. The General Plan pushes TOD, and "kiss-and-ride stations" or other transportation stations could be categorized as areas for TOD many years from now. If rail isn't build, developers may sue to develop next to a rail station parking lot.	See response #47	**670**
14	Transit-oriented Development. Concerned that TOD will be detached from the rail corridor and allowed in every community around the island; that it will not be strictly around the rail line or rail stations but developed around any bus stop, which could be considered a transit station. By definition, TOD is a mixed-use residential/ commercial area designed to maximize access to public transport. A typical TOD neighborhood centers on a transit station (train, metro or bus) surrounded by relatively high-density development with progressively lower-density spreading outward. TODs generally are located within a ¼ to ½-mile radius from a transit stop.	See response #47	**671**
22	Change all references from "transit-oriented development" and "transit stations" to "RAIL transit-oriented development" and "RAIL transit stations." Bus stops in rural districts should be excluded from TOD.	See response #47	**672**
35	Transit-Oriented Development. The Plan should not create newly expanded areas for the Rail Project's so-called TOD beyond the rail route in order to allow high-density development throughout O'ahu.	See response #47	**673**
41	TRANSIT-ORIENTED DEVELOPMENT. Bigger picture development along the rail corridor: housing should be built vertically as moderate high rise with shopping in the lower levels. Land that would have been used for suburban sprawl could be agriculture and parks. Minimum park space should be 2 times the building footprint.	Comment noted.	**674**
45	Transit-Oriented Development: NO greater density developments should be allowed around bus stops in the Country: Ko'olauLoa, Kahalu'u and North Shore.	See response #47	**675**
104	Transit-oriented Development. Concerned that TOD will be detached from the rail corridor and allowed in every community around the island; that it will not be strictly around the rail line or rail stations but developed around any bus stop, which could be considered a transit station. By definition, TOD is a mixed-use residential/ commercial area designed to maximize access to public transport. A typical TOD neighborhood centers on a transit station (train, metro or bus) surrounded by relatively high-density development with progressively lower-density spreading outward. TODs generally are located within a ¼ to ½-mile radius from a transit stop.	See response #47	**676**

Traffic			
39	TRAFFIC. West Oahu H-1 traffic problem needs honest, realistic mitigation with active consideration of a Pearl Harbor tunnel, causeway or floating bridge, not rail. Another extremely logical transportation plan with low cost and proven application is a trans-Pearl Harbor ferry which could move thousands of electric smart vehicles and buses directly from West O'ahu to Joint Base Pearl Harbor – Hickam jobs in a matter of minutes.	Comment noted. See the Oahu Metropolitan Planning Organization's Oahu Regional Transportation Plan 2040 (ORTP) for current recommended transportation projects.	**677**
69	Traffic. Daily commute to Honolulu for residents from Central and West O'ahu is a major concern that affects quality-of-life. Makakilo-Kapolei-Honokai Hale Neighborhood Board adopted a resolution (April 27, 2016) demanding that DPP cease issuing all fuure permits for construction of housing developments, time-shares and hotels in Leeward and Central O'ahu until rush-hour traffic on all segments of H-1 Freeway can be certified to be at Level of Service D or above.	Comment noted.	**678**
TVU			
14 and 104	Vacation Rentals. Opposes allowing short-term vacation rentals in residential/apartment zoned non-resort areas. Simply concluding that there is a demand for vacation rentals is an insufficient basis for DPP to conclude that short-term vacation rentals are appropriate.	See response #204	**679**
23	Vacation Rentals. Delete any reference to short-term vacation rentals in residential and apartment areas not zoned for resort uses. Introducing tourism in every nook and cranny of O'ahu changes the character and livability of our island. Not everyone wants to nor should they have to live next to a vacation rental where people next door are unknown and do not contribute to the neighborhood or community.	See response #204	**680**
35	Transient Vacation Units. The Plan should not create new allowances for alternative accommodations, such as vacation rentals, in non-resort areas throughout O'ahu.	See response #204	**681**
46	Transient Vacation Units. Will tourists go to other places that embrace B&B's because they don't like staying in hotels? Will the DPP ever crack down on people subdividing their houses?	See response #204	**682**
25	Vacation Rentals. No vacation rentals.	See response #204	**683**

Visibility Standards			
21	The General Plan should consider impediments to fair housing choice for people with disabilities (SEE REPORT: "Analysis of Impediments to Fair Housing Choice with a Focus on People with Disabilities" http://www.cds.hawaii.edu/sites/default/files/imce/downloads/projects/Fair-Housing-Project-Report.pdf). Given that the most substantial impediment to fair housing choice for disabled people is the severe lack of housing that is both affordable and accessible to people with mobility difficulties, the current draft could take a stronger position on accessible housing. Add the concept of "visitability" to the term "affordable housing," and replace "affordable housing" with "visitable affordable housing" (or "affordable visitable housing"). The term "visitable housing" is preferred to "accessible housing," in line with a national trend towards a broader perspective that gives priority to promoting strong interpersonal relationships within communities. Everyone, including people with mobility challenges, should be able to easily visit each other in their homes. Currently, many people with mobility challenges are unable to visit or be welcomed by their neighbors and suffer from social isolation as a result. If "accessible" is more readily known and understood, an alternative might be "accessible affordable housing" which is used by the non-profit Housing Hawaii organization in the introduction to its platform statements (http://www.housinghawaii.org/UserFiles/File/HHplatforms.pdf) and in Housing Oahu: Islandwide Housing Strategy 2015 (www.honolulu.gov/rep/site/ohou/ohou_docs/Housing_Strategy_Draft_9-8-15). Visitable housing also provides an alternative for elderly unable to care for themselves living in institutions. Visitable homes—with accessible features like zero-step entrances, 32-inch interior doors, accessible bathrooms,, etc.—allow elderly to age-in-place. The Honolulu City Council Zoning and Housing Committee passed Resolution 17-113 (May 10, 2017) "Urging the City Administration to Incorporate Visitability Standards in the City's Building Code for New Residential Construction."	See response #333	**684**
Visitor Industry			
35	Visitor Industry. The plan should not alter and expand the purpose of the document from primarily serving the needs of Oʻahu residents - to addressing the needs of visitors.	See response #86	**685**
45	Visitor Industry. Importance for Oʻahu's tourist Industry of keeping the country, country in Koʻolau Loa, Kahaluʻu and North Shore needs to be fully understood and added. More than 3.5million tourist visit our scenic Country area- and it's often the highlight of their trip.	Comment noted.	**686**

Water Supply			
12 and 39	Water Supply. Safe and sustainable fresh water supply is not mentioned as an objective or policy under Section III, Natural Environment and Resource Stewardship, or under any other section. Water supply should not be under Chapter V. Transportation and Utilities.	See response #410	**687**
Windward O'ahu			
15	Comments are based on the content of the Koʻolaupoko Sustainable Communities Plan, and are intended to advocate the concerns and aspirations for Windward Oʻahu, as incorporated into the General Plan. Expressed desires relative to the General Plan include: • preserving the current urban areas • limiting future growth in Koʻolaupoko • providing for food, water and shelter sustainability • mitigating sea-level rise impacts on Kamehameha Highway and coastal areas of Koʻolaupoko, including possible realignment • maintaining Kahekili Highway as a two-lane road • ensuring preservation of open space areas and agricultural lands • adequate park space • addressing impacts of military land use and activities • minimum stream flows to protect nearshore estuaries • regular maintenance for channelized streams • placing overhead utility lines underground • free wi-fi and backup power for communication systems • providing recycling centers and solid waste processing centers in each district • addressing homelessness • adequate emergency shelter staffing and training • creation of local community resilience plans • ensuring that plans are implemented without any modifications; also adding safeguards to address trade-offs to preserve carrying capacities of each SCP area.	Comment noted. The General Plan is an islandwide plan and does not contain the same level of detail as the area plans.	**688**
22	Organization's goal is to protect the rural nature of Koʻolau Loa and North Shore communities from the dangerous effects of large scale development, and ensure that open spaces and shorelines are a resource for future generations.	Comment noted.	**689**
No Comment			
5	No comments at this time.	Noted.	**690**
7	No comment.	Noted.	**691**
9	No significant impacts to fire department services.	Noted.	**692**

GP 2nd PRD Comments Appendix – Key to Comment Sources:

State Agencies

1. Department of Public Safety
2. Office of Planning

City Agencies

3. Board of Water Supply
4. Department of Emergency Management
5. Department of Design and Construction
6. Department of Hawaiian Home Lands
7. Department of Parks and Recreation
8. Department of Transportation Services
9. Honolulu Fire Department
10. Honolulu Police Department

Neighborhood Boards

11. Ala Moana-Kakaʻako NB No. 11
12. Hawaiʻi Kai NB No. 1
13. Kahaluʻu NB No. 29
14. Kailua NB No. 31
15. Kāneʻohe NB No. 30
16. Kuliʻouʻou-Kalani Iki NB No. 2
17. North Shore NB No. 27
18. Waiʻanae Coast NB No. 24

Community and Professional Organizations

19. Aina Haina Community Association
20. Backpackers Hawaiʻi
21. Center on Disability Studies, UH Manoa
22. Defend Oʻahu Coalition
23. Hawaiʻi Thousand Friends
24. Historic Hawaiʻi Foundation
25. Hoʻomana Pono LLC
26. JYM Investment LLC
27. Kaʻaʻawa Community Association
28. Kamehameha Schools
29. Keep It Kailua
30. Koʻolaupoko Hawaiian Civic Club
31. Outrigger Enterprises Group
32. Save Our Neighborhoods
33. Sierra Club of Hawaiʻi, Oʻahu Group

Group Comments

34. Choon, James
    Frazer, Neil
    Frith, Cynthia
    Matson, Michelle
    McElheny, Blake
    Radke, Mo

Individuals

35. Aeto, Dorothy
36. Anderson, Diane
37. Anixt, Andrea
38. Berg, Tom
39. Bond, John
40. Campbell, Lyle
41. Carpenter, Dan
42. Carstairs, Gundrun

43. Chumsley, Chumsley
44. Choon, James
45. Connors, K.C.
46. Crozer, Lois
47. Davis, Andrea
48. Dixon, Mike
49. Evans, Dale
50. Frazer, Neil
51. Freed, Ann
52. Godwin, Chris
53. Goldsmith, Jo
54. Goody, Christopher
55. Goody, John
56. Gray, Laura
57. Hagstrom, Richard and Francine
58. Hayakawa, Mitsuko
59. Higgins, Dianne
60. Hinsvark, Vern
61. Hori, Nicole
62. Hyde, Millie
63. Johnson, Jeannine
64. Johnson, Matthew
65. Kaisan, Ivan
66. Kaleokai_96795@
67. Kim, Gwendolyn
68. King, Mary
69. Kioni, Dudley
70. Kobayashi, Dawn
71. Koff, Joan
72. Laurence, Andrew
73. Lee, Michael
74. Leinau, Bob
75. MacNeil, Pauline
76. Marten, Lisa
77. McIlroy, Cheryl
78. McNulty, Michael
79. McNulty, Kandis
80. Mick, Judy
81. Mulkern, Kevin
82. Murai, Daisy
83. Nichols, Norm
84. Pahinui, Kathleen
85. Parsons, Teresa
86. Pillen, Michelle
87. Pyles, Lucinda and John
88. Rappolt, Miriam and Ken
89. Rebman, Alethea
90. Reppun Carney, Nina
91. Ress, Alex
92. Ress, Paula
93. Retherford, Ursula
94. Rezentes, Cynthia
95. Shadday, Allision
96. Shafer, Ben
97. Simmons, Stu
98. Spriggs, Paul
99. Tenabadu, Shiyana
100. Webster, Claudia
101. Whetten, Derek
102. Whittington, Hank and Ronalee
103. Wilson, Joe
104. Wong, Linda
105. Wong-VanHaren, Nerissa
106. Wurtzburg, Susan
107. Yamanoha, Theresa
108. McElheny, Larry

GENERAL PLAN REVIEW REPORT
2010-2017
APPENDIX II.

A

AFFORDABLE HOUSING TREND REPORT

Honolulu General Plan Update

Affordable Housing Trend Report

September 2010

Helber Hastert & Fee, Planners

Table of Contents

LIST OF TABLES AND FIGURES ii

ACRONYMS ii

INTRODUCTION 1

1. TRENDS INFLUENCING AFFORDABLE HOUSING | 2010-2035 2

1.1. Aging of the Baby Boomers 2

1.2. Transit Oriented Development (TOD) 3

1.3. Gentrification 4

1.4. Densification 5

1.5. Conversion from Affordable to Market Rate 5

1.6. Green Building 6

2. SUBSIDIES AND INSTITUTIONAL STRUCTURE 6

2.1. Types of Subsidies 7

2.2. Institutional Structure 8

3. METRICS FOR MEASURING AFFORDABLE HOUSING NEED 11

3.1. Area Median Income (AMI) 11

3.2. Percent of Income Applied to Housing 12

3.3. Housing + Transportation 12

3.4. Homelessness and Hidden Homeless 13

3.5. Living Wage 14

4. FACTORS INHIBITING THE AVAILABILITY OF AFFORDABLE HOUSING 14

4.1. Production Cost 15

4.2. Development Risk 15

4.3. Maintenance and Management Issues 166

4.4 Regulatory and Infrastructure Barriers 16

CONCLUSION 17

REFERENCES 18

LIST OF TABLES AND FIGURES

Tables

1. Military Housing Production in Hawai‘i, 2006 10
2. UH Faculty Housing vs. Government Subsidized Housing at 80% AMI..... 11
3. Income Classification as Percent of AMI..... 11
4. City and County of Honolulu Area Median Income as of May 2010..... 11

Figures

1. Percent of Population 65 and Older in Hawai‘i and the United States 2
2. Flow of Subsidies from Public Agencies to Private Entities 9
3. Percentage of Honolulu Households By Amount Spent on Housing and Transportation 13

ACRONYMS

AMI	Area Median Income
CDBG	Community Development Block Grant
DHHL	Department of Hawaiian Home Lands
DOT	Department of Transportation
FTA	Federal Transit Authority
HHFDC	Hawai‘i Housing Finance and Development Corporation
HUD	Department of Housing and Urban Development
LIHTC	Low Income Housing Tax Credit
LEED	Leadership in Energy, Environment and Design
TOD	Transit Oriented Development
UA	Unilateral Agreement
UH	University of Hawai‘i

INTRODUCTION

Purpose

The following analysis was prepared for the Department of Planning and Permitting in conjunction with the Honolulu General Plan Update and provides a general overview of historical trends and future concerns for the production, maintenance and administration of affordable housing in the City and County of Honolulu. This overview aims to develop a framework for the discussion of affordable housing as a topic relevant for the Honolulu General Plan Update. This paper is not intended as a new housing study and does not aggregate data to determine specific housing need and available supply. Existing state and local reports[1] over the past decade have produced an abundance of studies using 2000 Census and subsequent Community Survey data. Any quantitative data presented in this paper originates from previously published studies.

We are starting from an assumption that affordable housing is a pressing need for the county. Although this report presents a detailed breakdown of stakeholders and trends that we believe will influence the availability of affordable housing, the overall goal is to provide a foundation to determine whether language changes to the General Plan can facilitate the construction and maintenance of affordable housing in the City and County of Honolulu.

This report focuses on government-sponsored housing programs, however, the term "affordable housing" also describes existing low-cost housing, *ohana* units, and any other private units that are built without any subsides and that are not built to meet any government requirement.

Structure

This report consists of four sections. Section 1 outlines trends on a national and local scale that will influence affordable housing over the next 25 years. Section 2 provides descriptions of subsidy types and entities involved in the production of affordable housing. Section 3 outlines a variety of metrics for determining affordable housing need. Finally, Section 4 identifies factors that inhibit the production, maintenance and availability of affordable housing.

[1] Studies include but are not limited to: *Affordable Housing Policy and Hawai'i's For-Sale Housing Markets; Hawai'i Housing Policy Study 2006; Audit of the City's Management of Unilateral Agreements in Affordable Housing: A Report to the Mayor and the City Council of Honolulu; Housing Problems and Needs of Native Hawaiians; Maui Island Housing Issue Paper: A Discussion Paper for the Maui County General Plan Update Summary of Recommendation; State of Hawai'i Consolidated Plan for Program Years 2010 – 2015.*

1. TRENDS INFLUENCING AFFORDABLE HOUSING | 2010-2035

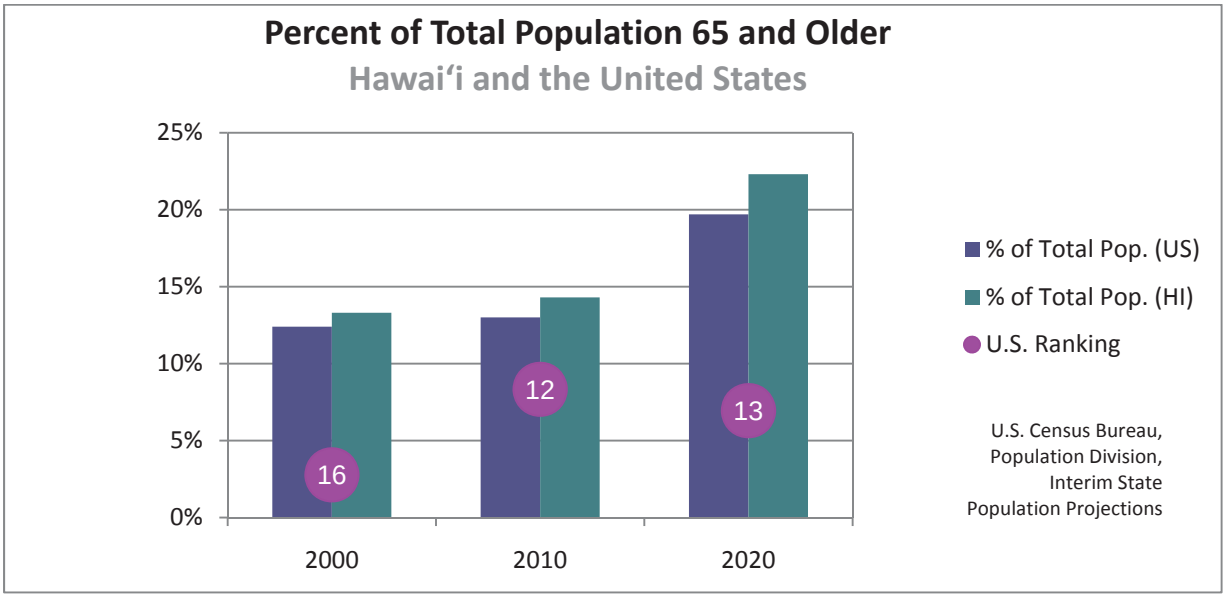
This report identifies trends that will influence the production, availability, and maintenance of affordable housing over the next 25 years. Each trend concludes with a discussion question relevant for the preparation of the Honolulu General Plan Update.

- Aging of the Baby Boomers
- Transit Oriented Development
- Gentrification
- Densification
- Conversion from Affordable to Market Rate
- Green Building

1.1. Aging of the Baby Boomers

The US Department of Housing and Urban Development (HUD) recognizes the elderly as a population requiring special housing needs. As the first of the baby boomer generation (those born between 1946 and 1964) reach retirement age, the 65+ age cohort will accelerate rapidly across the country. Projections estimate that the proportion of Hawai'i's population over 65 years old will increase from 13.3% to 22.3% between 2010 and 2020 [Figure 1], increasing in step with the rest of the United States. Hawai'i's elderly population exceeds the national average and the state is ranked high for its proportion of elderly population, indicating that key players in Hawai'i's public and private sectors must have a heightened awareness of the changes that will occur as a consequence of this aging population.[2]

Figure 1: Percent of Population 65 and Older in Hawai'i and the United States



[2] U.S. Census Bureau, Population Division, Interim State Population Projections

The increasing elderly population will have strong implications for affordable housing supply, typology and location. A 2003 HUD analysis concluded nearly 45% of all privately owned, subsidized apartments nationwide[3] were occupied by elderly residents[4] and 60% of Section 8 residents were at least 62 years old.[5] Among elderly populations in Hawai'i, 2000 census data reveal that 21.9% – more than 350,000 — are considered low income and qualify for public housing assistance.[6] Moreover, 18.9% of elderly homeowners and 48.7% of renters spend over 30% of their income on housing indicating that housing affordability remains a burden on much of the elderly population.[7] As this cohort increases, state and local governments will have to adjust their affordable housing stock to accommodate elderly needs. Such elderly accommodation may include an increase of handicap units and housing with pedestrian access to social services and public transportation.

Should the General Plan provide a framework from which participants in the production and maintenance of affordable housing meet elderly needs?

1.2. Transit Oriented Development (TOD)

For decades, development in the United States focused on the automobile as the primary source of transportation. This allowed suburbs to develop far from commercial and business districts and created a culture not only focused but also dependent on the automobile. The negative psychological and health consequences of suburban sprawl and the rising prices of fossil fuels have led to a resurgence of public transit oriented communities. The Center for Transit Oriented Development claims that TOD "works at the intersection of regional planning, climate change and sustainability, affordability, economic development, real estate and investment," creating a fully holistic development model.[8]

[OUR GOAL IS TO HELP CREATE NEIGHBORHOODS WHERE YOUNG AND OLD, RICH AND POOR, CAN LIVE COMFORTABLY AND PROSPER, WITH AFFORDABLE AND HEALTHY LIFESTYLE CHOICES AND AMPLE AND EASY ACCESS TO OPPORTUNITY FOR ALL.] THE CENTER FOR TRANSIT ORIENTED DEVELOPMENT

The 2005 collaboration of HUD and the Federal Transit Authority (FTA) enabled federal funds to be directed into research focused on the benefits of providing housing near transit stations. Since 1998, the Federal government has authorized funding for over 400 proposed new transit projects from states and municipalities across the country.[9] The City and County of Honolulu has demonstrated great foresight, recognizing the limitations of the automobile and made

[3] This mainly includes units developed using Low Income Housing Tax Credits (LIHTC).
[4] U.S. Department of Housing and Urban Development*, Characteristics of HUD-Assisted Renters and their Units in 2003*.
[5] Lubell, Jeff, Mark Shroder, and Barry Steffen, "Work Participation and Length of Stay in HUD-Assisted Housing." *Cityscape: A Journal of Policy Development and Research* volume 6, no. 2 (2003): 207-23.
[6] Low income is defined as less than 200% of the poverty threshold.
[7] University of Hawai'i, Center on the Family.
[8] Center for Transit Oriented Development. *5 Year Brochure*. 2010.
[9] Reconnecting America. *Jumpstarting the Transit Space Race: How the New Administration Could Make America Energy-Independent, Create Jobs and Keep the Economy Strong*. Center for Transit Oriented Development. 2009.

significant progress on the development of a rail rapid transit system, focusing development efforts on TOD within the transit core.

While TOD provides a multitude of benefits, it can endanger the availability of affordable housing in the following ways.

1. Developers could exclude or severely limit the availability of affordable housing as a reaction to increased demand and a desire to maximize profit margins by focusing on more profitable uses.
2. The increased value of land surrounding transit centers could push out low-income residents and increase the prices of already existing units. [10]

In recognizing these risks, Ordinance 09-04 was adopted in 2008 committing the City and County of Honolulu to the establishment of TOD special districts, or "TOD Zones". Most notably, the Bill emphasizes the need to preserve existing and create new affordable housing while enhancing the TOD Zones, and calls for gentrification to be avoided during redevelopment.[11] National research notes that local government commitments to the provision of affordable housing in TOD areas can help offset increased land value.[12]

Considering the possibility for affordable housing loss, should the General Plan provide a framework that allows for affordable housing initiatives in TOD zones?

1.3. Gentrification

Andres Duany, one of the founders credited with the emergence of New Urbanism[13] describes gentrification as an "organic, self fueling urban force" that "rebalances the concentration of poverty… improv[ing] the quality of life for all of the community's residents."[14] Other urban scholars remain more critical and describe gentrification as a double-edged sword.[15] On one hand, the newfound interest by middle class residents in these previously devalued properties starts to revitalize the neighborhood. These new residents have stronger purchasing power, and attract new businesses and commercial spaces. On the other hand, the increased property values and consequential rising property taxes force lower-income households and renters to relocate into more affordable locations. While gentrification may provide much value to dying urban communities, metropolitan areas with already high property values may actually decrease their stock of affordable housing as a consequence.

---

[10] U.S. Government Accountability Office. *Affordable Housing in Transit-Oriented Development: Key Practices Could Enhance Recent Collaboration Efforts between DOT-FTA and HUD*. September 2009.
[11] Sec. 13-9.3.5, ROH; Sec. 21-9.100-2.a4-5, ROH; Sec 21-9.100-4.a-b, ROH.
[12] U.S. Government Accountability Office. *Affordable Housing in Transit-Oriented Development: Key Practices Could Enhance Recent Collaboration Efforts between DOT-FTA and HUD*. September 2009. 18.
[13] New Urbanism is an urban design movement that originated in the United States in the 1980s and 90s. This aesthetic utilizes principles heavily influenced by pre-automobile towns and cities. Design elements include pedestrian friendly neighborhoods and mixed use commercial and residential development.
[14] Duany, Andres. "Three Cheers for Gentrification". *American Enterprise Magazine, April/May 2001.* Website. http://www.dpz.com/amd_gentrification.htm. 2001.
[15] Aka Jr., Ebenezer O. "Gentrification and Socioeconomic Impacts of Neighborhood Integration and Diversification in Atlanta, Georgia (cover story)." *National Social Science Journal* 35.1 (2010): 1-13.

In urban Honolulu, where land values are higher than elsewhere and where affordable housing is in high demand, gentrification and higher-density redevelopment may reduce the supply of lower-cost housing over time. This is especially true in low-rise areas such as McCully, Mōʻiliʻili, Kaimukī, Kapahulu, Liliha and Kalihi. Given that low-income residents depend on relatively low housing costs in these neighborhoods, any large-scale changes which significantly increase rents or property taxes may displace a significant number of lower-income families and workers.

Should the General Plan be revised so as to discourage the public and private sector from displacing low-income residents during the process of gentrification?

1.4. Densification

Increased densification of cities, an integral component of the Smart Growth[16] movement, has inspired a paradigm shift in the American psyche. Smart Growth has identified flaws in the American Dream, attributing obesity, depression and even elements of global warming to the private single family house with white picket fence. It has redefined this image into a more holistic community-oriented goal of higher density that allows for greater access to public transportation and walkability, and mixed use development. Increased density includes urban infill, Brownfield[17] redevelopment, and multifamily, mixed use, and mixed income developments. If affordability remains a focus, the push towards more multifamily dwellings and rentals and shift away from the previously desired "McMansion" may allow for more units and an increase in affordable housing. In Honolulu, efforts to redevelop Kakaʻako and other developed areas of the Primary Urban Corridor indicate a push towards densification.

Should the General Plan provide language that supports increased density in the urban core?

1.5. Conversion from Affordable to Market Rate

HUD-administered housing programs like Section 8 and Low Income Housing Tax Credits (LIHTC) have the potential of converting to market rate rents once their requisite period of affordability expires. Similarly, affordable units created under City Unilateral Agreements are only required to remain affordable for a set period, which is usually 10 years. After the required term of affordability expires, these units may be sold at affordable prices, especially if they were built specifically to satisfy the affordable requirement (such as the townhouse or apartment component of a larger project). In comparison, affordable units within a higher-quality subdivision that were built to the same standard as the market-priced units may be sold at higher prices when the term expires.[18]

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[16] Geller, Alyson L. "Smart Growth: A Prescription for Livable Cities." *American Journal of Public Health* 93.9 (2003): 1410-1415.

[17] Brownfields are properties that were previously held industrial or certain types of commercial use (such as dry cleaning or a gas station) that may contain levels of contamination. These sites demonstrate potential for rehabilitation for future use.

[18] The *Affordable Housing Policy and Hawai'i's For-Sale Housing Markets* (SMS Research 2005) indicates that Oʻahu units that sell at prices affordable to families with moderate incomes resell, years later, at higher prices but at about the price affordable to families with moderate incomes. Housing value (i.e., affordability for residents) not price – of mid-range homes changes little over time, so that affordable housing stays affordable.

Affordable housing preservation is the movement to prevent at-risk properties from converting to market rate. Properties across the United States are on the cusp of conversion or have already been converted to market housing, diminishing the overall number of affordable units nationwide. Property owners, whose properties increased in value rapidly during the 1990s, know that if they convert back to the market they can receive higher rents or at least greater flexibility in their management. [19]

In Honolulu, community efforts have successfully preserved some affordable housing units. Faith Action for Community Equity (FACE) spearheaded a movement that ultimately prevented Kukui Gardens, a low income development from returning to market rate. Other affordable housing, both state and federally funded, will be in a position to convert within the next 25 years.

Should the General Plan create a framework that supports efforts that preserve affordable units after their terms expires?

1.6. Green Building

As the federal government sets standards for Energy Star rated facilities and Leadership in Energy Environment and Design (LEED) certification becomes increasingly prevalent and expands from buildings to the neighborhood scale, there is heightened awareness of the value of using these energy-saving design tools. State and Federal buildings are adopting LEED and Energy Star efficient standards and organizations like the Green Affordable Housing Coalition are advocating for sustainable design on affordable housing developments. Current movements in Hawai‘i and Honolulu that encourage sustainable development and green building, such as the Hawai‘i Clean Energy Initiative and the Hawai‘i Green Business Fund, are government-supported programs. Furthermore, among Hawai‘i’s affordable housing stock, public housing typically utilizes solar water heaters and low-flow water fixtures. These movements and the global recognition of limited resources indicate a growing need for planning that provides a framework for creative solutions in environmentally sustainable design and affordable housing development and rehabilitation. For individuals and families residing in affordable housing units and property owners, the benefits of green building strategies include the cost-savings of lower utility bills, healthier living environments, and improved comfort. Developers and operators gain through higher-quality, more efficient and more durable buildings, while the local and regional community benefits from the reduced demand on infrastructure systems.[20]

Should the General Plan encourage green building in their affordable units?

2. SUBSIDIES AND INSTITUTIONAL STRUCTURE

The way in which various subsidies flow through the federal, state and local government and combine with other subsidies in public and private sectors can determine their success in providing and maintaining affordable housing. Over the past 30 years, responsibility for affordable housing has been

[19] Policy Link. Website. http://www.policylink.org/site/c.lkIXLbMNJrE/b.5136981/k.A41A/Expiring_Use.htm.
[20] Green Affordable Housing Coalition Website.
http://www.frontierassoc.net/greenaffordablehousing/WhoWeAre/FAQs.shtml

increasingly shifted from the federal to state and local governments, and developers.[21] The following are descriptions of various subsidies utilized in the City and County of Honolulu and a diagram expressing how various agencies implement them.

2.1 Types of Subsidies

Housing Choice Vouchers provide tenant-based subsidies that enable eligible families to rent houses or apartments on the private market. This program allows eligible families to choose housing that meets HUD standings in areas outside of designated public housing projects. The property owner receives the subsidy directly and the tenant is responsible for paying the remainder based on HUD determined fair market rent.

Section 8 Housing Vouchers are rental subsidies distributed to private property owners and managers on behalf of eligible tenants. The City's Section 8 Housing Choice Voucher Program provides rental subsidies to extremely low- and low-income families that are primarily elderly, disabled and those with special needs. The HPHA also administers a Section 8 program on O'ahu. Section 8 pays the difference between the tenant's contribution and fair market rent.

Public Housing is government-owned property developed and managed by federal and state funds to provide housing for low income families and individuals. Subsidies are attached to the unit, limiting their availability to tenants living in the units. The HPHA owns and operates public housing statewide, including an estimated 4,050 federal-funded public housing units and about 750 state-funded public housing units.

Low Income Housing Tax Credits are tax credits distributed by state agencies to developers for the construction or rehabilitation of low income rental housing projects following criteria determined by a Qualified Allocation Plan (QAP). The LIHTC program in Hawai'i is managed by the HHFDC, and provides Federal tax credits to qualified project owners who agree to maintain all or a portion of a project's units for low-income individuals or families. Developers sell a 10-year period of tax credits to an investor or syndicator in exchange for capital contributions.

Community Development Block Grants (CDBG) provide housing, economic development, neighborhood revitalization and community development funds to different jurisdictions. The design of these grants enables them to work in combination with other government subsidies. CDBG funds are generally used for small special-needs housing projects, public service and economic development programs such as microenterprise training and community-based economic development efforts, and the renovation of existing housing units.

The HOME Investment Partnership Program provides Federal assistance and incentives to jurisdictions to develop and support rental housing and homeownership for very low and low income families through construction, acquisition and rehabilitation of housing units (including real property

[21] Pendall, Rolf. "From Hurdles to Bridges: Local Land-Use Regulations and the Pursuit of Affordable Rental Housing." in Nicolas Retsinas and Eric Belsky, *Revisiting Rental Housing*, pp. 224-273. Brookings Institution Press: Washington, DC, 2008.

acquisition and site improvements, and rental and homebuyer assistance programs. Permanent housing for disabled homeless persons, transitional housing, and group homes are eligible for HOME assistance. HOME Program funds may also be used for administrative and planning costs, and operating expensive of community housing development organizations. The HOME Program requires that all HOME funds be utilized to assist households earning 80% or below of the area median income (AMI).

Hawaiian Homestead Services works in compliance with the 1920 Hawaiian Homes Commission Act (HCCA) by allocating land to qualified recipients (50% Native Hawaiian). The Department of Hawaiian Home Lands (DHHL) distributes land through 99-year leases at the cost of $1.00. These leases allow for residential or agricultural development, ensuring that the land will "be held in trust for continued use by native Hawaiians in perpetuity".[22]

Native Hawaiian Housing Block Grant provides Federal funding to build, acquire or substantially rehabilitate homes on Hawaiian Home Lands.

Rental Housing Trust Fund is a state-run low interest loan or grant program available to developers for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units.

Hula Mae Multi-Family Tax Exempt Bond Program provides below-market rate mortgage revenue bonds for the development or rehabilitation of affordable rental housing.

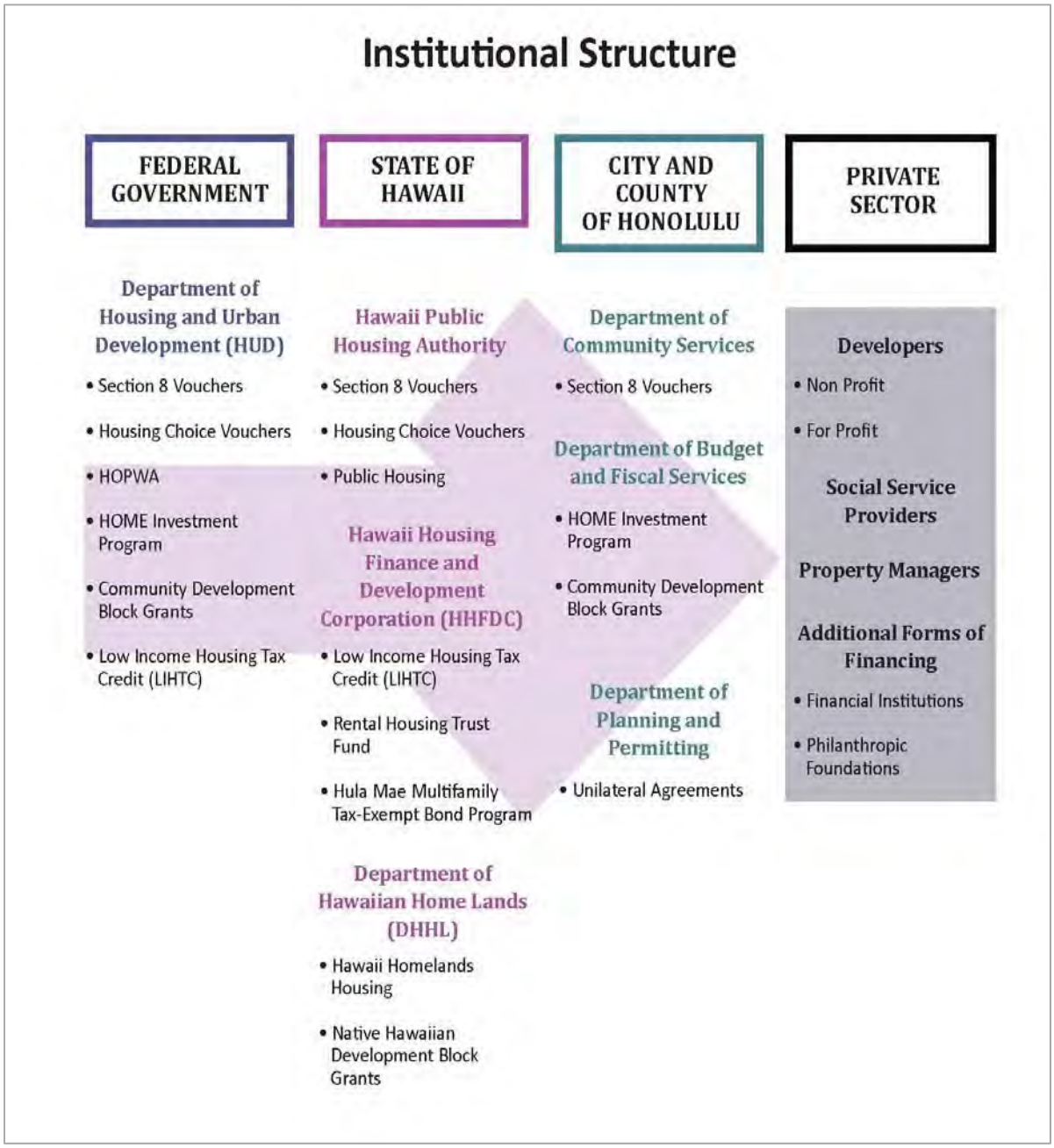
Unilateral Agreements (UA) are a county-based initiative applied when land is re-zoned for residential development that contain a condition requiring developers to provide at least 30% of their residential units at a combination of 80%, 120% and 140% of O'ahu's median household income. Developers may also meet affordable housing obligations by conveying land to a non-profit developer or providing an in-lieu contribution to the City. The Department of Planning and Permitting updated the City's Affordable Housing Rules that are used to implement the UA requirements in February 2010.

2.2 Institutional Structure

Figure 2 illustrates the flow of housing subsidies from the federal to state and local governments and then to the private sector. It is apparent that multiple agencies have affordable housing goals built into their missions and responsibilities, but interagency cooperation may prove difficult. Furthermore, this diagram highlights the dependence the public sector has on the private sector in the ultimate execution of affordable housing production and maintenance, therefore suggesting the growing importance of public-private partnerships.

[22] U.S. Congress. Text of HCCA. http://www.capitol.hawaii.gov/hrscurrent/vol01_ch0001-0042f/06-Hhca/HHCA_.htm. Website. 26 July 2010.

Figure 2: Flow of Subsidies from Public Agencies to Private Entities



Employers

Employers can contribute to the provision of affordable housing by providing subsidies to their employees as a part of their benefits package. Below are examples in Honolulu of employer-based housing subsidies.

Military

The U.S. military provides a variety of affordable housing options for their service members, including on and off base rental assistance and tax free, no down payment, low interest mortgages.[23] Table 1 illustrates how recent renovations of military housing in Hawai'i help alleviate demand for market-based residential units. [24]

Table 1: Military Housing Production in Hawai'i

MILITARY HOUSING PRODUCTION			
	Current Inventory	Planned Production	Total Planned Inventory
Air Force	1,134	222	1,356
Army	8,088	(194)	7,894
Marines	100	975	1,075
Navy	2,160	2,316	4,476
Total	11,482	3,319	14,801

Source: Hawai'i Housing Policy Study, 2006

University of Hawai'i

The University of Hawai'i (UH) at Mānoa provides subsidized rental housing for eligible faculty and their families.[25] They offer apartments and condominiums for as low as $524/month for a basement studio to as much as $1,749 for a three bedroom unit with yard. These prices fall well below the maximum rents required for publicly subsidized housing for individuals earning less than 80% Area Median Income (AMI). 50% of assistant professors at UH Mānoa fall below 120% AMI[26] and the minimum salary of $42,500 for an assistant professor falls below 80% of O'ahu's AMI.[27] Therefore, housing provided by the University of Hawai'i meets the needs of many employees also eligible for government subsidized housing. Table 2 demonstrates how UH Mānoa provides subsidized housing well below limits provided by government subsidies.

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[23] Military Hub. www.militaryhub.com. Website. 26 July 2010.

[24] SMS Research and Marketing, Inc. *Hawai'i Housing Policy Study, 2006: Housing Production Issues*. February 2007.

[25] Eligible families include those of newly recruited Board of Regents appointees and University of Hawai'i, East-West Center (EWC), and Research Corporation (RCUH) employees.

[26] University of Hawai'i at Mānoa Faculty Housing Website. http://www.hawaii.edu/fachousing/rentalhousing.html. Website. 26 July 2010.

[27] University of Hawai'i Professional Assembly Website. http://asp.uhpa.org/FacultyData.asp. Website. 27 July 2010.

Table 2: UH Faculty Housing vs. Government Subsidized Housing at 80% AMI

Type of Unit	UH Faculty Housing	Maximum Rent for Federal Housing (80% AMI)	% Discount of UH Subsidies
Studio	$ 524 - $ 572	$ 1,191	56-61%
1 Bedroom	$ 710	$ 1,397	49%
2 Bedroom	$ 874 - $ 1,076	$ 1,704	35-48%
3 Bedroom	$ 1,118- $1,749	$ 2,473	29-55%

Source: Department of Planning and Permitting; University of Hawai'i at Mānoa Faculty Housing Website

3. METRICS FOR MEASURING AFFORDABLE HOUSING NEED

3.1 Area Median Income (AMI)

Area median income is a commonly used metric for determining affordable housing need. HUD determines AMIs for each county and then segments off income limits to determine housing need. These numbers are revised at least twice a year. Government agencies use percentages of AMI to determine eligibility for various housing programs (Table 3). For example, the City and County of Honolulu requires that 30% of all housing in residential developments serve populations below 120% AMI. Similarly, public housing requires income limits of 80% AMI.

Table 3: Income Classification as Percent of AMI

INCOME CLASSIFICATION	Percent of AMI
Extremely Low Income	<30
Very Low Income	<50
Low Income	<80
Moderate Income	<120

Source: www.huduser.org

After determining AMI, public agencies break down annual income into monthly increments and extract 30% of that income as necessary for housing expenditures. They then calculate rents and mortgages based on income designated for housing to determine affordable mortgage and rents. For example in Honolulu a family of four earning 80% of AMI, $79,450 annually (Table 4), can afford a maximum rent of $2,473 for a 3-bedroom apartment or $410,359 for a 10% down, 30-year fixed rate mortgage.

Table 4: City and County of Honolulu Area Median Income as of May 2010

FAMILY SIZE	80% of AMI	100% of AMI	120% of AMI
1	$55,650	$57,190	$68,628
2	$63,600	$65,360	$78,432
3	$71,550	$73,530	$88,236
4	$79,450	$81,700	$98,040

Source: Department of Planning and Permitting[28]

[28] http://www.honoluludpp.org/Planning/AffordableHousing/AH_IncomePriceTables2010.pdf

The use of AMI to determine affordable housing need is problematic for working households with incomes that are below the State and City standards of "affordable," and for those who do not qualify for subsidized affordable housing yet cannot afford appropriate market-rate housing in their community. For such households, the concern is that "affordable" housing is still not affordable. In Honolulu, this is most evident in the rural areas where inflated real estate values and the lack of new housing development is affecting area residents' (i.e., those already living in the community) ability to afford the cost of housing in their neighborhoods.[29] In addition to encouraging the development of affordable housing, residents are concerned that new housing is priced within a range that existing residents can afford. This suggests that a different metric or approach based on the regional income level and not the county-wide average may be necessary to address the affordable housing needs of residents in rural areas.

3.2 Percent of Income Applied to Housing

Federal housing policy allocates LIHTCs, Section 8 vouchers, and other housing subsidies based on a housing affordability standard of 30% of a household's total expenditures. This 30% benchmark is useful because it allows for an easy calculation of affordability that translates across all municipalities and income levels. A growing body of research[30], however, has challenged this metric and encouraged policymakers to reframe housing affordability to include location efficiency measures such as transportation costs and proximity to public transit.

3.3 Housing + Transportation

The Housing and Transportation Affordability Index (H + T Index) measures the costs of housing and transportation in proportion to household income. By incorporating both housing and transportation costs into the metric for affordability, analysts can take into account the trade-offs households make when choosing a place to live. For example, property values outside of the urban core may be lower, enticing households to move to suburban areas. However, transportation costs to work and commercial centers increases as public transportation and general proximity become less convenient. Thus when calculating housing affordability alone, it appears that the person living outside of the urban core maintains a more affordable lifestyle. Since transportation is the second largest household expenditure after housing, including transportation costs into the affordability index would illustrate that the household in the suburbs were paying as much, if not more, than the household in the urban core. In short, this metric recognizes the complementary nature of housing and transportation expenditures.[31]

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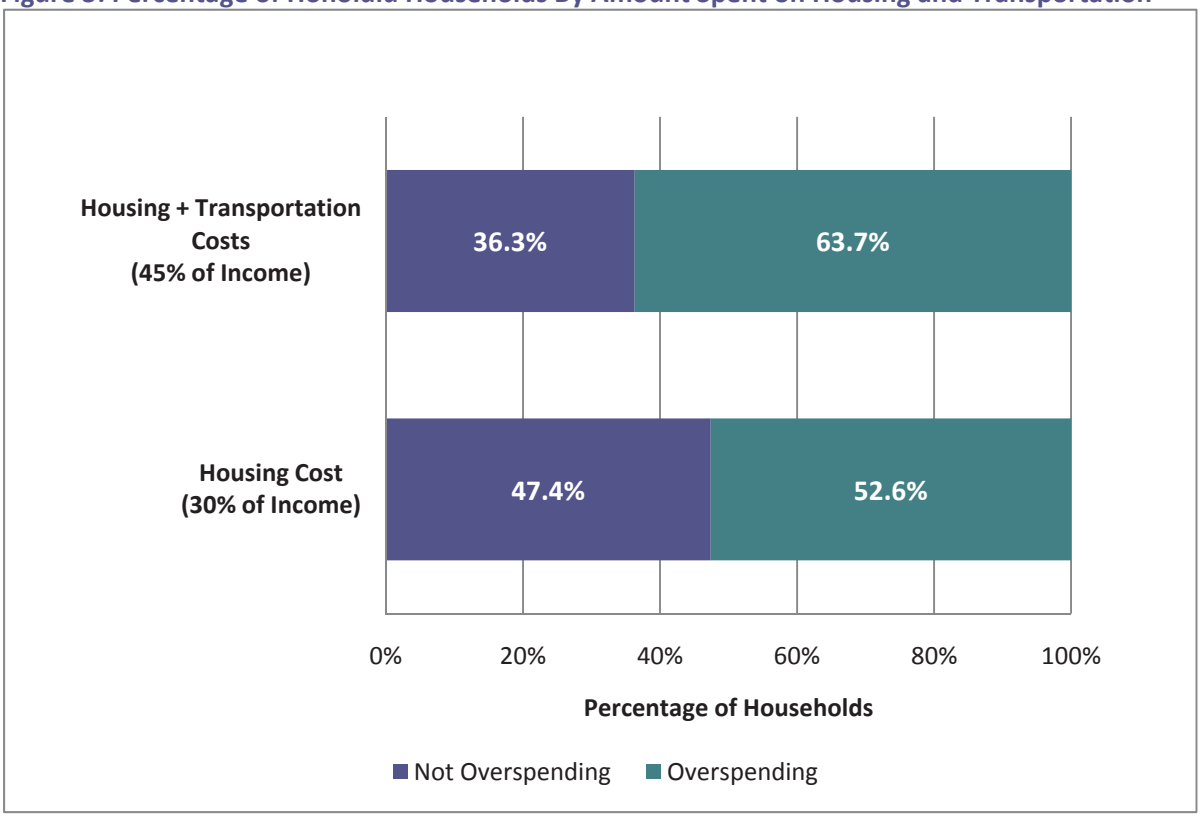
[29] The lack of affordable housing and the question of affordability for existing area residents was a major concern for residents who participated in the *Ko'olau Loa Sustainable Communities Plan Five-Year Review.*

[30] Much research by the Center for Transit Oriented Development and Center for Neighborhood Technology, such as *The Affordability Index: A New Tool for Measuring the True Affordability of Housing Choice* and *The Case for Mixed Income Transit Oriented Development in the Denver Region,* highlight the limitations of measuring housing affordability based on housing without examination of transportation costs.

[31] Center for Transit-Oriented Development and Center for Neighborhood Technology. *The Affordability Index: A New Tool for Measuring the True Affordability of Housing Choice*. The Brookings Institution. January 2006.

The Center for Neighborhood Technology has refined this method by estimating that 45% of income spent on a combination of housing and transportation reveals true affordability. Census data indicates that the average expenditure on housing and transportation for households in the City and County of Honolulu is 61% of their income, or 32% and 29% spent on housing and transportation respectively. Figure 3 shows the percentage of households in Honolulu that are spending more than 30% of their income on housing in comparison to the percentage of households spending more than 45% of their income on housing and transportation combined. When considering housing costs alone, approximately 52.6% of Honolulu residents spend more than 30% of their income on housing (i.e., overspending). In comparison, the H+T Index measuring a maximum expenditure of 45% on housing and transportation calculates that 63.7% of Honolulu households are overspending (Figure 3).[32,33] This measurement of affordability will become increasingly important in Honolulu County as residential development in Kapolei progresses, urban Honolulu increases its density and public transit serves a larger population.

Figure 3: Percentage of Honolulu Households By Amount Spent on Housing and Transportation



3.4 Homelessness and Hidden Homeless

Homelessness is one of the most severe consequences of an affordable housing shortage. While sometimes linked to mental illness, drug use, and outside factors, the availability of affordable housing can prevent homelessness. The 2008 HUD published *Annual Homeless Assessment Report to Congress*

[32] http://htaindex.cnt.org/mapping_tool.php#region=Honolulu%2C%20HI&theme_menu=0&layer1=23&layer2=24
[33] More information on methodology available at http://htaindex.cnt.org/downloads/Methods.3.23.10.pdf.

ranked Hawai‘i as having the third largest homeless population (.47%) after Oregon (.54%) and Nevada (.48%).[34] This confirms that even on a national scale, Hawai‘i’s homeless problems are not inconsequential. In addition to actual homeless, evidence of large populations of hidden homeless and at-risk homeless further demonstrate challenges pertaining to housing affordability. Hidden homeless are populations that reside in housing accommodations shared by multiple households. On the other hand, households considered “at risk” are those that would become homeless within three months with loss of primary income source. The *Hawai‘i Housing Policy Study, 2006* notes that as affordability drops and unemployment rises, hidden homelessness tends to increase.[35] Therefore, current times of economic recession can potentially increase the homelessness and hidden or at-risk homeless populations.

3.5 Living Wage

The adoption of a living wage could ensure the availability of adequate salaries and in turn provide income for sufficient housing. The living wage takes into consideration the minimum hourly wage for adequate shelter, transportation and health for a persons’ lifetime. The calculation adjusts between metropolitan areas and number of dependents. Cities such as Washington D.C., Santa Fe, and San Francisco have passed living wage ordinances. Traditionally such ordinances require public entities to participate in contracts with companies and organizations that pay a living wage.

A 2000 report published by the Legislative Reference Bureau concluded that a living wage of $9.00/ hour (in 2010 $13.01/hour for Honolulu CDP[36]) would benefit a few hundred underpaid workers under state contracts, and would incur minimal costs to the state.[37] If the ability of government to subsidize housing costs retreats further from current capabilities and government services are increasingly outsourced to the private sector, adoption of a living wage that takes into account Honolulu’s high cost of housing and other living expenses may be part of a larger, comprehensive approach to economic self-sufficiency.[38]

4. FACTORS INHIBITING THE AVAILABILITY OF AFFORDABLE HOUSING

Despite the accessibility of multiple of forms of affordable housing subsidies, there continues to be several factors inhibiting the availability of affordable housing. The most primary obstacles include:

1. Cost of Production
2. Risk in Development

[34] Department of Housing and Urban Development. The 2008 Annual Homeless Assessment Report to Congress. July 2009.
[35] SMS Research and Marketing Inc. *Hawai‘i Housing Policy Study, 2006: The Hidden Homeless and Households at Risk of Homelessness.*
[36] Living Wage Calculator. Website. http://www.livingwage.geog.psu.edu/places/1500317000. 27 July 2010.
[37] Pan, Peter G. *A Hawai‘i Living Wage Law: Contracted State Services*. Legislative Reference Bureau. Hawai‘i State Capitol. 2000.
[38] William M. Kaneko of the Hawai‘i Institute for Public Policy suggests that a comprehensive plan and policy agenda for economic self-sufficiency involves a number of components, including jobs that pay a living wage, more affordable housing, and access to healthcare, among the most salient. (He, Yuan and Illukpitiya 2007).

3. Maintenance and Management Problems
4. Regulatory and Infrastructure Barriers

Because affordable housing production depends on public sector involvement and contributions, concerns about adequate public sector administration also intersects both cost and risk.

4.1 Production Cost

The cost of housing production in Honolulu is influenced by a number of factors, including O'ahu's relatively high land costs and the relatively strict controls over development, and the cost of materials, infrastructure development, and labor. . These production costs, which are traditionally passed on to the housing consumer, can substantially affect housing prices. Because of the price limitations imposed on affordable housing, developers would benefit from alternative strategies that support lower production costs while attracting private investors.

4.2 Development Risk

Aside from high costs, developers of affordable housing must take on added risk and anticipate an unpredictable cash flow.

Permitting Process

The 2005 State of Hawai'i report *Requesting the Convening of an Affordable Housing Task Force* cites the permitting process and two-tiered State-County land use approval system as creating barriers to the development of affordable housing. The entire entitlement process for large residential developments can take up to 10 years to complete,[39] such that the entire development and permitting process[40] could take upwards of 10 years before groundbreaking. Streamlining this permitting process would ameliorate risk on the developers' side and encourage the private sector to create affordable housing.

Fragmented Financing

Private sector affordable housing developers, including non-profit corporations, have to stitch together a multitude of financing from both public subsidies and private investors. While financial structure can vary among developers, affordable housing development often consists of 50% tax credits, 25% private investment, and 25% gap financing.[41] While the ultimate goal is for rental income and subsidies to support development costs, each piece of the financial puzzle presents different forms and levels of risk. For example, subsidies and tax credits depend on government spending and the overall ability for the developer or property manager to organize paper work. Because tax credits and subsidies require a certain percentage of units at various levels of affordability for a certain number of years, organization and management become critical components of the development process. In turn, equity

[39] Housing and Community Development Corporation of Hawai'i. *Pursuant to S.C.R. 135, S.D. 1 Requesting the Convening of an Affordable Housing Task Force.* Prepared for the Affordable Housing Task Force. Report to the Twenty-Third Legislature. State of Hawai'i. 2005.

[40] The permitting process consists of many stages, including preliminary planning, community outreach, environmental reviews, applying for and obtaining land use permits, preparing detailed plans, and applying for and obtaining ministerial permits.

[41] Housing and Community Development Corporation of Hawai'i. 2005.

investors are concerned with receiving a return on their investment and evaluate developers based on their organizational skills and availability of government to provide subsidies and tax credits during the regulatory regime. Furthermore, due to the complex nature of the finance structure, both developers and investors must devote a significant amount of time to understanding the process, which creates an initial barrier to entering the affordable housing market. [42]

4.3 Maintenance and Management Issues

Much of affordable housing policy encourages the production of affordable housing, but neglects to adequately address the importance of long term strategies to enforce regulatory agreements and provide for adequate property management. Participants of the 2005 task force to discuss streamlining initiatives expressed their concern for adequate management. "It takes special management skills to manage low-income rental housing. We don't have the property management companies like on the mainland; they won't come here because we don't have the number of units they need to manage."[43] Even with for-sale affordable condominiums, unqualified purchasers have sometimes been able to participate in the affordable housing market without restrictions as a result of economic hardship and an inadequate exit strategy by the developer. [44] In the best case scenarios, government subsidies align to encourage private development of affordable housing, but once constructed, poor monitoring and enforcement of regulatory agreements, as well as inadequate property management, can prevent long term adequate affordable housing.

4.4 Regulatory and Infrastructure Barriers

Existing zoning and building standards, as well as the condition and capacity of Honolulu's infrastructure systems, are increasing the cost of building affordable housing units, and are ultimately discouraging development activities. Examples of regulatory and infrastructure barriers include:

- Lack of capacity and poor condition of existing infrastructure systems (e.g., sewer, drainage, water)
- Inappropriate development standards such as applying urban street standards in rural areas
- Inflexible building codes that require the use of expensive materials and building systems in low-rise housing units, and
- Zoning regulations that discourage redevelopment if the lot is small or nonconforming

Addressing these issues would facilitate the full development of the PUC, and support increased densities in urban Honolulu's older areas. In addition, it could help to expand the areas where *ohana*

[42] Cummings, Jean and Denise DiPasquale. "Building Affordable Rental Housing: An Analysis of the Low Income Housing Tax Credit." *City Research*. 1998.
[43] Housing and Community Development Corporation of Hawai'i. *Pursuant to S.C.R. 135, S.D. 1 Requesting the Convening of an Affordable Housing Task Force.* Prepared for the Affordable Housing Task Force. Report to the Twenty-Third Legislature. State of Hawai'i. 2005. Exhibit D. Pg. 2.
[44] Gomes, Andrew. "Waipahu Homeowners Upset." *Honolulu Star Advertiser.* http://www.staradvertiser.com/business/20100704_Waipahu_homeowners_upset.html. 4 July 2010.

units are allowed, and encourage future planned communities to serve various housing constituencies, which may include making provisions for second units, very-low-cost units and special-needs units.

CONCLUSION

Housing affordability will continue to present challenges for residents, developers, and agencies of the City and County of Honolulu. It is a complex issue that is influenced by national economic trends, energy costs (e.g. shipping), Federal policies, and political will, among other factors. This overview has purposefully avoided judgments about the efficacy of existing language in the Honolulu General Plan and is meant to provide common ground to discuss and consider appropriate language for the General Plan in support of existing and/or new objectives for affordable housing.

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B

AGRICULTURE TREND REPORT

O'AHU AGRICULTURE:
SITUATION, OUTLOOK AND ISSUES

Fields in a Setting Sun by Susie Y. Anderson

O'AHU AGRICULTURE:
SITUATION, OUTLOOK AND ISSUES

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City and County of Honolulu

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CONTENTS

EXECUTIVE SUMMARY **ES-1**

1. INTRODUCTION **1**

a. Content and Purpose 1

b. Organization of the Report 1

c. Sources of Information 2

d. Consultants 2

2. AGRICULTURAL RESOURCES AND CONDITIONS **3**

a. Agricultural Land 3

b. Soil Ratings 3

c. Soil Characteristics 5

d. Elevations 5

e. Slopes 5

f. Climatic Conditions 5

g. Irrigation Systems 6

h. Irrigated Lands 8

i. Locational Advantage 8

j. Land Tenure 8

k. Core and Other High-Quality Farmlands 11

3. AGRICULTURAL ACTIVITIES AND THEIR ECONOMIC CONTRIBUTIONS **13**

a. Agricultural Activities: 1980 13

b. Agricultural Activities: 2008 14

c. Economic Contributions of Agriculture: 2007 and 2008 16

4. AGRICULTURAL TRENDS **19**

a. Crop Acreage Trends, Statewide: All Crops 19

b. Crop Acreage Trends, Statewide: Diversified Crops 19

c. Crop Acreage Trends, Oʻahu: All Crops 20

d. Crop Acreage Trends, Statewide, Oʻahu and Neighbor Islands: Selected Crops 21
e. Water Use Trends, Oʻahu 21
f. Livestock Trends, Oʻahu 21
g. Agricultural Employment Trends, Statewide, Oʻahu and Neighbor Islands 22
5. FACTORS AFFECTING FARMING 24
a. Factors Favoring the Growth of Farming 24
b. Factors Limiting the Growth of Farming 24
c. Characteristics of Successful Crops 26
6. AVAILABILITY OF FARMLAND 27
a. Supply of Available Farmland 27
b. Locations of Available Farmland 28
c. Potential for Increased Production from Existing Farms 28
d. Limitations on Types of Crops 29
7. POTENTIAL LAND REQUIREMENTS FOR CROPS 31
a. Farm Displacement and Relocation 31
b. Continuation of Trends 32
c. Crops to Replace Imports of Fresh Produce 32
d. Export Crops 33
e. Feed Crops 34
f. Biofuel Crops 35
g. Aquaculture 38
h. Commercial Forests 38
i. Support Facilities 39
j. Future Demand for Farmland versus Supply 39
8. CATTLE INDUSTRY 41
a. Cattle Grazing and Its Contributions 41
b. Finishing, Slaughtering and Processing Operations 41

9. STATE AND CITY AGRICULTURAL POLICIES 43

a. Assured Availability of Agricultural Land and Water 43

b. Conservation of Agricultural Lands 43

c. The City's Urban and Agricultural Growth Policies 44

10. AGRICULTURAL ISSUES 45

a. Trade, Self-sufficiency and Food Security 45

b. Increased Beef Self-Sufficiency 48

c. Agricultural Subdivisions, Farm Use 48

d. Agricultural Subdivisions, Residential Use 49

e. Planned Urbanization of Agricultural Land 51

f. Reconfiguring and Relocating Farms 52

g. Intensive Livestock Farms 53

h. Nuisance Issues 54

i. Agricultural Land Values and Rents 54

j. New Technologies 55

k. Property Taxes 57

11. PRIMARY REFERENCES 59

MAPS

1. State of Hawai‘i Land Use District Boundaries – Island of O‘ahu
2. High Quality Agricultural Lands Outside the Community Growth Boundary
3. Island of O‘ahu, LSB Classification
4. Island of O‘ahu, ALISH
5. O‘ahu, Solar Radiation
6. O‘ahu Rainfall
7. C&C of Honolulu, Large Landowners (2006)
8. Island of O‘ahu, Agricultural Land Use (1978 – 1980)
9. Major Farm Areas, O‘ahu: 2008

TABLES

1. Crop Acreage, Livestock and Farms: 1980 and 2008
2. Economic Contributions of Agriculture, Oʻahu: 2007 and 2008

FIGURES

1. Crop Acreage, Statewide: All Crops
2. Crop Acreage, Statewide: Diversified Crops
3. Crop Acreage, Oʻahu: All Crops
4. Crop Acreage, Statewide, Oʻahu and Neighbor Islands: Vegetables and Melons
5. Crop Acreage, Statewide, Oʻahu and Neighbor Islands: Fruits
6. Cattle and Pigs, Oʻahu
7. Chickens, Oʻahu
8. Agricultural Employment, Statewide, Oʻahu and Neighbor Islands

EXECUTIVE SUMMARY

The situation and outlook for the agricultural use of land on Oʻahu are summarized below.

1. SUPPLY, USE AND AVAILABILITY OF FARMLAND

a. Supply of Good Farm Land

Oʻahu has about 42,620 acres of high-quality farmland outside the Urban and Rural Community Growth Boundaries of the City and County of Honolulu (the City).[1] This accounting excludes land that is under military control and is not available for farming, and land that will be used to expand the wildlife refuge near Kahuku.

Oʻahu's largest concentrations of high-quality farmland located outside the City's Community Growth Boundaries are in Kunia and on the North Shore. These are Oʻahu's "core" farmlands and are best-suited for large-scale farming. They are among the highest-quality agricultural lands in Hawaiʻi. Smaller amounts of high-quality farmland are scattered throughout Koʻolau Loa, Koʻolau Poko, and Waiʻanae—they are best-suited for small family farms.

b. Uses of Farmland

In 2008, Oʻahu had about 11,000 acres in crop, including about 6,200 acres for specialty crops (primarily seed corn, pineapple, and floriculture and nursery products); about 900 acres in fruits other than pineapple; and about 3,900 acres in vegetable and melon crops. Seed companies have replaced sugar and pineapple companies as the largest users of farmland on Oʻahu, and the highest bidders for farmland.

With the recent expansion of the seed industry on Oʻahu following their purchases of land, the 2010 estimate for the total amount of land farmed on Oʻahu is about 12,000 acres.

1. In this report, the term "high-quality farmland" refers to land that has an LSB rating of A or B, or an ALISH rating of Prime or Unique. The term "good farmland" is similar to "high-quality farmland," but does not have a precise definition based on soil ratings.

This includes about 2,425 acres in ʻEwa and Central Oʻahu within the City's Community Growth Boundaries, and about 9,575 acres outside the Boundaries.

c. Available Farmland

Assuming that the farms within the Growth Boundaries eventually will relocate to land outside the Boundaries, over 30,000 acres of good farmland on Oʻahu will remain available for growing additional crops (42,620 acres – 12,000 acres). In addition, some land that is already farmed can be farmed far more intensely, thereby increasing production without requiring more land.

Water improvements will be needed to farm some fields that are now fallow or are used for grazing cattle. Also, some of the available farmlands have limitations that preclude growing certain types of crops (e.g., low-elevation crops cannot be grown on high-elevation fields).

2. ECONOMIC CONTRIBUTION

a. Sales

In 2008, Oʻahu's farmers and ranchers generated about $184.6 million in direct sales, and about $380.3 million in direct and indirect sales. Also, agriculture tourism adds to farm and ranch revenues: about $14.2 million in 2006.

b. Exports

In 2008, agricultural exports comprised about 85% of Hawaiʻi's farm and livestock sales. For Oʻahu, the major export crops were seeds and ornamentals.

c. Self-sufficiency

Statewide, Hawaiʻi farmers supplied about 32% of the fresh fruit consumed locally in 2008, about 34% of the fresh vegetables and melons, about 20% of the eggs, about 10% of the milk, about 4.5% of the beef, and about 3.9% of the pork. Self-sufficiency is high (over 70%) for many of the commercially successful crops grown in Hawaiʻi.

d. Employment and Payroll

In 2007, O‘ahu’s farmers and ranchers provided about 2,580 direct jobs, and about 3,870 direct-plus-indirect jobs. This is about 0.8% of all jobs on O‘ahu. While agriculture is a significant contributor to Hawai‘i’s economy, it is no longer a pillar of the economy as it was before statehood.

On average, about 9 acres are required to produce one farm job.

Farm and ranch wages average about 37% below the average wage on O‘ahu.

3. AGRICULTURAL TRENDS

Even though Hawai‘i has favorable conditions for agriculture (such as year-round growing conditions), technological advances (e.g., new sweeteners), logistical improvements, international trade agreements, and other changes in economic conditions have contributed to major declines in many crops and livestock activities in Hawai‘i.

a. Land in Crop

From 1980 to 2008, land in crop on O‘ahu declined by about 36,900 acres (77%) due largely to the decline and closure of sugarcane and pineapple plantations.

From 1994 to 1999, acreage in vegetables, melons, and fruits other than pineapple increased by about 4,600 acres on O‘ahu. The increase was due to the increased availability of land on O‘ahu, although some of the increase stemmed from a shift in production from the Neighbor Islands. This gain was followed by a 1,700-acre decline during the past decade.

Since 1990, the greatest agricultural success in Hawai‘i has been seed crops: statewide acreage has increased at an average rate of over 300 acres per year, with much of this acreage being on O‘ahu.

b. Water Use

From 1980 to 2008, water use for agriculture on O‘ahu declined by about 208 million gallons per day (mgd)—about 88%. For perspective, this decrease exceeds the 146.3 mgd of drinking water delivered by the Honolulu Board of Water Supply in 2008. The substantial decline in water requirements is explained by (1) the 77% decline in the amount of land in crop, and (2) diversified crops use much less water than did sugarcane.

c. Livestock

As with land in crop, there has been a large decline in livestock on Oʻahu. From 1980 to 2008, the number of chickens decreased by about 675,000 animals (a decline of 60%). Since 2005, data on Oʻahu's chicken operations have no longer been disclosed due to the small number of farms.

From 1980 to 2008, the number of pigs on Oʻahu declined by about 26,000 animals (73%).

In 1980, Oʻahu had about 13,300 dairy cows (including calves). However, the last major dairy on Oʻahu closed in 2008.

The number of beef cattle also declined due to the 1991 closure of Oʻahu's only feedlot. Since 1995, however, grazing cattle on ranches has fluctuated around 5,000 head .

The decline in the number of livestock in Hawaiʻi is due largely to the fact that importing meat, milk and eggs has become cheaper than importing feed.

d. Agricultural Employment Trends

From 1982 to 2002, Oʻahu's total agricultural employment—including self-employed farmers and unpaid family farm workers—declined by 1,125 jobs (31%). From about 1995 to 2002, agricultural employment changed little. Employment data after 2002 does not include self-employed farmers and unpaid family farm workers.

4. OUTLOOK FOR AGRICULTURE

a. Farm Displacement and Relocation

Over a period of 20+ years, planned and proposed urban development by private developers and the State will displace about 2,425 acres now being farmed in ʻEwa and Central Oʻahu—acreage that is within the City's Community Growth Boundaries. As noted above, ample farmland is available to relocate the displaced farms. Affected farmers already have secured replacement land for over 900 acres. Successful farm relocations will require farmers to adjust their crop varieties and cultivation practices due to the different agronomic conditions.

b. Plantation-scale Export Crops

Although sugarcane and pineapple fields once carpeted O‘ahu, only about 2,500 acres of Dole’s pineapple operation remain. This farm is now too small to be considered a plantation, and most of the pineapple is grown for local consumption.

Intensive explorations to find large-scale export crops to replace sugarcane and pineapple have spanned the past 40 years, but without success at the scale of plantation agriculture. Even if a replacement crop is found, assembling land for a large plantation on O‘ahu would be difficult since available fields are scattered, and ownership is now more dispersed.

c. Feed Crops

A number of attempts have been made to grow feed crops on O‘ahu, but without significant long-term commercial success. The major problems have been (1) pests (particularly birds that eat the grains before they are harvested); (2) humidity that is too high to dry hay properly; and (3) high production costs when compared to mainland farms.

d. Biofuel Crops

Biofuel plantations on O‘ahu are unlikely because of high development costs, low per-acre returns when compared to most other crops, difficulty in assembling land, and more promising alternatives.

One of the more promising alternatives would be to produce ethanol from sugar derived from “cellulosic” sources. Sugar that is locked in the complex carbohydrates of plants would be separated into fermentable sugars using new technology that is now in the early stages of commercialization. Feedstock could include the large supply of yard clippings and agricultural waste that are already collected then hauled to ‘Ewa for composting. This new technology promises much higher ethanol yields per ton of biomass because the entire plant can be used as feedstock. Also, using green waste would eliminate costs for farmland, irrigation water, farm labor, fertilizer, farm equipment, hauling, etc. Finally, the operator could receive a tipping fee to dispose of the green waste.

The second promising approach for biofuel would be to produce biodiesel from algae. One of the advantages of algae is its high per-acre yield of vegetable oil (about 5,000 gallons to 15,000 gallons per year), and the corresponding high per-acre returns. Also, good farmland is not required since algae is grown in open or covered ponds. The water source can include wastewater, brackish water, or seawater.

e. Other Diversified Crops

Assuming that the necessary water improvements are made, the supply of good farmland appears to be more than sufficient to accommodate demand for farmland in the foreseeable future. Continuation of past crop acreage trends suggests only modest growth for most crops over the next 20 years years, with the exception of seed crops which could grow by a few thousand acres on O‘ahu. Also, the land supply appears more than sufficient to accommodate realistic increases in (1) self-sufficiency (i.e., import substitution of fresh fruits, vegetables and melons), and (2) new export crops.

The supply of farmland does not appear to be the limiting factor to the growth of agriculture. Instead, the limiting factor is likely to be the size of the market that can be supplied profitably by Hawai‘i farmers.

f. Livestock

Cattle grazing is the largest user of agricultural land on O‘ahu, including (1) good farmland for which there is insufficient demand from farmers, and (2) land that is unsuitable for farming. Although returns are low, the industry is expected to continue because cattle grazing provides important benefits, including reduced risks of fire and reduced property taxes. Cattle ranches in Hawai‘i are cow-and-calf operations wherein most of the weaned calves are shipped to the mainland where they are finished, slaughtered, and processed. Unlike the mainland, Hawai‘i’s cattle ranges are productive year around; however, the costs of feed and processing are far lower on the mainland.

All of the major dairies on O‘ahu have closed, and past trends suggest further declines in chicken and pig operations. The declines have been due to low-cost competition from the mainland, the high cost of imported feed, and difficulties in growing feed in Hawai‘i.

5. AGRICULTURAL ISSUES

a. Trade, Self-sufficiency and Food Security

Benefits of Specialization and Trade

Hawai‘i’s agriculture is dominated by exports (about 85% of sales in 2008), while most of the food is imported (about 66% of the fresh fruits and vegetables consumed in Hawai‘i). In 2008, less than 15,000 acres statewide were used to supply food to Hawai‘i markets, or about 16% of the 91,500 acres farmed.

Such extensive trade is the result of improvements in shipping logistics and open markets for trade. Consumers benefit by having more choices, lower prices for most foods and, correspondingly, higher standards of living.

Given the large release of farmland from plantation agriculture, land has not been a limiting factor for Hawai‘i agriculture for decades, nor is land expected to be a limiting factor in the foreseeable future. Consequently, the use of farmland for export crops has not and, for the foreseeable future, is not expected to affect significantly the amount of food produced in Hawai‘i for local consumption, or the prices of locally grown food.

Risks to Food Security

Even though trade benefits consumers, relying on imports creates a risk to Hawai‘i’s food security. An interruption in shipping services—for whatever reason—could result in difficulties in importing fresh fruits and vegetables, canned goods, fish, meats, milk, eggs, etc. At the same time, it would also be difficult for Hawaii to export crops, thereby freeing about 65,000 acres statewide (2010 estimate) for replanting to supply local markets. This is in addition to the 177,000 ±10,000 acres of farmland that is fallow or used for grazing cattle. If an interruption in shipping results from a catastrophic event, there would be little time to increase local food production, and food shortages could result. But if the interruption in shipping occurs slowly—possibly due to rising fuel costs—there would be time to replant.

Although increased self-sufficiency could increase food security related to a possible interruption in shipping, it could decrease food security in the event of widespread crop failures—such as that which can occur with a hurricane.

Economic Benefits of Increased Self-sufficiency

If increased food self-sufficiency were to occur then, instead of sending dollars out of state for imported foods, more money would be spent in Hawai‘i, thereby increasing jobs and incomes in Hawai‘i. Using 2005 data, agricultural economists with the UH College of Tropical Agriculture and Human Resources estimated that increasing local production of fresh fruits and vegetables to 100% self-sufficiency would generate about 4,430 direct and indirect jobs. The corresponding figure for livestock (beef, pork, eggs and milk) is about 10,200 jobs. The authors of the UH study note that “…even though Hawai‘i can conceivably grow anything that we consume, the quest to achieve 100% food self-sufficiency is impractical, unattainable and perhaps impossible, as it imposes too high a cost for society.” As a result, “… Hawai‘i will probably continue to import most of its food supply …”

The benefits of increased food self-sufficiency merit government support for farming in terms of farm education and training, extension services, State Ag parks, improvements to irrigation systems, marketing local produce, research, favorable taxes for farms and farming activities, etc. But large subsidies for agriculture could result in higher taxes, while restrictions on food imports (assuming that they would be legal) and/or onerous mandates to purchase local foods could result in higher food prices and less variety in foods if competition from low-cost imports were to be reduced. Also, any addition to agricultural employment due to increased food self-sufficiency could be offset by job losses elsewhere in the economy due to the diversion of resources and expenditures. Whether or not there would be a net benefit to Hawai‘i residents would depend upon the circumstances.

Land for Increased Self-sufficiency and Food Security

From a land-use perspective, the issue of increased self-sufficiency/food security suggests the following question: To what extent should agricultural land be preserved in the event that it might be needed in the future to supply more food to the Hawai‘i market?

Achieving 100% self-sufficiency in fresh fruit and vegetables would require about 30,000 additional acres statewide (an increase from 15,000 acres to 45,000 acres). This figure for additional acreage is high in that (1) 100% self-sufficiency is unrealistic, and (2) more intensive farming than is currently the case would greatly reduce the amount of land required. Nevertheless, the additional land required is small compared to the estimated 177,000 acres ±10,000 acres of good farmland that is available statewide, plus the 65,000 acres (2010 estimate) that could come available if exporting crops is no longer feasible.

For O‘ahu, about 23,000 additional acres would be required for 100% self-sufficiency in fresh produce assuming no inter-island shipping. Again this estimate is high. This compares to over 30,000 acres of good farmland that is available on O‘ahu outside the Community Growth Boundaries, plus about 4,700 acres used for export and non-food crops that could come available if needed. Regarding possible Neighbor Island production to supply the Honolulu market, this is clearly viable. Shipping costs to O‘ahu are partially offset by lower rents for farmland on the Neighbor Islands.

For the foreseeable future, both O‘ahu and the state appear to have sufficient farmland for (1) realistic (and unrealistic) levels of self-sufficiency in fresh produce crops, (2) export crops, and (3) realistic levels of animal feed crops and energy crops. Thus, any additional land preserved for future food security—such as not urbanizing land within the City’s Community Growth Boundaries—might never be needed for this purpose.

b. Agricultural Subdivisions, Farm Use

Even though considerable farmland is available on Oʻahu, some small farmers report that they have problems finding affordable land to lease. This is especially true of farmers who want property where a farmhouse is allowed.

Some of the available parcels on Oʻahu are over 1,000 acres, which is too much land for most small farmers. Landowners report that it is unprofitable to subdivide large parcels into small lots for lease to farmers who want to live in a house on the property. Typical agricultural rents received by the landowners are too low to finance the City requirements of paved roads, underground water, electrical power, wastewater disposal, etc. However, for leased land, State law exempts an agricultural subdivision from County subdivision standards provided that (1) the principal use of the land is for agriculture, (2) no temporary or permanent dwelling is built on the property, and (3) the term for the lease is the greater of 5 years or the property-tax agricultural dedication period. The resulting agricultural lot may have gravel roads, surface water pipes, and no electrical power.

A common alternative for subdividing agricultural land for farming is to license small, unsubdivided lots to farmers. The major difference between a lease and a license is that a lease can be mortgaged to obtain a farm loan, while a license cannot. Also, a farm dwelling would not be allowed.

On Oʻahu, a less common alternative for making land available to small farmers is condominium ownership of agricultural lots, possibly combined with cluster development of farm dwellings that would reduce the cost of providing roads, drinking water, electricity, waste disposal, etc. Another alternative for subdividing agricultural land that is under consideration by the City is to develop rural infrastructure standards that would allow farm dwellings to be served by less expensive infrastructure, provided that controls are in place to ensure agricultural use of the property.

c. Agricultural Subdivisions, Residential Use

In addition to subdividing agricultural land for farming, occasionally agricultural lots on Oʻahu have been subdivided for large-lot homes. They conform to the zoning code provided that agricultural activity takes place on the property, even if the agricultural activity is minimal. Agricultural subdivisions with expensive homes are commonly referred to as gentleman farms or gentleman estates.

Even though limited agriculture may take place on agricultural subdivisions for large-lot homes, for the most part they are tantamount to scattered large-lot residential development outside the City's Community Growth Boundaries. The City opposes such development, especially those that would be located on high-quality farmland, or which would be far from existing communities. However, an agricultural subdivision must be approved by the City if all standards are met. Even though developers explore developing agricultural subdivision for large-lot homes on O'ahu, very few agricultural subdivisions have been developed on O'ahu in recent years—either because approvals were not granted or, if they were granted, satisfying the City's infrastructure requirements would have been too expensive. If the State Department of Agriculture informs the City that a developer's agricultural feasibility study is acceptable then, in order to obtain subdivision approval, the City will require the developer to provide paved roads built to City standards, all utility connections, a source of drinking water, wastewater disposal, etc.[2] Such infrastructure requirements can be very expensive when shared among a small number of homes that are far from existing infrastructure. Agricultural subdivisions are more common on the Neighbor Islands than O'ahu because of less expensive infrastructure requirements.

d. Planned Urbanization of Agricultural Land

A common perception in Hawai'i is that urban sprawl onto O'ahu's limited supply of farmland is rampant, with little control by the City or State. In practice, however, nearly all developments on O'ahu are within the City's Community Growth Boundaries. Furthermore, most new residential projects in 'Ewa and Central O'ahu are comprised of small-lot, single-family homes mixed with multi-family homes. Most lots for single-family homes range from 3,500 to 5,000 square feet, or about half the size of lots in many older neighborhoods on O'ahu. This development pattern reduces the amount of land required for new communities.

Consistent with the City's plan to develop the Second City of Kapolei, most urban development of agricultural land over the past two decades has occurred in 'Ewa. The State has supported this plan with numerous approvals of private projects along with major State investments in 'Ewa (e.g., State residential and commercial projects, UH-West O'ahu, freeway improvements, etc.).

2. Under existing subdivision rules, the City can allow an agricultural subdivision to have less expensive streets with grass shoulders instead of sidewalks, and overhead utilities lines instead of underground lines.

City plans favor developing ʻEwa and Central Oʻahu because redeveloping the urban core is likely to accommodate only a portion of Oʻahu's economic and population growth. Also, the City rejected the option of urbanizing outlying parts of the island which would have preserved the good farmland in ʻEwa and Central Oʻahu. This option was rejected because of (1) strong community opposition ("Keep the country country."), (2) the high infrastructure costs associated with scattered development, and (3) sufficient land in ʻEwa and Central Oʻahu to accommodate projected growth.

e. Reconfiguring and Relocating Farms

Ongoing, planned, and proposed urban development in ʻEwa and proposed development in Central Oʻahu will continue to force affected farmers to gradually reduce the size of their farms, and eventually to relocate their operations. This transition could last 20 more years or longer as the lands are gradually urbanized. The affected farmers leased the fields at discounted rents after the City designated the lands for urban development.

Reconfiguring and relocating farms is common and appropriate when farmers lease land in the path of the planned urban expansion of a growing city. For diversified-crop farmers who supply nearby markets, locating their farms on the edge of town may be ideal for them because of the lower trucking costs. And until the lands are urbanized, the best "temporary" use of these lands is often farming. But when urbanization does occur, the farmers incur the expense and disruption of relocating their farms to other areas. This, however, is offset by the decades of below-market rents they paid for the temporary use of the land.

Because of the eventual displacement of farms in ʻEwa and Central Oʻahu, landowners on the North Shore and elsewhere should anticipate that these farms could be relocating to their areas. This may require upgrades and repairs to the Wahiawa Irrigation System, possibly with government assistance. Also, the City will have to complete its scheduled upgrade of the Wahiawa Wastewater Treatment Plant so that its discharged water into Lake Wilson will be rated R-1 and can be used to irrigate vegetable and melon crops.

f. Intensive Livestock Farms

Intensive livestock farms (dairies, pig farms and poultry farms) require little land compared to crop farming or ranching. Also, the land does not have to be high-quality farmland. Nevertheless, finding land on Oʻahu for intensive livestock operations can be a challenge because such farms generally are located in coastal areas. This is because the State Department of Health guidelines for livestock waste management favor locating livestock

facilities and related waste systems *makai* of the Underground Injection Control Line—i.e., in coastal areas. The purpose of the guidelines is to reduce the risk of contaminating aquifers used for drinking water, which are located *mauka* of the line.

Locating intensive livestock farms on coastal land presents two problems to farmers. First, small coastal parcels may be unaffordable for livestock operations. Second, intensive livestock operations may create nuisance issues if homes are nearby.

g. Agricultural Land Values and Rents

A concern that is sometimes expressed is whether the development of agricultural land in ʻEwa and Central Oʻahu will cause a general increase in agricultural land values and/or rents which, in turn, could cause some farmers to be displaced because they are unable to afford the higher land costs.

Development in ʻEwa and Central Oʻahu reduces the development pressures on farmlands that are outside the City's Community Growth Boundaries. In turn, the reduced development pressure on these farmlands should result in slightly lower agricultural land values than would otherwise be the case.

However, development in ʻEwa and Central Oʻahu will decrease the supply of farmland on Oʻahu which, in turn, could cause farm rents to be bid up slightly. Any increase in rents is expected to be small in view of (1) the acreage of the farms to be relocated (about 2,425 acres), and (2) the supply of good farmland that will remain available outside of the City's Community Growth Boundaries after these farms are relocated (over 30,000 acres).

h. New Technology

New technologies could affect the long-term requirements for farmland and irrigation water in Hawaiʻi. For example, VertiCrop is a commercial system that combines vertically stacked hydroponics trays and a greenhouse to facilitate high-density production of vegetables and other suitable crops in a controlled environment. The greenhouse can be located in an industrial area without having to use high-quality farmland. Per-acre yields are about 20 times those of conventional field farming but use about 5% as much water. Locating the greenhouse near an urban market reduces shipping costs and delivery times, and increases food security.

One of the more promising technologies for overcoming water shortages is the Dutyion Root Hydration System (dRHS), also known as the Subsurface Vapor Transfer Irrigation

System. This system has been under development by a British company in cooperation with DuPont. The dRHS system delivers water vapor to plant roots via buried hoses made from a special material. The hoses—which are filled with brackish water, seawater, or wastewater under low pressure—allow water vapor but not salts to pass through the hose material to irrigate plants. No expensive desalination plant is required and, as a result, no high-pressure pumps or high-pressure pumping, no fine filtering, and no water purification are required. Advantages of the dRHS are its simplicity and the corresponding low capital and operating costs. The system has been proven by a number of field trials throughout the world and with many different types of crops. If the system is commercially successful, it could eventually reduce the amount of potable groundwater and surface water required to cultivate many crops, and open up new areas for farming.

i. Property Taxes

Regarding capital-intensive farming approches such as VertiCrop, the land could be dedicated for agriculture even if the zoning is industrial or commercial. However, for a property that has mixed use (such as a greenhouse on the roof of an industrial building that houses non-agricultural activities), the agricultural portion of a property may not qualify for an agricultural dedication. Also, a greenhouse or other agriculture-related building would not qualify for reduced property taxes.

To foster fair competition between capital-intensive farming approaches and field farming, modifications to the property tax system may be warranted to (1) split the land value between agricultural and non-agricultural uses for land that is zoned industrial or commercial, (2) allow an agricultural dedication for the agricultural portion of the land, and (3) provide reduced property taxes for agricultural buildings and related improvements.

O‘AHU AGRICULTURE:
SITUATION, OUTLOOK AND ISSUES

1. INTRODUCTION

a. Content and Purpose

This report provides an assessment of (1) agronomic resources on O‘ahu, (2) the current situation and outlook for agriculture, and (3) issues affecting agricultural land. The material covers food crops, seed crops, flowers and nursery products, biofuel crops, commercial forests, aquaculture, and livestock activities.

The material was prepared to provide information to the City & County of Honolulu (the City) to assist it in giving proper consideration to agriculture in updating the “General Plan of the City and County of Honolulu.” Much of the focus of this report is on land-use issues.

b. Organization of the Report

The sections below provide information on the following:

— Agricultural resources and conditions

— Agricultural activity and its economic contributions

— Agricultural trends

— Factors affecting agriculture

— Availability of farmland

— Potential land requirements for crops

— Cattle grazing

— State and County agricultural policies

— Agricultural issues.

Supporting maps, tables and figures (graphs) are at the end of the report.

c. Sources of Information

Most of the statistical data on agricultural activity is from the annual “Statistics of Hawai‘i Agriculture” which, at the time of this report, provided historical data up to 2008, and limited data for 2009. For certain crops, historic and current data are not available at the county level and sometimes not at the state level because of non-disclosure requirements. Where possibile, best estimates were provided based on information from farmers and landowners. Most of the resource maps are from the State or from State data.

Information on agricultural land and water resources, activities, potential, and issues derives from decades of consulting by the principal for government agencies, farmers, landowners, and developers of projects that affect agriculture. The impact assessments have included projects that advance agriculture (e.g., agricultural plans and water improvements), as well as urban and other projects which displaced agricultural activities.

d. Consultants

The analysis was conducted by Plasch Econ Pacific LLC, a Hawai'i-based economic-consulting firm specializing in economic development (including agriculture), land and resource economics, feasibility studies, valuations, market analysis, public policy analysis, and the economic and fiscal impacts of projects. The principal has been a Hawai‘i-based economic consultant since 1971.

Helber Hastert & Fee Planners prepared Maps 2 and 6 using a Geographic Information System (GIS) and layers provided by the State, and calculated the acreages associated with these and other maps.

2. AGRICULTURAL RESOURCES AND CONDITIONS

Provided below is information on O‘ahu’s agricultural resources and conditions, and the supply of high-quality farmland.[1]

a. Agricultural Land

O‘ahu has about 122,927 acres in the State Agricultural District (32% of the island), including farmland, grazing land, and “junk” land categorized as Agricultural because it was unsuitable for the other Districts.

About 109,243 acres of the agricultural land are outside the City’s Urban and Rural Community Growth Boundaries (see Maps 1 and 2). Most of the 13,684 acres within the Community Growth Boundaries are located in ‘Ewa, Makakilo, Central O‘ahu, Hale‘iwa, and Pūpūkea. Pūpūkea is a large, decades-old agricultural subdivision that was developed on former pineapple land.

Over a period of 30 years or so, it is assumed in this report that the agricultural lands that are within the Community Growth Boundaries could be developed.

b. Soil Ratings

Two classification systems are commonly used to rate soils in Hawai'i: (1) Overall Productivity Rating by the Land Study Bureau (LSB ratings), and (2) Agricultural Lands of Importance to the State of Hawai'i (ALISH ratings).

LSB Rating: Overall Productivity Ratings

In the late 1960s, the University of Hawai'i (UH) Land Study Bureau (LSB) developed the Overall Productivity Rating, which classifies soils according to five levels, with “A” representing the class of highest productivity and “E” the lowest. For each soil type, the report provides two ratings: (1) a rating assuming fields are irrigated, and (2) a rating assuming that fields are not irrigated. The rating maps shown in the LSB report, and the LSB

1. In this report, the term “high-quality farmland” refers to land that has an LSB rating of A or B, or an ALISH rating of Prime or Unique. The term “good farmland” is similar to “high-quality farmland,” but does not have a precise definition based on soil ratings. In practice, an area that is farmed may be comprised of ”high-quality farmland” intermixed with some lower rated land, all of which would be considered ”good farmland.”

GIS layers provided by the State, are based on lands that were irrigated in the early 1970s when the LSB report was prepared for O‘ahu. Since irrigation systems have expanded beyond the fields that were irrigated in the early 1970s, the State’s LSB layer underestimates the amount of high-quality land (i.e., lands rated A or B).

In 2010, O‘ahu had about 41,400 acres of farmland rated A and B in the Agricultural District—this compares to about 53,040 acres that were rated A and B in 1972, but which included land in all three districts on O‘ahu (Agricultural, Urban and Conservation).

Of the 41,400 acres rated A and B, about 4,750 acres were within the City’s Urban Growth Boundary, and another 2,710 acres were used by the military or have been acquired by the Federal government for eventual expansion of the James Campbell National Wildlife Refuge (see Subsection 2.k). Thus, about 33,940 acres of A- or B-rated agricultural land outside the City’s Growth Boundary remain available for farming. This figure is low since it is based on fields that were irrigated in the early 1970s.

ALISH Rating: Agricultural Lands of Importance in the State of Hawai'i

ALISH ratings were developed in 1977 by the Soil Conservation Service (now known as the Natural Resources Conservation Service), the UH College of Tropical Agriculture and Human Resources, and the State Department of Agriculture. This system classifies land into three broad categories: (a) Prime agricultural land, which is land that is best-suited for the production of crops because of its ability to sustain high yields with relatively little input and with the least damage to the environment; (b) Unique agricultural land which is non-Prime agricultural land used for the production of specific high-value crops; and (c) Other agricultural land which is non-Prime and non-Unique agricultural land that is important to the production of crops. The ratings shown in the ALISH maps are based on lands that were irrigated in the mid-1970s. Since irrigation systems have expanded beyond the fields that were irrigated in the 1970s, the State’s ALISH layer underestimates the amount of high-quality land (i.e., lands rated Prime and Unique).

In 2010, O‘ahu had about 46,190 acres rated as Prime or Unique in the Agricultural District, of which about 5,830 acres were within the City’s Urban Growth Boundary, and another 3,560 acres were used by the military or have been acquired by the Federal government for eventual expansion of the James Campbell National Wildlife Refuge (see Subsection 2.k). Thus about 36,800 acres of Prime or Unique agricultural land outside the City’s Growth Boundary remain available for farming. This figure is low since it is based on fields that were irrigated in the 1970s.

c. Soil Characteristics

Consistent with the above soil ratings, the higher quality lands exhibit the following soil characteristics: deep (over 30 inches), moderate to well-drained, non-stony to slightly stony, and moderate to well-suited for machine tillability.

d. Elevations

O‘ahu farmland ranges in elevation from about 3 feet in coastal regions (e.g., Mokulē‘ia) to over 1,350 feet in Central O‘ahu near Whitmore Village.

e. Slopes

Higher quality farmland has slopes ranging from 0% to 10%. Steeper lands can be farmed, but erosion during rainstorms and the cost of controlling the erosion become significant.

f. Climatic Conditions

Like other areas in Hawai’i, O‘ahu has a mild *semi*tropical climate that is due primarily to three factors: (1) Hawai'i’s mid-Pacific location near the Tropic of Cancer, (2) the surrounding warm ocean waters that vary little in temperature between the winter and summer seasons, and (3) the prevailing northeasterly tradewinds that bring air having temperatures that are close to those of the surrounding waters.

Solar Radiation

Average solar radiation ranges from less than 400 calories per square centimeter per day for some higher elevation farmlands on O‘ahu to over 500 calories for some coastal farmlands (Map 5).

Rainfall

Average rainfall ranges from less than 24 inches per year for some coastal farmlands to over 60 inches per year for some farmlands in the foothills (Map 6). Unlike most tropical areas, winter rather than summer is the rainy season in Hawai‘i.

Temperatures

Near the ocean, the average low temperature ranges from about 60° Fahrenheit in the winter to about 65°F in the summer, while the average high temperature ranges from just under 75°F in the winter to about 85°F in the summer. As a general rule, mean temperatures in Hawaii drop at the rate of about 1°F for each 200- to 300-foot increase in elevation.

Winds

Except for fields located in leeward valleys and other protected areas, agricultural areas on O‘ahu are exposed to strong northeasterly tradewinds. Because of strong tradewinds and occasional storms, many fields require windbreaks to protect crops from wind damage.

g. Irrigation Systems

Surface Water

Major surface irrigation systems on O‘ahu include the following:

— Waiāhole Irrigation System

As limited by the State Water Commission, the Waiāhole Irrigation System transports 12.57 million gallons per day (mgd) of water from windward O‘ahu to fields in Central O‘ahu and Kunia. During the 1980s when O‘ahu Sugar Company was still operating, the system transported 25 to 30 mgd. The current charge for delivering water is 51.7 cents per 1,000 gallons. Because the State claims ownership of all surface and groundwater, water companies can only charge for the delivery of water regardless of the demand and scarcity value of the water.

— Wahiawa Irrigation System and Related Ditch Systems

Wahiawa Irrigation System extends downhill from Wahiawa Reservoir (Lake Wilson), to fields in Mokulē‘ia, Waialua, Hale‘iwa, and near Waimea Bay. Three other systems feed into this main ditch: the Helemano Ditch and Tanada Reservoir on Dole land, and Ōpae‘ula Ditch and Kamananui Ditch on Kamehameha Schools land.

During sugar operations, this system supplied about 40 mgd, including about 30 mgd from Lake Wilson and 3 to 4 mgd from each of the smaller ditch systems. However, the capacity of the Wahiawa Irrigation

System has been reduced because Lake Wilson is now maintained at a lower level for safety reasons; some syphons have been replaced with new syphons having smaller diameter pipes; and sections of the ditch system need repair. As the demand for water increases, it is expected that improvements will be made so that the system will deliver more water. Because of the cost, government assistance may be required.

During heavy rainstorms, the City discharges partially treated wastewater into Lake Wilson from its Wahiawa Wastewater Treatment Plant. As a result of this discharge, the State Department of Health (DOH) rates the quality of the water from Lake Wilson as R-2. According to DOH guidelines, R-2 water can be used to irrigate crops such as seed corn, tree crops (e.g., papaya and coffee), and crops that are processed sufficiently to kill pathogens. However, R-2 water cannot be used to irrigate vegetable crops that are not processed. Vegetable crops on the North Shore are irrigated with groundwater or with water from the smaller ditch systems before the water flows into the Wahiawa Irrigation System.

Following scheduled upgrades to the Wahiawa Wastewater Treatment Plant in 2011, partially treated wastewater will no longer be discharged into Lake Wilson. As a result, the discharge will be rated R-1 which, like untainted water, can be used to irrigate any crop using any type of irrigation system.

In early 2010, Dole charged 36 cents per 1,000 gallons to deliver water from the Wahiawa Irrigation System.

— Other Ditch Systems

O‘ahu has two other ditch systems that remain from past sugarcane operations: the State’s Waimānalo Irrigation System (Maunawili Ditch) which delivers water from Maunawili to farms in Waimānalo, and the Punalu‘u Ditch which delivers water from *mauka* sources to farms in Punalu‘u.

The State charges 47.5 cents per 1,000 gallons to deliver water from its systems.

Groundwater

A number of groundwater wells supply water to farmlands throughout O‘ahu. Most wells are located at lower elevations, although some wells pump perched water at higher elevations. Historically, groundwater wells supplied about 40 mgd of water to irrigate the Waialua Sugar Company fields on the North Shore. Currently, the delivery charge for groundwater on the North Shore is about 50 cents per 1,000 gallons.

The State’s Kahuku Irrigation System delivers groundwater to the State Kahuku Ag Park. The charge is 47.5 cents per 1,000 gallons. Many smaller farms rely on water from the City’s Board of Water Supply, which charges farmers $1.19 per 1,000 gallons.

Other Sources

Some farmers divert water from nearby streams (e.g., farms in Waihole, Waikāne and Hale‘iwa), or obtain water from springs on their property.

h. Irrigated Lands

In general, the irrigated lands are those with higher soil ratings: the A and B rated land shown in the LSB Map, and the Prime and Unique rated land in the ALISH Map.

i. Locational Advantage

The fields on O‘ahu are well-located for farmers who serve the Honolulu consumer market and export markets. This is due to the short trucking distance to the Honolulu markets, the Honolulu International Airport, and Honolulu Harbor. In the U.S. mainland market, however, farmers in Hawai'i must ship their goods overseas and compete against farmers on the mainland and in Mexico, Central and South America, the Caribbean, Australia, New Zealand, Southeast Asia, etc. Most of the competing farm areas have lower production and delivery costs than Hawai'i does. Competing against Mexico is particularly difficult given the North America Free Trade Agreement (NAFTA) and Mexico’s proximity to major U.S. markets.

j. Land Tenure

Large Landowners

Map 7 shows the large landowners as of 2006. The major owners of good farmland in 2006 included: Castle & Cooke (now Dole Food Company Hawai‘i for lands north of

Wahiawa), George Galbraith Trust, James Campbell Estate (now The James Campbell Company), Kamehameha Schools, and Mark A Robinson Trust.

Since Map 7 was prepared, there have been major on-going changes in farmland ownership. The James Campbell Company has sold all or nearly all of its farmland in Kunia and Kahuku. Buyers of land in Kunia include major seed companies, other farm companies, and the U.S. Army and an affiliated land-holding company for land near Schofield Barracks. Castle & Cooke has sold some farmland to seed companies and to other farm companies, and additional farmland is for sale. Galbraith Trust has sold some of its land and its remaining land is for sale. Within a decade or so, only two large owners of good farmland might remain: Kamehameha Schools with most of its farmland on the North Shore and, to a much lesser extent, Robinson Trust in Kunia.

State Ag Parks

The State operates four Ag Parks on O‘ahu:

— Waimānalo Ag Park: 126 acres subdivided into 14 lots, with water provided by the State.

— Wai‘anae Ag Park: 150 acres subdivided into 17 lots, with water provided by the City.

— Kahuku Ag Park: 686 acres subdivided into 25 lots, with water provided by the State.

— Kalaeloa Ag Park: 10 acres subdivided into two lots, with water provided by the City.

Except for two lots in Wai‘anae, all the lots are leased.

In addition to the four existing Ag Parks, a 150-acre State Ag Park is planned as part of Royal Kunia.

Lease and License Terms

Many owners of farmland lease or license their land to farmers in parcels ranging in size from 1 acre or less to several hundred acres. The durations of the agreements range from as short as 1 year to decades, with 5 years being typical for major landowners. If major investments are required, then agreements tend to be longer.

State leases run from 15 to 55 years. Farm dwellings are not allowed unless approved by the Board of Agriculture.

As indicated, two types of land agreements are used to provide land to farmers: leases and licenses. The advantage of a leased parcel is that it can be mortgaged to obtain a farm loan. But when a parcel is leased, it must be identified in formal lease documents by its Tax Map Key (TMK). Since some TMKs exceed 1,000 acres and include many fields, they are too large for small farmers who need smaller plots of land. However, subdividing the land into smaller parcels can be expensive for the landowner (see Subsection 10.c).

A license is more flexible than a lease in that there is no requirement that the land be identified by a TMK. For example, some licensed parcels on the North Shore are identified by their former sugarcane field number, are relatively small (40 to 100 acres which is suitable for small farmers), and comprise only a portion of a TMK. Thus, a license avoids the high cost of subdividing a large TMK into smaller TMKs suitable for leasing to small farmers. The disadvantage of a license, however, is that it cannot be mortgaged to obtain a farm loan. For certain lands licensed to small farmers, the landowners retain the option of relocating the farmers to comparable lands if the landowner subsequently chooses to use the land for other crops.

In some cases, a farmer will lease or license land, then sublease or sublicense a portion of the land to one or more smaller farmers.

Rents

For large fields of good irrigated farmland leased or licensed to farmers, annual rents in 2010 were about $275 per acre for privately owned land. However, rents may be higher in special situations, such as when spring water is available. Rents for small parcels tend to be higher because of higher management costs. If a parcel allows a farmhouse, then the rent will include an additional fee for the house lot and possibly the house if it is owned by the landowner. Rents for land within the City’s Community Growth Boundaries normally are discounted because the farmers have temporary use of the land, although such temporary use may last for decades. The discounted rents help offset the farmers’ costs of relocating their farms in the future.

State rents are set at market rates and depend upon on the size of the parcel, agronomic conditions, water, etc. In 2010, annual per-acre rents for farmland within the State Ag Parks ranged from $120 to $502, and averaged $375.

For grazing land that is leased or licensed to ranchers, annual rents range from as low as $0 per acre per year to over $20, depending upon location, terrain, the availability of water, the existence of fencing and other security features, how much rain falls in the area to grow grass to feed the cattle, etc.

k. Core and Other High-Quality Farmlands

In Map 2, the dark green area shows the land on O‘ahu that, in 2010, had an LSB rating of A or B, or had an ALISH rating of Prime or Unique. These lands constitute O‘ahu’s high-quality farmlands. For the most part, these lands have the following characteristics:

— Soils that are deep, well-drained, largely free of stones and, as a result, are highly rated.

— Terrain that is flat or gently sloping which reduces erosion.

— High solar radiation (over 400 calories per square centimeter per day).

— Access to irrigation water.

About 47,280 acres of the high-quality farmlands are within the State’s Agricultural District, but outside the City’s Community Growth Boundaries. Subtracting about 4,860 acres of Federal lands that are not currently available for farming or, in the future, will not be available for farming (see below), about 42,620 acres of high-quality farmland are (1) within the State’s Agricultural District, (2) outside the City’s Community Growth Boundaries, and (3) remain available for farming.

This acreage can be split into three parts: (1) about 28,120 acres that have an LSB rating of A or B, and an ALISH rating of Prime or Unique (ie., both LSB and ALISH); (2) about 5,820 acres that have an LSB rating of A or B, but lack an ALISH rating of Prime or Unique (i.e., LSB but not ALISH); and (3) about 8,680 acres that have an ALISH rating of Prime or Unique but lack an LSB rating of A or B (i.e., ALSIH but not LSB).

Federal lands that are not available for farming include military land at Lualualei Valley, Waipio Peninsula, and Schofield Barracks. Although the Lualualei land is not available for farming, it is leased to a rancher for grazing cattle. And in the future, portions of Waipio Peninsula could be leased out by the Navy for farming as was the case before O‘ahu Sugar Company ceased operations. In Kahuku, land now used for aquaculture and farming has been acquired by the U.S. Fish and Wildlife Service for eventual expansion of the James Campbell National Wildlife Refuge (see Subsection 7.a).

O‘ahu’s largest concentrations of high-quality farmland located outside the City’s Community Growth Boundaries are in Kunia, and on the North Shore. These are O‘ahu’s “core” farmlands and are best suited for large-scale farming. They are among the highest-quality agricultural lands in Hawai‘i.

Smaller amounts of good farmland are scattered throughout Ko‘olau Loa, Ko‘olau Poko, and Wai‘anae. These areas are best-suited for small family farms.

3. AGRICULTURAL ACTIVITIES AND THEIR ECONOMIC CONTRIBUTIONS

This section provides information on agricultural activities in the state and on O‘ahu for 1980 and 2008, and the economic contributions of agriculture to O‘ahu in 2007 and 2008.

a. Agricultural Activities: 1980

Farm Acreage and Crops

For the greater part of a century, the better farmlands on O‘ahu were used to grow sugarcane and pineapple. Map 8 shows the extent of plantation agriculture for the years 1978 to 1980. O‘ahu Sugar Company grew sugarcane in ‘Ewa, Kunia and Waiawa. Waialua Sugar Company grew sugarcane on the North Shore. Dole and Del Monte grew pineapple on higher elevation fields in Central O‘ahu and the North Shore. Most of Dole’s fields were east of Kamehameha Highway, and most of Del Monte’s were west of the highway. Diversified crops—that is, all crops other than sugarcane and pineapple—were grown in rural areas throughout O‘ahu.

The first two columns in Table 1 provide information on the extent of agricultural activity for both the state and O‘ahu in 1980. The 1980 O‘ahu data correspond to Map 8. State figures are shown because O‘ahu data are not disclosed for many crops due to the small number of operations. Even though O‘ahu data are not disclosed, the state data reveal small acreages for many crops that are grown for the Hawai‘i market. Within each category, items in Table 1 are listed in descending size based on the 2008 O‘ahu data.

In 1980, land in crop on O‘ahu totaled 47,900 acres, including 33,100 acres in sugarcane (69%), 11,500 acres in pineapple (24%), 800 acres in fruits other than pineapple (2%), 1,400 acres in vegetables and melons (3%), and 1,400 acres in other crops (seed corn, taro, flowers and nursery products, feed crops, etc., amounting to 3%). The acreage given for vegetable and melon crops is for harvested acreage, not the amount of land farmed. Because the land may yield more than one crop per year, the acreage may be counted more than once. On the other hand, many vegetable and melon farmers fallow much of their land. Since these two factors offset one another, harvested acreage approximates the amount of land farmed.

Irrigation Water

Excluding reuse, O‘ahu farmers used about 237 million gallons per day (mgd) in 1980 to irrigate their crops (Table 1, Section 1.b).

Sugarcane used an average of about 10,000 gallons of water per acre per day with furrow irrigation, and about 8,000 gallons with drip irrigation. Pineapple averaged about 2,000 gallons per acre per day for land in crop, or about 1,600 gallons for land farmed, assuming that an average of 80% of the land was kept in crop and 20% was kept fallow. Most diversified crops averaged about 4,000 gallons per acre per day for land in crop. This translates to an average of 1,000 to 4,000 gallons of water per day for land farmed, depending upon the amount of fallowing. Some large vegetable and melon farms with ample land may keep only about 33% to 50% of their land in crop. Seed companies farm only about 25% of their land since seed corn is grown in small patches in order to prevent cross-pollination among varieties.

Livestock

In 1980, O‘ahu had 19,800 beef cattle (including calves), 11,600 dairy cows, 35,400 pigs and hogs, 860,000 layer chickens, and 258,000 non-layer chickens (Table 1, Section 1.c). In that year, O‘ahu had more chickens (1.1 million) than residents (762,534).

Farm and Livestock Operations

Also in 1980, O‘ahu had about 1,000 farm and livestock operations (Table 1, Section 1.d).

b. Agricultural Activities: 2008

Farm Acreage and Crops

In 2008, crops that were grown commercially on O‘ahu included, but are not limited to: asparagus, atemoya, beans (green, bush and snap), bell peppers, bittermelon, broccoli, burdock, cantaloupe, carrots, cauliflower, celery, Chinese peas, Chinese peas, cocoa, coffee, cucumbers, daikon, dasheen, dry onions, eggplant, flowers and nursery products, ginger root, green onions, green peppers, guava, head and semi-head lettuces, herbs, honeydew melons, limes, longan, lotus root, lychee, mango, Manoa lettuce, mustard cabbage, noni, oranges, Oriental squash, parsley, pineapple, persimmon, potatoes, pumpkins, radish, rambutan, romaine, seed crops, sod, starfruit, sweet corn, sweet potatoes, tangerines, taro, watercress, and watermelons. Livestock activities include, but are not limited to: cattle grazing, pigs and hogs, chickens for eggs and meat, goats, honey, and aquaculture.

Map 9 shows the general location of agricultural activity on O‘ahu in 2008, and Table 1 shows information on the extent of activity for both the state and O‘ahu. For a specific crop, the third column in Table 1 provides information on the extent of state exports; the fourth column provides information on self-sufficiency; and the next two columns provide information on state and O‘ahu acreages for the crop. For 2008, the amount of land in Specialty Crops was adjusted downward by 2,400 acres for both the State and O‘ahu, and land in Vegetable and Melon Crops was increased by the same amount to adjust for the fact that some vegetable and melon farmland was listed under Other Crops because of non-disclosure requirements.

As shown in Section 1.a of Table 1, O‘ahu had about 11,000 acres in crop in 2008, or about 12% of the state total of land in crop.[2] O‘ahu cropland included about 6,200 acres in specialty crops (about 8% of the state total); about 900 acres in fruits other than pineapple (about 15% of the state total); and 3,900 acres in vegetable and melon crops (about 71% of the state total). For O‘ahu, the primary specialty crops were seed corn, pineapple, and floriculture and nursery products.

As indicated, most farmland on O‘ahu and the state is used for export crops—over 70,000 acres (76.5%) statewide in 2008. Although not shown in Table 1, pineapple acreage on O‘ahu declined to about 2,500 acres in 2010, with most pineapple now being grown for the Hawai‘i market—not for export. Also, Dole relocated all of its pineapple operations to fields on the North Shore near its packing plant, base yard, and offices.

In terms of acreage, the largest farm operations on O‘ahu are (1) seed companies with farms located in Kunia and the North Shore; (2) a group of related farms managed by Larry Jefts who grows a variety of vegetable and melon crops in Kunia, ‘Ewa, and the North Shore; and (3) Aloun Farms which grows a variety of vegetable and melon crops in ‘Ewa and Central O‘ahu, and which leased land on the North Shore recently. Unlike other major farmers, Aloun Farms leased much of its land within the City’s Community Growth Boundaries. The seed companies have replaced sugar and pineapple companies as the highest bidders for farmland, giving them access to much of the best land in Hawai‘i.

2. The 2007 Census of Agriculture, Hawai‘i State and County Data reports 9,518 acres of harvested cropland for O‘ahu. Land from which two or more crops were harvested was counted only once. However, harvested cropland excludes much of the pineapple acreage—i.e., the pineapple land that was not harvested in 2007 as well as the fallow land between pineapple plantings. Summing the acres of harvested cropland, the excluded pineapple land, and 1-year of growth in seed acreage provides about 11,000 acres farmed in 2008.

Irrigation Water

Water requirements for irrigating crops on O‘ahu are estimated at about 29 mgd for 2008 (Table 1, Section 1.b).

In 2008, per-acre water use was similar to that in 1980. However, there was more fallowing in 2008 than in 1980. Some of the major vegetable and melon farmers who have access to considerable land now keep about one-third to one-half of their land in crop. Also, Dole reports that they are fallowing more land.

Livestock

The largest use of agricultural land on O‘ahu and in the state is for ranching. In fact, most useable agricultural land that is not used for crop farming is used for grazing cattle. In 2008 O‘ahu had 4,400 beef cattle (including calves), a few dairy cows, and 9,400 pigs and hogs (Table 1, Section 1.c). Data on O‘ahu chicken farms is no longer disclosed because of the small number of farms. Most of the intensive livestock operations are in Wai‘anae.

Farm and Livestock Operations

As shown in Section 1.d of Table 1, in 2008 O‘ahu had 634 farms, 144 livestock operations, and 172 other commodity operations (seeds, aquaculture, goats, sheep, etc.), for a total of 950 operations. Flowers and nursery products accounted for the largest number of operations.

c. Economic Contributions of Agriculture: 2007 and 2008

For 2008, Table 2 summarizes the size of the O‘ahu market for food production, and the economic contributions of agriculture on O‘ahu. Employment data are for 2007.

Market

In 2008, O‘ahu’s resident-plus-visitor de facto population was about 934,300 people (Table 2, Section 2.a). Residents spent about $2.93 billion on food (about $9,545 per household), of which about $300 million was for fresh, frozen and canned fruits and vegetables (about $981 per household).

Sales

O‘ahu farmers sold about $167.7 million in farm products in 2008 (about $15,250 per acre) while livestock operations sold about $16.9 million, for a total of about $184.6 million

(Table 2, Section 2.b). In addition, farmers and their employees purchased goods and services to support their farms and families. These indirect sales totaled about $195.7 million. Thus, in 2008, O‘ahu’s agricultural activity generated about $380.3 million in direct and indirect sales.

Agriculture tourism adds to farm and ranch revenues: about $14.2 million in 2006 for O‘ahu. However, because fields are not secure, farmers and livestock operators are subjected to theft and vandalism. In 2008, this loss combined with expenditures for security was valued at $3.9 million for O‘ahu.

Exports

In 2008, agricultural exports comprised about 85% of Hawai‘i’s farm and livestock sales, while local consumption amounted to about 15% of sales. Export percentages of individual crops and livestock products are shown in Table 1. For O‘ahu, the major export crops were seeds and ornamentals.

Self-sufficiency

Statewide, Hawai‘i farmers supplied about 32% of the fresh fruit consumed locally in 2008, and about 34% of the fresh vegetables and melons. Self-sufficiency percentages of individual crops are shown in Table 1. Self-sufficiency is high (over 70%) for many of the commercially successful crops grown in Hawai‘i, including: pineapple, sweet potatoes, head cabbage, sweet corn, cucumbers, Chinese cabbage, green onions, mustard cabbage, and watercress.

Statewide, Hawai‘i livestock operators supplied about 20% of the eggs consumed locally in 2008, about 10% of the milk, about 4.5% of the beef, and about 3.9% of the pork.

Employment and Payroll

For 2007, O‘ahu’s agricultural employment is shown in Section 2.d of Table 2. Hired workers accounted for 1,535 agricultural jobs while self-employed and unpaid family farm workers accounted for an estimated 1,040 jobs, for a total of about 2,580 jobs. Purchases of goods and services by farms, livestock operators, and their employees generated about 1,290 indirect jobs. Thus, total employment supported by agricultural activity was about 3,870 jobs, or about 0.8% of all jobs on O‘ahu. While agriculture is a significant contributor to Hawai‘i’s economy, it is no longer a pillar of the economy as it was before statehood.

On average, about 11 farm jobs are supported for each 100 acres in crop. Inversely, about 9 acres are required to produce one farm job.

In 2007, annual wages averaged $25,192 for O‘ahu farm workers, $27,033 for livestock workers, and $28,503 for support workers. In 2008, the seed industry reported a higher average annual wage for its O‘ahu workers: $35,200. For comparison, the average wage for all O‘ahu employees was $40,784 in 2007 . The low farm wages are due primarily to (1) competition from low-cost imports, (2) limited opportunities for some workers because they lack English-language skills and other skills, and (3) part-time farmers who farm for the lifestyle rather than for the income.

Payroll was about $39.5 million for all agricultural jobs (crop farming, livestock, and support activities), about $42.5 million for indirect jobs supported by agriculture, for a total of about $82 million.

Lifestyle and Country Ambience

Many of the farms on O‘ahu are commercial operations that provide the sole or primary source of income for the farmers who run them, as well as for the employees who help work the farms. Farming is a difficult and demanding occupation, but the lifestyle appeals to many people: it is a healthy outdoor physical activity; small farmers control their own time and efforts; and they receive great satisfaction from growing food, working with nature, and taking care of the land.

Many other farms are semi-commercial operations, where the farmers have chosen a lifestyle which may generate cash to supplement family incomes, but also provides the satisfaction that comes from growing crops for family and friends (commonly referred to as subsistence agriculture). To varying degrees, some farmers engage in what could be termed “recreational farming.” For some, farming goes beyond being a desirable lifestyle to also embrace cultural restoration, preservation and education (e.g., wetland taro farming and aquaculture in restored fishponds).

Both farmers and non-farming residents report that they appreciate, enjoy, highly value, and want to preserve the rural lifestyle and country ambience provided by agricultural activities. This ambience is provided by large and small farms, large pastures with cattle and horses, expansive greenery and open space, small rural communities, roadside stands offering farm-fresh fruits and vegetables, etc. The rural areas also contribute to attracting visitors to O‘ahu.

4. AGRICULTURAL TRENDS

Selected agricultural trends for the state, O‘ahu and the Neighbor Islands are discussed below and shown in Figures 1 through 8.

a. Crop Acreage Trends, Statewide: All Crops

As shown in Figure 1, which covers the entire state, a vast amount of land has been released from plantation agriculture: about 267,500 acres between 1968 and 2009. Over this same period, the demand for land for diversified crops increased by about 21,500 acres (about 8% of the land released from plantation agriculture). In total, land in crop declined from about 327,500 acres in 1968 to about 81,500 acres in 2009, for a total loss of about 246,000 acres (75% decline).

The downward trend in Hawai‘i’s sugarcane industry was largely due to increased competition from the mainland due to (1) the development of high-fructose corn syrup and (2) higher yields from sugar beets. Because of the increased competition, the Federal government maintained low price supports for sugar in order to avoid over production by U.S. growers. The resulting Federal price supports for sugar were too low to allow profitable operations by Hawai‘i sugar growers.

For pineapple, the downward trend was due largely to competition from lower-cost foreign producers, including competition from firms that have or had plantations in Hawai‘i.

b. Crop Acreage Trends, Statewide: Diversified Crops

As shown in Figure 1 and repeated in Figure 2, diversified farming acreage increased from the mid-1960s to the late 1990s, but has been flat or has declined since that time. Part of the rapid growth in the early 1980s and the temporary bump in diversified-crop acreage in the late 1990s reflects the fact that some former sugarcane fields were newly planted with grasses for future cattle grazing. After cattle began grazing on this land, it was re-categorized from crop land to grazing land.

Macadamia nut acreage grew rapidly from the late 1970s to about 1986 when tax-shelter advantages were terminated. Most of the macadamia nut orchards are on the Big Island. Coffee acreage increased by about 4,600 acres from 1988 to 1991 because a portion of the McBryde Sugar Company lands on Kaua‘i were converted to coffee. For most of the major diversified crops—vegetables and melons, fruits, macadamia nuts, coffee, and “other” crops —acreage has grown little or has declined since the early 1990s. The major exception has

been seed crops: acreage has grown from about 850 acres in 1990 to about 6,630 acres in 2009, or an average growth of over 300 acres per year. Much of the seed acreage is on O‘ahu.

Figures 1 and 2 reveal that the growth of diversified-crop acreage has slowed over time even though ample land was available following the contraction of plantation agriculture. The slower growth is explained by the fact that the most promising opportunities for diversified farming were explored early. Also, Hawai'i lost much of its agricultural expertise after the plantations closed.

c. Crop Acreage Trends, O‘ahu: All Crops

Figure 3 shows acreage trends for O‘ahu for all crops, plantation crops, and other crops. From 1960 to 2008, the amount of land in crop declined by 72,200 acres, from 83,200 acres in 1960 to 11,000 acres in 2008 (a decline of 87%). The decline since 1980—the year that corresponds to the planted acreage shown in Map 8—was 36,900 acres, from 47,900 acres in 1980 to 11,000 acres in 2008 (a 77% decline).

The downward trend up to the early 1990s was due to the contraction of the pineapple industry, the closure of Kahuku Plantation (sugar) and, for O‘ahu Sugar Company, volunteer fallowing of about 4,600 acres and some urbanization. *Mauka* fields in Waiawa and Kunia were fallowed because of high pumping cost, and fields near the ocean in ‘Ewa were fallowed due to poor soils, low yields, and long trucking distances to the mill. The slow decline in plantation agriculture was followed by the closures of O‘ahu Sugar Company in 1995, Waialua Sugar Company in 1996, and Del Monte in 2006. Also, Dole reduced pineapple acreage in recent years. Since 2005, pineapple acreage has not been shown separately in “Statistics of Hawai‘i Agriculture.”

As mentioned previously, the temporary bump in diversified-crop acreage that occurred in the late 1990s reflects the fact that some former sugarcane fields were planted with grasses for future cattle grazing, but were subsequently re-categorized as grazing land when cattle were placed on the land. Nevertheless, diversified cropland increased by about 3,700 acres from 1996 to 2000, largely as a result of the increased availability of farmland on O‘ahu.

Since 2006, the 3,900-acre increase in total cropland on O‘ahu is mostly due to the growth of seed crops. Some of this growth was new, but some reflects the relocation of production from Kaua‘i to O‘ahu due to seasonal disease problems on Kaua‘i.

d. Crop Acreage Trends, Statewide, O‘ahu and Neighbor Islands: Selected Crops

Figure 4 shows acreage in vegetable and melon crops for the state, O‘ahu and the Neighbor Islands. For O‘ahu, acreage increased significantly from 1994 to 1999, declined in 2000, then increased slowly until 2006. Some of the increase in acreage on O‘ahu occurred because production shifted from the Neighbor Islands due to the greater availability of land on O‘ahu following the contraction and closure of three plantations. After 2006, acreages for vegetables and melons that are grown on O‘ahu and statewide are not shown because of non-disclosure requirements—acreages of vegetables and melons for some O‘ahu farms are now listed under Other Crops.

Figure 5 shows acreage in fruit crops other than pineapple for the state, O‘ahu and the Neighbor Islands. The large increase in acreage on O‘ahu in the late 1990s, followed by a decline, is partially due to large-scale papaya plantings on the North Shore on former sugarcane lands. As indicated by the subsequent decline, this endeavor was unprofitable. Nevertheless, acreage in fruit increased on O‘ahu by about 300 acres from 1995 to 2005. As with vegetables and melons, some of this O‘ahu increase occurred because production shifted from the Neighbor Islands due to the increased availability of land on O‘ahu.

e. Water Use Trends, O‘ahu

From 1980 to 2008, the amount of water used to irrigate crops on O‘ahu declined by about 208 mgd (about 88%), from 237 mgd in 1980 (excluding water reuse) to about 29 mgd in 2008 (Table 1, Section 1.b). For perspective, this decrease exceeds the 146.3 mgd of drinking water delivered by the Honolulu Board of Water Supply in 2008.

The substantial decline in water requirements is explained by (1) a 77% decline in the amount of land in crop, (2) diversified crops use less water than did sugarcane, and (3) for land that is farmed, more of it is fallowed between crops.

Compared to an acre in drip-irrigated sugarcane, seed corn uses about 12.5% as much water for land that is farmed and—depending upon the amount of fallowing—most other diversified crops use about 17% to 50% as much water. Compared to pineapple with 80% kept in crop, seed corn used about 63% as much water and—depending upon the amount of fallowing—diversified crops used about 83% to 2.5 times as much water as pineapple.

f. Livestock Trends, O‘ahu

Figures 6 and 7 show trends for O‘ahu livestock. Since 1980, there has been a dramatic decrease in the number of pigs, beef cattle (including calves), dairy cattle (including calves),

layer chickens, and non-layer chickens.

The sharp decline in the number of beef cattle in the early 1990s reflects the 1991 closure of the large feedlot at Campbell Industrial Park and the related slaughterhouse. Since 1995, the number of cattle on O‘ahu ranches has fluctuated around 5,000 head.

Regarding dairies, the last one on O‘ahu closed in 2008, although a small boutique dairy with 20 cows began operations in 2009. In the state as a whole, two large dairies remain on the Big Island, and a third is proposed.

The number of poultry farms on O‘ahu has declined to such a small number that, since 2005, data on their operations are no longer disclosed.

The decline in the number of livestock in Hawai‘i is due largely to the fact that importing meat, milk and eggs has become cheaper than importing feed. For cattle, about 7 pounds of grain are required to produce about 1 pound of meat.

g. Agricultural Employment Trends, Statewide, O‘ahu and Neighbor Islands

Figure 8 shows agricultural employment trends for the state, O‘ahu, and the Neighbor Islands for 1980 to 2008. The statewide figures also show plantation employment and diversified agricultural employment. Employment figures include wage jobs, self-employed farmers, and unpaid family farm workers. Gaps in the employment data after 2002 reflect the fact that the number of self-employed farmers and unpaid family farm workers were not reported.

For the 1981-to-2008 period, statewide agricultural employment changed as follows:

- Plantation employment declined by 6,550 jobs (86%), from 7,650 jobs in 1981 to 1,100 jobs in 2008.
- Diversified agricultural employment increased by 1,350 jobs (18%), from 7,950 jobs in 1981 to 9,300 jobs in 2008. Diversified agricultural employment has changed little since 2000.
- Total statewide agricultural employment declined by 5,200 jobs (33%), from 15,600 jobs in 1981 to 10,400 jobs in 2008. Total agricultural employment has changed little since 1995 because growth in diversified employment offset declines in plantation employment.

For the above period, the percentage decline in total statewide agricultural employment (33%) was much less than the decline in farm acreage (68% derived from Figure 1) because diversified agriculture, which increased in acreage, employs more workers per 100 acres than does plantation agriculture.

On O‘ahu, total agricultural employment declined from 3,925 jobs in 1982 to 2,700 jobs in 2002, for a net loss of 1,125 jobs (31%). The Neighbor Islands had a larger decline in the number of jobs, but a smaller percentage decline: from 11,275 jobs in 1982 to 8,300 jobs in 2002, for a net loss of 2,975 jobs (26%). From about 1995 to 2002, agricultural employment changed little for both O‘ahu and the Neighbor Islands.

5. FACTORS AFFECTING FARMING

Factors favoring and limiting agriculture in Hawai‘i are reviewed below, along with characteristics of successful crops.

a. Factors Favoring the Growth of Farming

O‘ahu has favorable conditions for growing many different types of crops. These favorable conditions include:

- A large supply of good farmland with favorable agronomic conditions (good soils, high solar radiation, flat or gentle slopes, a range of elevations and microclimates, etc.).
- A subtropical climate which allows many crops to be grown year-round, including during the winter months when most areas in the mainland U.S. become unproductive.
- An ample supply of water for irrigating crops and a developed distribution system, although repairs are needed.
- Good infrastructure (roads for transporting commodities to the large Honolulu market and to shipping and airline terminals for export, two harbors, an international airport, reliable power, etc.).
- Good support services (suppliers of farm equipment and services, education and extension service support from the University of Hawai‘i, research support from the University and from the Agricultural Research Center and other organizations, etc.).
- Fields that are a short trucking distance to the large Honolulu market and to shipping terminals.
- A labor force which includes farmers skilled in growing a wide variety of crops and animals (see Table 1), specialists (extension agents, water systems, equipment sales and maintenance, pest control), laborers, etc.
- A legal system which protects property rights and investments.
- Duty-free access to the large U.S. market.

b. Factors Limiting the Growth of Farming

Even though O‘ahu has favorable conditions for agriculture, there have been downward trends for many commodities due to changing economic conditions which caused many

agricultural operations to become unprofitable. Some diversified crops have grown in acreage but, with the exception of seed corn, this growth has been modest for most crops. Also, few crops can be grown profitably at a large scale that require more than a few hundred acres. The primary factors that have limited the growth of diversified agriculture on O‘ahu and throughout Hawai‘i are given below.

— Hawai'i’s subtropical climate is not well-suited to the commercial production of major crops that grow better in temperate mainland climates (e.g., apples).

— For certain crops, special hybrids adapted to Hawai'i’s subtropical climate are yet to be developed.

— Crop pests are more prevalent and more expensive to control in Hawai'i than they are on the mainland where the cold winters kill many pests.

— Fruit-fly infestations prevent exports of many crops, or require expensive treatment.

— Most soils in Hawai'i have low nutrient levels and therefore require high expenditures for fertilizer.

— Hawai'i has high farm-labor costs, largely because the agriculture industry must compete against the visitor industry, construction industry, and other industries for workers (see below).

— Compared to many other farm areas that supply U.S. markets, the cost of shipping agricultural supplies and equipment to Hawai'i is high, as is the cost of exporting produce from Hawai'i to mainland markets. High shipping costs are a result of Hawai'i’s remote location and Federal law that requires using American-built ships and U.S. crews between U.S. ports.

— For a number of crops, consumption volumes in Hawai'i are too small to support large, efficient farms (that is, the volumes are too small to realize economies of scale).

— Grocery chains that purchase from large sellers who can consistently and cheaply provide a wide variety of foods that are certified as safe.

— Hawai'i farmers must compete against highly efficient mainland and foreign farms which, in a number of cases, can deliver produce to Hawai'i more cheaply than it can be produced locally. This is due to economies

of scale and, in comparison to Hawai’i, low costs for land, labor, supplies, fertilizer, pest control, equipment, etc.

Regarding Hawai‘i’s farm wages, they reflect what most farms can pay while maintaining profitable operations in competition with overseas producers. Compared to farm wages of other countries that supply food to the U.S. and international markets, Hawai‘i’s farm wages are high as mentioned above. But compared to wages paid by other industries in Hawai‘i, Hawai‘i farm wages are low which makes it difficult to attract local farm labor (see Subsection 3.c). To address their labor requirements, a number of plantations and large farms have a long history of employing immigrant workers at wages that are regarded as low. However, these workers benefit in terms of higher wages than they would have earned in their native countries; many are provided a path to U.S. citizenship; and their children receive a quality education.

c. Characteristics of Successful Crops

For the local market, successful crops tend to be those that (1) grow well in the winter when produce prices tend to be higher; (2) have short shelf-lives and/or incur high handling and transportation costs from overseas, and (3) do not require economies of scale to be competitive.

For the export market, successful crops generally have some competitive advantage. Examples include:

- Sugar: high yields, corresponding low costs, duty-free access to the U.S. market, and Federal protection from low-cost imports.
- Pineapple: first to develop the canned, fresh, and fresh-chill markets.
- Macadamia nuts: first to develop the market, and tax shelter advantages (which ended in 1986).
- Coffee: high quality, branded niche markets.
- Seed corn: three crops per year and a favorable legal environment.

Some of these advantages lasted for many decades, but eventually were lost to competition. In the case of sugar, the competition came primarily from U.S. mainland producers of high-fructose corn syrup, and mainland producers of sugar from sugar beets. In the case of pineapple and macadamia nuts, the competition came from foreign producers.

6. AVAILABILITY OF FARMLAND

This section provides information on the supply of farmland available for additional crop production, the location of available lands, and limitations on crop production.

a. Supply of Available Farmland

As discussed in Subsections 4.a and 4.c, and as shown in Figures 1 and 3, the contraction and closure of sugarcane and pineapple plantations since the 1960s resulted in a major decline in the amount of land in crop for both the state and O‘ahu. For the entire state, land in crop declined from about 327,500 acres in 1968 to about 81,500 acres in 2009, for a total loss of about 246,000 acres (75%). For O‘ahu, land in crop declined from about 83,200 acres in 1960 to about 11,000 acres in 2008, for a total loss of about 72,200 acres (88%).

Although some of the land freed from farming has been urbanized and, on the Big Island and Kaua‘i, converted to commercial forest, most of it is now pasture land used for grazing cattle. For the entire state, the amount of good farmland that remains available for diversified farming is estimated at about 177,000 acres ±5,000 acres (2010 estimate).

On O‘ahu, much of the land freed by the demise of plantations was replanted in diversified crops, including most of the land in Kunia, much of the land on the North Shore, and some land in Kahuku. However, considerable land remains available for crop farming—land that is now fallow or used for grazing cattle.

As discussed in Subsection 2.k and shown in Map 2, O‘ahu has about 42,620 acres of high-quality farmland outside the City’s Community Growth Boundaries. This accounting excludes land that is under military control and is not available for farming (Lualualei, Schofield Barracks and Waipio Peninsula), and land near Kahuku that is scheduled to become a wildlife refuge. As mentioned above, about 11,000 acres on O‘ahu were in crop in 2008. With the recent expansion of the seed industry on O‘ahu following their purchases of land, the 2010 estimate for the total amount of land farmed on O‘ahu is about 12,000 acres. This estimate includes about 2,425 acres farmed in ‘Ewa and Central O‘ahu that are within the City’s Community Growth Boundaries (see Subsection 7.a), and about 9,575 acres outside the Growth Boundaries. Assuming that the farms within the Growth Boundaries eventually will relocate to land outside the Growth Boundaries, over 30,000 acres of good farmland on O‘ahu will remain available for growing additional crops (42,620 acres – 12,000 acres).

b. Locations of Available Farmland

The largest concentrations of good farmland that are not farmed are in upper Kunia, the North Shore, and Kahuku. Smaller amounts are scattered throughout windward O‘ahu and Wai‘anae. The available land in upper Kunia is former pineapple land, of which about 2,500 acres are arable. Including non-arable land, about 560 acres are owned by the State, and about 2,519 acres abutting Schofield Barracks are owned by an organization affiliated with the U.S. Army.

On the North Shore, about 19,000 acres were in sugarcane and pineapple in the mid-1990s, of which about 17,000 acres were irrigated. Currently, about 6,000 acres are used for diversified crops and 2,500 acres for pineapple, for a total of about 8,500 acres. Thus, about 8,500 acres of the irrigated land are now fallow or used for grazing cattle, and remain available for crop farming (17,000 acres, less 8,500 acres in crop). Most of the available fields on the North Shore are owned by Kamehameha Schools, including: (1) mid-elevation fields at Kawailoa (400 feet to 650 feet), (2) upper-elevation fields at Kawailoa (650 feet to 800 feet), and (3) mid-elevation fields at Waimea (400 feet to 600 feet). Available Dole lands include (1) about 1,500 acres of Helemano Ridge just north of Kamehameha Highway (elevations range from 20 to 1,160 feet), and (2) scattered fields. Another 2,000 acres are former pineapple lands near Lake Wilson, most of which are still owned by the George Galbraith Trust.

Near Kahuku, over 2,700 acres of former sugarcane lands mauka of Kamehameha Highway remain available for crop farming.

c. Potential for Increased Production from Existing Farms

The effective supply of available farmland also includes some land that is already farmed, but which can be farmed more intensely. For example, some major farmers on O‘ahu only keep about one-third of their land in crop, and fallow the remaining two-thirds. Also, Dole reports that they fallow a higher percentage of their pineapple fields than they did in the past. The large amount of fallowing reflects best farm practices when land is abundant and land rents are relatively low. Fallowing increases soil fertility and helps control unwanted volunteer plants, weeds, insects and disease. When demand for farmland is strong and rents are high in response to a strong demand for agricultural products, then more intensive farming of the land may be warranted even if this increases farmers’ costs for soil additives, pest control, etc.

For many crops, the potential for higher crop production from the existing land supply is substantial:

- Some vegetable and melon farms could increase yields by farming more of their land (over 50% instead of about 33%), and planting more crops per year (6 or more crops instead of 1 or 2).
- More land could be used for intercropping. For example, the seed companies grow their crops in patches to prevent cross-fertilization. Some of the remaining land is used to grow other short-term crops and, provided that there is no conflict with growing seed crops, intercropping could be increased.
- Trellises could be used to grow plants vertically to increase yields per acre.
- Green houses could be used to increase yields via better agronomic conditions (temperatures, nutrients, water, pest control, etc.).
- Hydroponics in greenhouses could increase yields even more. As explained in Subsection 10.j, the VertiCrop technology could increase per-acre yields about 20 times those of conventional field farming while using no high-quality farmland and about 5% as much water.

These and other approaches to increase crop production would be warranted if and when the demand for Hawai‘i crops increases substantially and, as a result, the land supply on O‘ahu and the Neighbor Islands becomes a limiting factor to production using existing approaches to farming.

d. Limitations on Types of Crops

Some of the available farmlands have limitations that preclude growing certain types of diversified crops. Some of these limitations are short term, but some are permanent. In particular, fields at the higher elevations in Kunia and on the North Shore have lower solar radiation compared to fields at lower elevations (see Map 5). While higher-elevation fields are suitable for certain crops, they are not suitable for crops that grow best at lower elevations—e.g., melons near sea level, and seed corn up to about 400 to 500 feet. Also, some fields at the higher elevations incur higher pumping costs for water.

On the North Shore, lower elevation fields are generally irrigated with groundwater, but many mid- and high-elevation fields are irrigated with water from the Wahiawa Irrigation System. As discussed in Subsection 2.g, various repairs and upgrades to the system may be needed in order to keep up with the demand for water.

Also, the types of crops on fields irrigated with water from this system will be restricted as long as partially-treated wastewater is discharged into Lake Wilson during heavy rainstorms. Water from the lake can be used to irrigate tree crops (e.g., papaya and coffee), and crops that are processed sufficiently to kill pathogens. But the water cannot be used to irrigate unprocessed leafy vegetable crops. As discussed in Subsection 2.g, upgrades to the Wahiawa Wastewater Treatment Plant are scheduled for 2011, after which partially treated wastewater will no longer be discharged into Lake Wilson, and the discharge will be rated R-1. Water with this rating can be used to irrigate any crop using any type of irrigation system.

7. POTENTIAL LAND REQUIREMENTS FOR CROPS

This section provides information on the amount of farmland on O‘ahu required to relocate existing farms from areas scheduled for development, and the amount of land required to accommodate the future increase in crop farming.

a. Farm Displacement and Relocation

Planned and proposed urban development eventually will displace existing farms in ‘Ewa and Central O‘ahu. Major planned projects affecting existing farms include (1) the UH–West O‘ahu and (2) residential and commercial development by the Department of Hawaiian Home Lands. Both of these projects are in ‘Ewa. Major proposed projects that would affect existing farms include (1) Ho‘opili in ‘Ewa and (2) Koa Ridge Makai in Central O‘ahu. All four of these projects are located within the City’s Community Growth Boundaries.

The affected farms and the acreage that could be lost to development are:

- Aloun Farms (vegetables and melons): about 1,500 acres in ‘Ewa and 325 acres in Central O‘ahu
- Sugarland Farms (vegetables and melons): about 300 acres in ‘Ewa
- Syngenta (seed crops): about 200 acres in ‘Ewa
- Fat Law’s Farm (herbs and vegetables): about 100 acres in ‘Ewa

The decline in farming acreage in ‘Ewa will be gradual and could span decades. To offset the loss of 325 acres farmed at Koa Ridge, the developer (Castle & Cooke) worked with Dole to provide about 670 acres available on the North Shore near Whitmore Village—more than twice the amount of land needed to offset the land lost to Koa Ridge. While suitable for higher-elevation crops, the replacement land is too high for most of the low-elevation crops grown in ‘Ewa. Sugarland Farms, which is part of the largest group of related vegetable and melon farms in the state, has secured replacement land on the North Shore. Syngenta has secured replacement land in Kunia. And Fat Law’s Farm has secured sufficient replacement land in Kunia to achieve a four-fold expansion in production.

The only farm in need of additional replacement land due to future urbanization is Aloun Farms. To offset their losses in ‘Ewa, they would need about 1,500 acres of low-elevation land on the North Shore or in some other area on O‘ahu or the Neighbor Islands. As indicated earlier, unlike other major farms on O‘ahu, Aloun Farms chose to locate most of its farm within the City’s Community Growth Boundaries and, as a result, is more vulnerable to displacement.

Unrelated to past or future urban development, the seed companies Pioneer Hi-Bred, Monsanto, and Syngenta purchased land in lower Kunia from the James Campbell Estate in 2006, 2007 and 2008 respectively. The 2007 purchase by Monsanto displaced the lessee Syngenta, which then purchased replacement land in 2008. The purchases by Pioneer and Monsanto displaced over 400 acres farmed by Sugarland Farms.

b. Continuation of Trends

With one exception, recent trends suggest modest future growth in acreage for diversified crops statewide and on O‘ahu (see Subsections 4.b. to 4.d, and Figures 1 to 5). Since the early 1990s for the state and since the late 1990s for O‘ahu, there has been little growth and some decline in acreages for vegetables and melons, fruits, macadamia nuts, coffee, and “other” crops. During the mid-1990s, O‘ahu benefited when some Neighbor Islands production shifted to O‘ahu.

As previously noted, the major exception has been acreage for seed corn and other seed crops. Since 1990, statewide growth has averaged over 300 acres per year. Assuming continuation of this trend with about half the acreage on O‘ahu, land in seed crops could grow by about 3,000 acres on O‘ahu by 2030. However, two of the three major seed companies on O‘ahu report that their land requirements have stabilized or will grow slowly.

c. Crops to Replace Imports of Fresh Produce

In 2008, about 5,900 acres statewide were used to grow fruits other than pineapple, and about 5,500 acres were used for vegetables and melons (Table 1). Adding the current estimate of 3,500 acres for pineapple (which is now grown mostly for the local market), at most a total of about 15,000 acres statewide are used to supply Hawai‘i’s produce markets.

Corresponding figures for O‘ahu are about 900 acres for fruits other than pineapple, about 3,900 acres for vegetables and melons, and about 2,500 acres for pineapple, for a total of about 7,300 acres.

Statewide, Hawai‘i is 32% self-sufficient in fruits, and about 34% self-sufficient in vegetables and melons. This suggests that Hawai‘i could be self-sufficient in fresh fruits, vegetables and melons if it had about 30,000 additional acres in crop (3 x 15,000 acres less the existing 15,000 acres). Assuming no inter-island shipping, the corresponding figure for O‘ahu is about 23,000 additional acres needed for 100% self-sufficiency in fresh produce (3 x 15,000 acres x 67% of the state’s de facto population less the existing 7,300 acres). More intensive farming of the land than is currently the case would greatly reduce land require-

ments for self-sufficiency (see Subsections 6.c and 10.j). Utilizing capital-intensive farming approaches that provide far higher yields than current farming approaches in Hawai‘i, 100% self-sufficiency could be achieved for many crops with little or no increase in the amount of land farmed.

Realistically, Hawai‘i and O‘ahu farmers are competitive with only a subset of crops due to the factors discussed in Subsection 5.b. Even for crops that are grown profitably in Hawai‘i, market shares for Hawai'i growers are limited by the following factors: (1) local varieties are not perfect substitutes for all imports (e.g., premium-priced sweet Maui onions versus inexpensive storage onions); (2) some crops cannot be produced profitably in the summer due to competition from low-cost imports of fruits and vegetables from California, other states, and Mexico; and (3) farmers must avoid over-production in order to maintain profitable price levels.

A major increase in acreage for crops grown for the local market would require a major change in economic conditions, such as a disruption in shipping that would limit or prevent both imports and exports.

d. Export Crops

The potential market for export crops is far larger than the Hawai'i market. In 2009, the U.S. population was about 307 million, compared to Hawai'i’s resident-plus-visitor population of less than 1.5 million. To take advantage of this large potential, Hawai'i farmers and landowners have explored a great many export crops over many decades. Crop exploration was intense from the 1970s through the 1990s when plantation agriculture was phasing out. The plantations possessed considerable agricultural resources, including individuals with expertise in growing crops, abundant land, ample irrigation water, ample farm labor, farm equipment, etc. The objective was to find one or more replacement crops to take advantage of the resources available at the time and maintain a healthy economy.

In terms of acreage, the greatest success occurred with macadamia nut orchards on the Big Island in the late 1970s and early 1980s, coffee on Kaua‘i in the late 1980s, and seed corn since the early 1990s. The success with macadamia nuts was driven largely by market development by C. Brewer and by tax-shelter advantages which ended in 1986. In 1987, A&B planted about 4,850 acres in coffee on Kaua‘i, which was subsequently reduced to about 3,100 acres due to orchard losses caused by Hurricane ‘Iniki in 1992. The operation has reported losses in most years. Flowers and nursery products showed promise in the past, but acreage has declined in recent years due to competition from lower-cost foreign producers.

The only export-crop category that continues to show significant growth is seed crops. But as previously mentioned, two of the three major seed companies on O‘ahu report that their land requirements have stabilized or will grow slowly. The seed companies are very large multi-national firms which choose Hawai‘i to conduct much of their research because the year-round growing conditions allow three crops per year instead of just one as in most other areas, and Hawai‘i and the U.S. provide a supportive legal environment. The seeds derived from research in Hawai‘i are distributed throughout the world, and contribute to feeding billions of people. In Hawai‘i, the seed operations generally are the highest bidders for land, labor and other agricultural resources on O‘ahu, Kaua‘i, Moloka‘i and Maui. On O‘ahu, they own a few thousand acres in Kunia, and own or lease a few thousand acres on the North Shore.

Over the next 20+ years, explorations of export markets by Hawai‘i farmers may lead to one or more additional crops becoming a major export crop(s). However, the above history of agricultural efforts in Hawai'i reveals that the successful development of major new export crops requiring large amounts of land is difficult and infrequent. For example, the intense explorations of export crops over the past 40 years in Hawai'i resulted in just one diversified crop that requires more than 10,000 acres (macadamia nuts at 17,000 acres in 2008); two additional crops that require more than 5,000 acres (coffee at 7,800 acres and seed crops at 5,990 acres); and only one additional crop category that requires more than 1,000 acres (flowers/nursery products at 3,240 acres).

Most export crops that require an extensive amount of land are located on the Neighbor Islands because of (1) cheaper farmland than on O‘ahu, and (2) the common shipping rate charge by Matson, regardless of the island.

e. Feed Crops

If feed crops could be grown in Hawai'i and priced competitively against mainland imports, they could replace some of the grains and hay that are now being imported to the state. Also, the production of local feed could stimulate livestock production in Hawai‘i. Unfortunately, a number of commercial attempts to grow feed in Hawai'i have been unsuccessful. For example, in the 1980s corn was grown near Kahuku to supply feed to Meadow Gold Dairy near Hale‘iwa, but the venture was unprofitable. After Waialua Sugar Company closed in 1996, Dole planted grass for hay on 1,000 acres, planted feed corn and sorghum on another 800 acres, and had plans to plant alfalfa on 1,000 to 1,500 acres in Mokulē‘ia, lower Kemo‘o, and fields near the old mill. All were unprofitable.

The major problems have been (1) pests, particularly birds that eat the grains before they are harvested; (2) humidity that is too high to dry hay properly; and (3) high production costs when compared to mainland farms.

In spite of the past difficulties, attempts to grow feed crops on O‘ahu and the Neighbor Islands have continued, but with limited commercial success. For example, on the Big Island, Island Dairy has begun growing corn to feed its cow. Although similar to the Kahuku feed-corn operations, its chances for success are higher because Big Island land rents are lower than on O‘ahu, and mainland feed prices have increased in recent years.

f. Biofuel Crops

Biomass to Fuel a Boiler

Crops can be grown to produce biomass to fuel a boiler or as feedstock to produce fuels. Regarding biomass to fuel a boiler, the common practice in Hawai‘i has been to produce biomass as a byproduct of some principal crop. For example, at HC&S on Maui, the sugarcane by-product bagasse is burned to help fuel its power plant. With the closure of all the Hawai‘i sugar plantations but one, the amount of electrical energy produced from bagasse has plunged.

Biomass as Feedstock for Fuel, Existing Technologies

Regarding biomass as a feedstock to produce fuels, sugarcane, corn, or sorghum can be grown to produce ethanol. In turn, the ethanol is used to produce E-10 gasohol (90% gasoline and 10% ethanol). Also, algae, palm oil, soybean, sunflower, kukui nut, avocado, coconut, neem, and other crops can be grown to produce biodiesel fuel.

Since the late 1990s, a number of organizations have explored and some have proposed biofuel plantations and ethanol plants in Hawai‘i. These explorations are in response to high energy prices, anticipated oil shortages and even higher prices, Federal and State subsidies, and a State mandate to use non-oil energy sources. To comply with the mandate, ethanol currently is imported in order to produce gasohol. In spite of these incentives, no major biofuel plantations or ethanol plants have been developed in Hawai‘i. Difficulties in developing one or more biofuel plantations on O‘ahu using existing technology include the following:

— Land

On O‘ahu, the available fields are scattered, so assembling the land for a new plantation could be difficult. Also, it could be difficult to lease

the large amount of land required for a biofuel plantation at low lease rents for the 30 or so years required to capitalize the investment. Over time, other farmers and other users of land are likely to make higher offers to landowners to lease or purchase much of the available land. In view of this potential for landowners, the current market value of available farmlands is likely to be higher if landowners do not commit long-term to rents that are low enough to be affordable to a biofuel plantation.

— Capital

Substantial investment capital will be required to cover the cost of improvements and equipment such as: a mill to extract the juice from a biofuel crop; a generating plant to provide power; improvements and upgrades to irrigation systems; trucks and equipment to harvest and haul harvested plants to the mill, and to haul the extracted juice to an ethanol plant or the vegetable oil to a refinery, etc.

— Short-term Profitability

Annual revenues from selling the ethanol plus direct State and Federal subsidies are estimated by the consultant at about $3,600 per acre (based on an estimated 1,200 gallons per acre per year of ethanol at about $3 per gallon). Even with the government subsidies, these revenues are low compared to the $15,000 per acre average from other crops on O‘ahu (Table 2, Section 2.c). Per-acre returns from biodiesel crops are even lower, with the exception of algae. As with many other crops in Hawai‘i, the cost of importing molasses or palm oil for feedstock, or importing ethanol may prove to be less expensive than growing a biofuel crop in Hawai'i.

— Long-term Profitability

Over the long term, there is a risk that the combined Federal and State subsidies for ethanol could be reduced, thereby compromising the profitability of a biofuel crop. Furthermore, emerging technologies show promise of cheaper sources of feedstock for ethanol and biodiesel fuels than does growing a biofuel crop on a plantation (see the following paragraphs).

The above difficulties and risks suggest that the probability of successfully developing and sustaining a biofuel plantation on O‘ahu using existing technology is low.

Cellulosic Sources of Feedstock

Two new biofuel approaches show promise over the long-term, neither of which would require a large supply of good farmland and water. The first, would be to produce ethanol from sugar derived from “cellulosic” sources instead of from conventional sources like molasses, sugarcane, grains, fruits, etc. Sugar that is locked in the complex carbohydrates of plants would be separated into fermentable sugars using new technology that is in the early stages of commercialization. Feedstock could include the large supply of yard clippings and agricultural waste that are already collected by the City, private waste-disposal companies, the military, and farmers, then hauled to ‘Ewa for composting by Hawaiian Earth Products (Menehune MAGIC).

This new technology promises much higher ethanol yields per ton of biomass because the entire plant can be used as feedstock. Also, using green waste would eliminate the need for a biofuel plantation to grow the feedstock. There would be no cost for land, water, labor, fertilizer, farm equipment, etc. Also, the biofuel operator would not have to pay to have the feedstock hauled to the conversion plant since the hauling costs would be paid by others. Finally, the operator could receive a tipping fee to dispose of the green waste.

This new technology is being explored by various companies throughout the world, including companies in Hawai‘i.

Algae as Feedstock

The second promising approach for biofuel would be to produce biodiesel from algae. One of the advantages of algae is its high yield of vegetable oil (about 5,000 gallons to 15,000 gallons per acre per year), and the corresponding high returns per acre. Also, good farmland is not required since algae is grown in open or covered ponds. The water source can include wastewater, brackish water, or even seawater. High yields are achieved in areas having (1) high solar radiation, (2) access to a source of nutrients, and (3) access to carbon dioxide to stimulate growth.

For a small operation, a possible location on O‘ahu could be within the Kalaeloa Community Development District (the former Barbers Point Naval Air Station), which would take advantage of the high solar radiation in ‘Ewa, use wastewater from the Honouliuli Wastewater Treatment plant, and use carbon dioxide from power plants and refineries in Campbell Industrial Park. However, O‘ahu would be a poor location for a large-scale operation involving thousands or even tens of thousands of acres to replace much or all of Hawai‘i’s liquid fuels. The reason for this is that O‘ahu does not have an abundant supply of

inexpensive non-farmland in leeward coastal areas—that is, areas having high solar radiation and access to abundant supplies of inexpensive seawater and/or wastewater. A better location might be in West Hawai‘i on lands having high solar radiation, but which are poorly located for urban development and are unsuitable for farming due to the poor soils (primarily lava).

Various organizations throughout the world are exploring the possibility of using algae to produce biofuels. In Hawai‘i, Royal Dutch Shell, Alexander and Baldwin, Hawaiian Electric Company, and other companies are involved with various research and demonstration ventures on O‘ahu, Maui, and the Big Island.

g. Aquaculture

Aquaculture expanded significantly on O‘ahu in the 1970s, especially in the Kahuku area following the closure of Kahuku Plantation Co. in 1971. However, land-based aquaculture on O‘ahu has not grown significantly in recent decades. Aquaponics (hydroponics utilizing fish to provide nutrients) has grown, but the amount of land needed is small and good farmland is not required. Most large-scale aquaculture in recent years has been open-ocean cage aquaculture which requires no land rent and no water costs. Land for support operations can be located in industrial parks. Algae as a potential feedstock for biofuel is addressed in the previous subsection.

Regarding the existing aquaculture operations in Kahuku, the U.S. Fish and Wildlife Service has acquired land to expand the James Campbell National Wildlife Refuge, and has approval to acquire more land, including 314 acres of nearby land currently being used for aquaculture. By 2023, the leases for these operations will expire, at which time the aquaculture operations must vacate the property. These operations are unlikely to relocate elsewhere on O‘ahu because of the high cost of renting or buying suitable coastal land, high development costs (most of the ponds were acquired at discounted prices following bankruptcies of former companies) and—for fresh-water aquaculture—very high water requirements (about 27,000 gallons per acre per day).

In about 2024, the anticipated employment loss will be about 110 jobs, including about 70 direct jobs and about 40 indirect jobs.

h. Commercial Forests

Although commercial timber is not categorized as a crop, it can be grown on farmland as well as on grazing land. On the Big Island, Prudential Timber has more than 20,000 acres planted in eucalyptus trees on former sugarcane and ranch lands. The timber is to be used for

veneer, paper pulp, and as a biofuel. On Kaua'i, Hawaiian Mahogany grows eucalyptus and albizia trees for high-end furniture and landscape timber. Commercial forests are located in high-rainfall areas where irrigation is not required.

A commercial forest requires a major investment and a long-term commitment (25 years or more) before significant returns are realized. It is also a risky investment given the uncertainty about future lumber prices and potential losses to fire. Over time, projected returns from forests are greater than returns from grazing, but less than returns from crop farming. A commercial forest is best suited as an alternative to grazing when there is a high probability that the land will not be needed for a higher-value use (such as crop farming) for a period of 25 years or more.

On O‘ahu, commercial forests may be appropriate as windbreaks which would provide supplemental income to crop farming. Also, small stands of high-value timber species such as koa may be appropriate in the foothills on non-irrigated lands. However, large commercial forests are more appropriate for the Big Island where far more land is available and a commitment has already been made to develop a timber industry.

i. Support Facilities

Farms also need land for support facilities, including parking areas for trucks and equipment, cooling facilities, packing plants, processing facilities, offices, etc. However, the amount of land required for support facilities is usually a small percentage of a farm, and processing facilities are often located in industrial areas. Because the land requirements are small, they are not estimated in this report.

j. Future Demand for Farmland versus Supply

As discussed in Subsection 6.a, after farms in ‘Ewa and Central O‘ahu eventually are relocated to accommodate planned urbanization, over 30,000 acres of good farmland outside of the City’s Community Growth Boundaries will remain available for cultivating additional crops.

Assuming that the necessary water improvements are made, this supply of good farmland appears to be more than sufficient to accommodate demand in the foreseeable future. Continuation of past crop acreage trends suggests only modest growth for most crops over the next 20 or so years, with the exception of seed crops which could grow by a few thousand acres on O‘ahu. Also, the land supply appears more than sufficient to accommo-

date realistic increases in (1) self-sufficiency (i.e., import substitution of fresh fruits, vegetables and melons), and (2) new export crops. As discussed above, development of large feed-crop farms, biofuel plantations, and commercial forests are not anticipated on O‘ahu.

The supply of farmland does not appear to be the limiting factor to the growth of agriculture. Instead, the limiting factor is the size of the market that can be supplied profitably by Hawai‘i farmers.

8. CATTLE INDUSTRY

Information on the Oahu cattle industry is provided below.

a. Cattle Grazing and Its Contributions

As mentioned previously, O‘ahu has about 122,927 acres in the State Agricultural District, of which about 11,000 acres were farmed in 2008. Much of the remaining land is used for grazing about 5,000 head of cattle—a figure which has changed little since the feed lot at Campbell Industrial Park closed in the early 1990s (see Figure 6).

Compared to other agricultural activities, cattle grazing is a low-value use of land. Depending on rainfall and the resulting growth of grass for feed, about 3 to 10 acres are required to support a cow-and-calf unit. Gross revenues generally are about $400 per calf, or about $60 per acre per year assuming a yield of 75% of the number of cows and 5 acres per unit. The industry standard for rents is $30 per year per cow-and-calf unit although, in practice, rents can be higher or lower. Assuming a carrying capacity of 5 acres per unit, the rent would be about $6 per acre per year. More than a 1,000 acres may be required to provide employment for a single cowboy.

Even with very low rents or even no rents, grazing provides value to the landowner in terms of (1) reduced fire hazards because the grass is kept short, (2) land management to help prevent trespassing and illegal dumping, and (3) reduced property taxes (see Subsection 10.k). Grazing is also an appropriate use of farmland until the land is needed for farming (i.e., land banking). For the rancher, cattle grazing provides employment, income, and an attractive lifestyle. For the community, ranching preserves undeveloped open space.

b. Finishing, Slaughtering and Processing Operations

Cattle ranches in Hawai‘i are cow-and-calf operations wherein most of the weaned calves are shipped to the mainland at about 6 months of age where they are finished, slaughtered, and processed. However, some animals are finished on range grass, then slaughtered locally at about age 2. Hawai‘i slaughterhouses are small, low-volume operations that process surplus and inferior animals, but also serve specialized clientele who may prefer locally grown range-fed beef. O‘ahu’s last slaughterhouse closed in 2008.

Having cattle operations in Hawai‘i and exporting the calves to the mainland can be explained by a number of factors. In Hawai‘i, ranges are productive year around, while on the mainland, range productivity falls in the winter due to wet or snowy conditions, thereby

requiring semi-confined feeding, and higher costs for feed and labor. But it is less expensive to finish cattle in mainland feedlots because the feed is less expensive than it is in Hawai‘i. Also, importing meat to Hawai‘i is cheaper than importing feed inasmuch as about 7 pounds of grain are required to produce about 1 pound of meat.

Furthermore, slaughtering and processing costs are substantially lower on the mainland because of enormous economies of scale—just four companies account for nearly 90% of the industry. Also, by-products provide a significant return to mainland companies, while Hawaii companies incur additional costs to dispose of these same products. The economic advantage of processing on the mainland, less the cost of shipping a calf to the mainland, is about $200 ± $50 per animal.

9. STATE AND CITY AGRICULTURAL POLICIES

State and City policies related to agricultural land are summarized below.

a. Assured Availability of Agricultural Land and Water

The *Hawaii State Constitution*, the *Hawaii State Plan*, the *State Agriculture Functional Plan*, and the *General Plan of the City and County of Honolulu* call directly or implicitly for preserving the economic viability of plantation agriculture and promoting the growth of diversified crops. To accomplish this, an adequate supply of agriculturally suitable lands and water must be assured.

With regard to plantation agriculture, the only plantation remaining on O‘ahu is Dole’s pineapple operation. However, at about 2,500 acres, it should now be considered a farm instead of a plantation.

With regard to diversified crops, more than sufficient agricultural land remains available on O‘ahu and outside the Community Growth Boundaries to accommodate the anticipated growth of diversified farming. This is due to the enormous supply of agricultural land that is available following the contraction of plantation agriculture (see Figures 1 and 2).

b. Conservation of Agricultural Lands

In addition to the above, State policies call for conserving and protecting prime agricultural lands, including protecting agricultural lands from urban development. These policies were written before the major contraction of plantation agriculture, and implicitly assume that profitable agricultural activities eventually will be available to utilize the available agricultural lands. This has proven to be a questionable assumption in view of the enormous amount of acreage released by the contraction of plantation agriculture, and the slow growth in the amount of land being utilized for diversified agriculture.

Regardless of the policy to conserve and protect prime agricultural lands, discussions in the “Agriculture” portion of the *State Functional Plan* recognize that redesignation of lands from Agricultural to Urban should be allowed “… upon a demonstrated change in economic or social conditions, and where the requested redesignation will provide greater benefits to the general public than its retention in …agriculture;” that is, when an “overriding public interest exists.”

c. The City’s Urban and Agricultural Growth Polices

The City’s General Plan as well as the regional development plans and sustainable communities plans are intended to provide a balance on O‘ahu between urban development and preserving agricultural lands. A major component of the regional plans are Urban and Rural Community Growth Boundaries that limit future urban development, thereby protecting farmlands from development (see Map 2).

As envisioned in these plans, planned redevelopment to higher densities will be directed to the Primary Urban Center, and most new development will be directed to ‘Ewa and, to a lesser extent, to Central O‘ahu. The vision is for compact development at medium and high densities rather than scattered development at low densities.

Farm areas to be protected include Kunia, the North Shore, and other rural areas on O‘ahu—i.e., farm areas in Waimānalo, Wai‘anae, and Windward O‘ahu north of Kahalu`u. As mentioned in Subsection 2.k, most of the farmlands in Kunia and the North Shore are among the best agricultural lands in Hawai‘i.

The plans allow for urban and suburban lifestyles in urban areas, while preserving rural lifestyles in outlying areas. As such, they are consistent with the slogan, “Keep the country country.”

10. AGRICULTURAL ISSUES

Discussed below are selected agricultural issues that could affect the supply or demand of agricultural land on O‘ahu.

a. Trade, Self-sufficiency and Food Security

Benefits of Specialization and Trade

As noted in Subsections 3.b and 3.c and Table 1, Hawai‘i’s agriculture is dominated by exports (about 85% of sales in 2008), while most of the food is imported (about 66% of the fresh fruits and vegetables consumed in Hawai‘i). In 2008, less than 15,000 acres statewide were used to supply food to Hawai‘i markets, or about 16% of the 91,500 acres farmed (see Subsection 7.c).

Such extensive trade in food and other agricultural products is possible because of (1) past and ongoing advances in transportation (faster and cheaper shipping, improved communication which allows for better coordination of supply and demand, refrigeration and packaging that extends the shelf-lives of produce, etc.); (2) free trade among states; and (3) international trade agreements that open markets for both exports and imports. Shipping costs are about 10 cents per pound for food imported from California, a fraction of which is for the cost of fuel.

The resulting lower shipping costs and open markets favor specialization and trade. For some farmers, growing crops in large volumes for many markets is often more profitable than growing in small volumes for a local market where farmers must compete with low-cost imports. Nevertheless, some Hawai‘i farmers compete in terms of quality and freshness by selling at premium prices in small volumes to local niche markets. Consumers benefit by having more choices, lower prices for most foods and, correspondingly, higher standards of living. Generally speaking, supermarkets supply variety, big-box stores supply food at lower costs, health food stores serve the high-quality niche markets, and farmers’ markets supply fresh produce at attractive prices albeit in settings that may be inconvenient to many shoppers.

Given the large release of farmland from plantation agriculture, land has not been a limiting factor for Hawai‘i agriculture for decades, nor is land expected to be a limiting factor in the foreseeable future. Consequently, the use of farmland for export crops has not and, for the foreseeable future, is not expected to affect significantly the amount of food produced in Hawai‘i for local consumption, or the prices of locally grown food.

Risks to Food Security

Even though trade benefits consumers, relying on imports creates a risk to Hawai‘i’s food security. An interruption in shipping services—for whatever reason—could result in difficulties in importing fresh fruits and vegetables, canned goods, fish, meats, milk, eggs, etc. At the same time, it would also be difficult for Hawaii to export crops, thereby freeing about 65,000 acres statewide (2010 estimate) for replanting to supply local markets. This is in addition to the 177,000 ±10,000 acres of farmland that is fallow or used for grazing cattle. If an interruption in shipping results from a catastrophic event, there would be little time to increase local food production, and food shortages could result. But if the interruption in shipping occurs slowly—possibly due to rising fuel costs—there would be time to replant.

Although increased self-sufficiency could increase food security related to a possible interruption in shipping, it could decrease food security in the event of widespread crop failures—such as that which occurred when Hurricane ‘Iniki devastated crops on Kaua‘i in 1992.

Economic Benefits of Increased Self-sufficiency

If increased food self-sufficiency were to occur then, instead of sending dollars out of state for imported foods, more money would be spent in Hawai‘i, thereby increasing jobs and incomes in Hawai‘i. Because of these economic benefits, increased self-sufficiency has been advocated by all State administrations for at least the past 50 years.

Using 2005 data, agricultural economists with the UH College of Tropical Agriculture and Human Resources estimated that increasing local production of fresh fruits and vegetables to 100% self-sufficiency would generate about $160 million in farm sales, and about 4,430 direct and indirect jobs (about 2,950 farm jobs and about 1,480 indirect jobs, assuming a 1.5 employment multiplier). Corresponding figures for livestock (beef, pork, eggs and milk), are about $420 million in farm sales, and about 10,200 direct and indirect jobs (about 6,380 farm jobs and about 3,820 indirect jobs, assuming a 1.6 employment multiplier). These numbers illustrate the potential economic benefits (but not costs) of increased food self-sufficiency. The UH analysis assumes that increased food self-sufficiency would not change food prices significantly, and it would not occur at the expense of agricultural exports which, as mentioned above, dominate Hawai‘i’s agriculture industry.

The authors of the UH study also note that “…even though Hawai‘i can conceivably grow anything that we consume, the quest to achieve 100% food self-sufficiency is impractical, unattainable and perhaps impossible, as it imposes too high a cost for society.” As a result, “… Hawai‘i will probably continue to import most of its food supply …”

The benefits of increased food self-sufficiency merit government support for farming in terms of farm education and training, extension services, State Ag parks, improvements to irrigation systems, marketing local produce, research, favorable taxes for farms and farming activities, etc. But large subsidies for agriculture could result in higher taxes, while restrictions on food imports (assuming that they would be legal) and/or onerous mandates to purchase local foods could result in higher food prices and less variety in foods if competition from low-cost imports were to be reduced. Also, any addition to agricultural employment due to increased food self-sufficiency could be offset by job losses elsewhere in the economy due to the diversion of resources and expenditures. Whether or not there would be a net benefit to Hawai‘i residents would depend upon the circumstances. The same arguments apply to biofuel crops.

Land for Increased Self-sufficiency and Food Security

From a land-use perspective, the issue of increased self-sufficiency/food security suggests the following question: To what extent should agricultural land be preserved in the event that it might be needed in the future to supply more food to the Hawai‘i market?

As discussed in Section 7.c, 100% self-sufficiency in fresh fruit and vegetables would require about 30,000 additional acres statewide (an increase from 15,000 acres to 45,000 acres). This figure for additional acreage is high in that (1) 100% self-sufficiency is unrealistic, and (2) more intensive farming than is currently the case would greatly reduce the amount of land required (see Subsection 6.c). Nevertheless, the additional land required is small compared to the estimated 177,000 acres ±10,000 acres of good farmland that is available statewide, plus the 65,000 acres (2010 estimate) that could come available if exporting crops is no longer feasible.

For O‘ahu, about 23,000 additional acres would be required for 100% self-sufficiency in fresh produce assuming no inter-island shipping. Again this estimate is high. This compares to over 30,000 acres of good farmland that is available on O‘ahu outside the Community Growth Boundaries, plus about 4,700 acres used for export and non-food crops that could become available if needed. Regarding possible Neighbor Island production to supply the Honolulu market, this is clearly viable as illustrated by Figures 4 and 5. Shipping costs to O‘ahu are partially offset by lower rents for farmland on the Neighbor Islands.

For the foreseeable future, both O‘ahu and the state appear to have sufficient farmland for (1) realistic (and unrealistic) levels of self-sufficiency in fresh produce crops, (2) export crops, and (3) realistic levels of animal feed crops and energy crops (see Section 7). Thus,

any additional land preserved for future food security—such as not urbanizing land within the City’s Community Growth Boundaries—might never be needed for this purpose.

b. Increased Beef Self-Sufficiency

Hawai‘i’s cattle industry is another example of specialization and trade. Calves are produced in Hawai‘i because of the year-round growing conditions for grasses; most calves are then shipped to the mainland where feed for finishing is cheaper; they are slaughtered and processed on the mainland because of the cost advantages provided by economies scale; and meat is imported from the mainland to Hawai‘i.

Instead of exporting calves to the mainland and importing meat, more cattle could be finished and slaughtered in Hawai‘i (i.e., increased self-sufficiency). Significant changes would have to be made and challenges overcome in order for this approach to be more profitable in volume than the current practice. If the cattle are finished on rangeland grass then, assuming that the land is being grazed at its carrying capacity, the number of cows would have to be reduced by about a third since the calves would graze the land for an additional 1-1/2 years or so. If finished in a feedlot, then feed would have to be grown locally. As discussed in Subsection 7.e, many attempts to grow feed in Hawai‘i have been unsuccessful, although Island Dairy on the Big Island has begun growing corn to feed its cows. Also, Hawai‘i’s cattle industry is too small to achieve the economies of scale of mainland slaughterhouses. If a cost-competitive slaughterhouse could be built in Hawai‘i, the logical location would be on the Big Island, not on O‘ahu. The Big Island accounts for more than 75% of the beef cows in Hawai‘i, while O‘ahu has less than 3%. Also, shipping meat between islands is less expensive than shipping cattle.

c. Agricultural Subdivisions, Farm Use

Even though considerable farmland is available on O‘ahu, some small farmers report that they have problems finding affordable land to lease. This is especially true of farmers who want property where a farmhouse is allowed. Living on a farm is more convenient than commuting, and it provides security against theft and vandalism of crops and farm equipment.

Some of the available parcels on O‘ahu are over 1,000 acres, which is too much land for most small farmers. Landowners report that it is unprofitable to subdivide large parcels into small lots for lease to farmers who want to live in a house on the property. Typical agricultural rents received by the landowners are too low to finance the City requirements of paved

roads, underground water, electrical power, wastewater disposal, etc. However, for leased land, State law (Chapter 205, Section 4.5) exempts an agricultural subdivision from County subdivision standards provided that (1) the principal use of the land is for agriculture, (2) no temporary or permanent dwelling is built on the property, and (3) the term for the lease is the greater of 5 years or the property-tax agricultural dedication period. The resulting agricultural lot may have gravel roads, surface water pipes, and no electrical power.

A common alternative for subdividing agricultural land for farming is to license small, unsubdivided lots to farmers. The major difference between a lease and a license is that a lease can be mortgaged to obtain a farm loan, while a license cannot. Also, a farm dwelling would not be allowed.

On O‘ahu, a less common alternative for making land available to small farmers is condominium ownership of agricultural lots, possibly combined with cluster development of farm dwellings that would reduce the cost of providing roads, drinking water, electricity, waste disposal, etc.

Another alternative for subdividing agricultural land that is under consideration by the City is to develop rural infrastructure standards that would allow farm dwellings to be served by less expensive infrastructure, provided that controls are in place to ensure agricultural use of the property.

d. Agricultural Subdivisions, Residential Use

In addition to subdividing agricultural land for farming, occasionally agricultural lots on O‘ahu have been subdivided for large-lot homes. They conform to the zoning code provided that agricultural activity takes place on the property, even if the agricultural activity is minimal. Minimum lot sizes are 5 acres and 2 acres for land zoned AG-1 and AG-2, respectively. And, at most, 5,000 square feet of the lot can be used for a farm dwelling, garage, and other accessory structures. Farm dwellings, which are not clearly defined in the zoning code, can range from very small modest homes to very large expensive homes. Agricultural subdivisions with expensive homes are commonly referred to as gentleman farms or gentleman estates.

Even though limited agriculture may take place on these types of agricultural subdivisions, for the most part they are tantamount to scattered large-lot residential development outside the City’s Community Growth Boundaries. Such development is a concern because of the loss of good farmland, the impact on agricultural land prices, and the cost to government to provide infrastructure and services. Agricultural subdivisions for large-lot homes are

more common on the Neighbor Islands, but they can also be found on O‘ahu. Examples include Pūpūkea on the North Shore (a development that is at least 40 years old and which was rezoned Country in 1986), development along old Kalaniana‘ole Highway near Waimānalo, and Poamoho Estates on the North Shore.

On O‘ahu, agricultural subdivisions for large-lot homes are often considered and are occasionally proposed by landowners and developers because of the potential of high returns provided by development. While some potential projects would affect farming, others would not because (1) the land has poor soils that are unsuitable for growing crops, or (2) the project would amount to minor infill of an existing development where commercial farming may no longer take place.

The City opposes agricultural subdivisions for large-lot homes, especially those that would be located on high-quality farmland, or which would be far from existing communities. However, by law, an agricultural subdivision must be approved by the City if all standards are met, including an agricultural feasibility study and specified infrastructure.

Even though agricultural subdivision for large-lot homes are often considered, and the law requires approval if all standards are met, very few agricultural subdivisions have been developed on O‘ahu in recent years—either because approvals were not granted or, if they were granted, satisfying the City’s infrastructure requirements would have been too expensive. If the State Department of Agriculture informs the City that a developer’s agricultural feasibility study is acceptable then, in order to obtain subdivision approval, the City will require the developer to provide paved roads that are built to City standards, all utility connections, a source of drinking water, wastewater disposal, etc.[3] Such infrastructure requirements, which exceed those of the Neighbor Islands, can be very expensive when shared among a small number of homes that are far from existing infrastructure.

The major exception to the above is Poamoho Estates. Located on the North Shore, this 85-acre subdivision was approved in the mid-1990s before the City became more strict with their agricultural subdivision requirements. This project is located on high-quality former sugarcane land, is far from other residential communities, and is surrounded by fields that are in diversified crops or are fallow. It has 15 lots averaging 5.7 acres. Poamoho Estates proceeded to actual development: the land was subdivided; infrastructure was built; lots were sold; and some homes have been built. Most of the lots are used for large homes, with varying amounts of farming on the remaining portions of the lots. The City has inspected the

3. Under existing subdivision rules, the City can allow an agricultural subdivision to have less expensive streets with grass shoulders instead of sidewalks, and overhead utilities lines instead of underground lines.

project and found that sufficient agricultural activity takes place to conform with the zoning code. The surrounding land is owned by Dole, but the land for Poamoho Estates was not Dole land as is commonly assumed.

e. Planned Urbanization of Agricultural Land

Urban development of high-quality agricultural land is a major concern. A common perception in Hawai‘i is that urban sprawl onto O‘ahu’s limited supply of farmland is rampant; developer proposals are nearly always granted; and there is little control of urban sprawl by the City or State.

In practice, however, nearly all developments on O‘ahu are within the City’s Community Growth Boundaries. Landowners and developers occasionally explore urban development of agricultural land outside the Growth Boundaries because urban uses provide far greater economic returns than does agriculture (e.g., rents of less than $300 per acre per year for large-scale farming versus over $300 per square yard per year for retail space). But urban development outside the Community Growth Boundaries is rarely proposed due to (1) the high costs associated with seeking development approvals from the State and City and (2) the low probability of obtaining development approvals for projects that do not conform to the City’s land-use plans. Costly items include community outreach, land surveys, land-use plans, a market study, engineering studies, a financial feasibility study, impact studies, petition filings, expert witness testimony, etc.

For over two decades, most urban development of agricultural land on O‘ahu has occurred in ‘Ewa consistent with the City’s plan to develop the Second City of Kapolei. This plan was first proposed in 1959 by Campbell Estate. It was debated intensely for decades along with other alternatives for urban development on the island; incorporated in the City’s 1977 General Plan; and ultimately, in 1994, the City proposed the Urban Community Growth Boundaries and adopted it by ordinance in 1997. The State has supported this plan by (1) redistricting land from the Agricultural District to the Urban District for a number of urban projects, including projects by the State; (2) developing the Villages of Kapolei in the late 1980s; (3) developing the UH–West O‘ahu campus; (4) providing land to the Department of Hawaiian Home Lands for their ongoing urban development in ‘Ewa; (5) building State offices in Kapolei; (6) building freeway interchanges, the Kualaka‘i Parkway (North-South Road), and additional lanes to widen Ft. Weaver Road; (7) increasing the State excise tax to help fund a rapid transit system to ‘Ewa; etc. Regarding density, most new residential projects in ‘Ewa and Central O‘ahu are comprised of small-lot, single-family homes mixed with multi-family homes. Most lots for single-family homes range from 3,500 to 5,000

square feet, or about half the size of lots in many older neighborhoods on O‘ahu. This development pattern reduces the amount of land required for new communities.

The option of developing coastal communities around the island, which would have preserved the good farmland in ‘Ewa and Central O‘ahu, was proposed in the 1964 County General Plan. Eventually, this option was rejected because of (1) strong community opposition (“Keep the country country.”), (2) the high infrastructure costs associated with scattered development, and (3) sufficient land in ‘Ewa and Central O‘ahu to accommodate projected growth. Over time, the opposition to urban development in rural communities has increased**.**

For many decades City policy has included redeveloping Honolulu’s urban core to higher densities so as to reduce the pressure to build on agricultural lands, and to reduce infrastructure costs. Nevertheless, City plans also favor developing ‘Ewa and Central O‘ahu because redevelopment in Honolulu is likely to accommodate only a portion of O‘ahu’s economic and population growth. For example, mainland studies show that transit-oriented development (TOD) meets only about 25% of the demand for new homes. Also, redevelopment can be costly because of the difficulty of assembling land; the cost of buying and disposing of buildings that still have value; relocating businesses and families; upgrading infrastructure to accommodate higher densities; building under constraints to minimize problems to neighbors; etc. Finally, many families strongly prefer single-family homes over multi-family homes. This demand is accommodated with small-lot single-family homes that reduce the amount of land needed for each home.

If the City or State were to change development plans to preserve the prime agricultural lands in ‘Ewa and Central O‘ahu that are within the Community Growth Boundaries—i.e. the lands that are planned for eventual development—then urban development to accommodate O‘ahu’s economic and population growth would be diverted to other parts of the island. This would eventually increase the economic pressure to redraw the Growth Boundaries to allow development of other lands on O‘ahu, such as on agricultural lands in Kunia, the North Shore, and in rural areas.

f. Reconfiguring and Relocating Farms

Ongoing, planned, and proposed urban development in ‘Ewa and proposed development in Central O‘ahu will continue to force affected farmers to gradually reduce the size of their farms, and eventually to relocate their operations (see Subsection 7.a). This transition could last 20 more years or longer as the lands are gradually urbanized. The affected farmers

leased the lands after plantations ceased operations, and after the City designated the lands for urban development. Because of the planned development, lease rents for farmland in ‘Ewa and Central O‘ahu are discounted from normal market rents.

Reconfiguring and relocating farms is common and appropriate when farmers lease land in the path of the planned urban expansion of a growing city. For diversified-crop farmers who supply nearby markets, locating their farms on the edge of town may be ideal for them because of the lower trucking costs. And until the lands are urbanized then—from the perspectives of farmers, landowners and the community—the best “temporary” use of these lands is often farming. This temporary use may last for decades. But when urbanization does occur, the farmers incur the expense and disruption of relocating their farms to other areas. This, however, is offset by the decades of below-market rents they paid for the temporary use of the land.

Because of the eventual displacement of farms in ‘Ewa and Central O‘ahu, landowners on the North Shore and elsewhere should anticipate that these farms could be relocating to their areas. This may require upgrades and repairs to the Wahiawa Irrigation System, possibly with government assistance (see Subsection 2.g). Also, the City will have to complete its scheduled upgrade of the Wahiawa Wastewater Treatment Plant so that its discharged water into Lake Wilson will be rated R-1 and can be used to irrigate vegetable and melon crops.

g. Intensive Livestock Farms

Intensive livestock farms (dairies, pig farms and poultry farms) require little land compared to crop farming or ranching. Even a dairy with 3,000 milking cows only requires about 50 acres. Also, the land does not have to be good farmland. Nevertheless, finding land on O‘ahu for intensive livestock operations can be a challenge because such farms generally are located in coastal areas. This is because the State Department of Health guidelines for livestock waste management favor locating livestock facilities and related waste systems *makai* of the Underground Injection Control Line—i.e., in coastal areas. The purpose of the guidelines is to reduce the risk of contaminating aquifers used for drinking water, which are located *mauka* of the line.

Locating intensive livestock farms on coastal land presents two problems to farmers. First, the land may be unaffordable for livestock operations, especially if it is composed of small parcels that allow farmhouses to be built on the lots, and the lots provide ocean views (i.e., competition with high-value residential use).

The second problem is that communities are located along many coastal areas of O‘ahu, and residents of these communities will complain if a nearby livestock operation emits odors, generates considerable noise, and is a source of flies. If a livestock operation is new to an area, the farmer will not be protected by Hawai‘i’s Right-to-Farm Act (see the following).

h. Nuisance Issues

Nuisances arising from agricultural operations can become an issue for both residents and farmers. Residents who live close to and downwind from agricultural operations may complain about noise, dust, chemical spraying, odors, etc.

The Hawai'i Right-to-Farm Act gives farmers who were in operation before neighboring properties were developed the right to farm even if they cause a nuisance, provided that the farm activity does not threaten public health or safety. Nevertheless, farmers may have to change their operations in order to address complaints. Such changes may include building high berms and planting vegetation to screen their operations, providing a buffer of fallow fields near homes, restricting their hours of operation, restricting plowing and chemicals on windy days, etc. If a large residential community is nearby, farmers may suffer from increased theft and vandalism, or may have to pay for increased security. In some cases, fencing has increased yields by 25%.

For these reasons, farming and residential developments should be separated to the extent possible. But this may not always be possible.

Rural residents are generally more tolerant of nearby farming activities, accepting them as part of the ambiance of living in the country. But nuisance issues are more of a challenge for growing urban areas such as ‘Ewa. To reduce possible complaints, developers and sales agents commonly inform buyers of lots and homes that they will be living near operating farms. This point is highlighted in promotional brochures and spelled out in sales contracts. With such notice, new residents are more likely to tolerate nearby farm operations.

i. Agricultural Land Values and Rents

A concern that is sometimes expressed is whether the development of agricultural land in ‘Ewa and Central O‘ahu will cause a general increase in agricultural land values and/or rents which, in turn, could cause some farmers to be displaced because they are unable to afford the higher land costs.

Agricultural Land Values

On O‘ahu, the value of agricultural land largely reflects its development potential. If farmland is within the City’s Urban Community and Rural Growth Boundaries and development is likely to start within a few years, then the land value can exceed $50,000 per acre. But if the land is outside the Growth Boundaries and unlikely to be developed in the foreseeable future, then the value may be less than $20,000 per acre.

Development of the agricultural lands in ‘Ewa and Central O‘ahu that are within the Community Growth Boundaries reduces the development pressures on other farmlands on O‘ahu and delay their possible development. This would include the high-quality farmlands in Kunia and portions of the North Shore. Reduced development pressure on these farmlands should result in slightly lower agricultural land values than would otherwise be the case.

Agricultural Land Rents

Agricultural land rents are based on the supply and demand of land for farming, and on what farmers can afford to pay while still remaining profitable. Agricultural rents are not based on the value of the land. If they were, high rents would preclude farming in ‘Ewa. Yet, ‘Ewa farmlands are leased at rents that are affordable for farming.

Development in ‘Ewa and Central O‘ahu will decrease the supply of farmland on O‘ahu which, in turn, could cause farm rents to be bid up. Any increase in rents is expected to be small in view of (1) the acreage of the farms to be relocated (about 2,425 acres), and (2) the supply of good farmland that will remain available outside of the City’s Community Growth Boundaries after these farms are relocated (over 30,000 acres)—see Subsections 6.a and 7.a).

j. New Technologies

In 2010, the Launch Organization[4] identified ten water-related innovative technologies that show great promise in making tangible progress and impacting society. Two of these technologies could affect the long-term requirements for farmland and irrigation water in Hawai‘i.

4. The mission of the Launch Organization is to identify, showcase and support innovative approaches to global challenges. Founder and water-resource partners include the National Aeronautics and Space Administration (NASA), Sandia National Laboratories, The Earth Institute of Columbia University, U. S. Agency for International Development (USAID), the U.S. Department of State, the Pacific Institute (research on development, environmental, and security issues), IDEO (a design and innovative consultancy), and NIKE (sportswear and equipment).

VertiCrop

Developed over several years by Valcent Americas, VertiCrop is a commercial system that combines vertically stacked hydroponics trays and a greenhouse to facilitate high-density production of vegetables and other suitable crops in a controlled environment. Plants are grown in multi-level trays 10 to 20-feet high. The trays are suspended from an overhead conveyor system which moves the plants to provide equal exposure to light and airflow. Also, the plants pass through a station which provides water and nutrients, and recaptures the run-off for recycling. Sophisticated controls provide optimum growth performance using correct misting; a correct mixture of nutrients; an accurate balancing of pH; and the appropriate amount of heat, light and water. Ultraviolet light and filter systems eliminate the necessity for herbicides and pesticides.

The VertiCrop system is reported to provide per-acre yields that are about 20 times those of conventional field farming but use about 5% as much water. Stacking the trays vertically allows for more efficient utilization of building space. Growing plants in a greenhouse allows for greater security and reduced theft of produce and equipment. Locating the greenhouse near an urban market reduces shipping costs and delivery times, and increases food security.

Since the plants are grown hydroponically, a VertiCrop greenhouse can be located in an industrial area or some other suitable place without having to use high-quality farmland, although agricultural land would be less expensive than industrial land. The greenhouse could even be located on the roof of a building, with the ground floor containing (1) agricultural support facilities (refrigerators, packing facilities, offices, retail space, etc.), and/or (2) facilities and activities unrelated to agriculture. (e.g., a big box store)

If the VertiCrop system is commercially successful, it will eventually reduce the amount of land and water required to grow vegetables and other suitable crops. Depending on the capital and operating costs, the VertiCrop system and other similar systems may not be competitive on O‘ahu until (and if) the demand for Hawai‘i crops increases substantially and, as a result, the land supply on O‘ahu and the Neighbor Islands becomes a limiting factor to production using more conventional approaches to farming.

Subsurface Vapor Transfer Irrigation System

In certain parts of O‘ahu and the Neighbor Islands irrigation water is unavailable or, in the future, may be unavailable, insufficient (possibly due to a prolonged drought), too expensive to develop or deliver, too brackish, or too polluted. One of the more promising

technologies for overcoming water shortages is the Dutyion Root Hydration System (dRHS), also known as the Subsurface Vapor Transfer Irrigation System. This system has been under development for more than a decade by the British company Design Technology & Irrigation Ltd. (DTI-r) in cooperation with DuPont.

The dRHS system delivers water vapor to plant roots via buried hoses made from a special material. The hoses—which are filled with brackish water, seawater, or wastewater under low pressure—allow water vapor but not salts to pass through the hose material to irrigate plants. No expensive desalination plant is required and, as a result, no high-pressure pumps or high-pressure pumping, no fine filtering, and no water purification are required. Once water is supplied to the holding tank, the only moving part is the water powered by gravity alone. And since the water is supplied continuously, there is no need for scheduled irrigation events. The farmer will have to flush the pipes occasionally to clean out salt crystals and dirt.

Advantages of the dRHS are its simplicity and the corresponding low capital and operating costs. The system has been proven by a number of field trials throughout the world and with many different types of crops.

If the system is commercially successful, it could eventually reduce the amount of potable groundwater and surface water required to cultivate many crops, and open up new areas for farming.

In addition to being recognized by Launch Organization in 2010, the dHRS system won the Global Water Technology Award in 2009. In late 2010, DTI-r granted a global exclusive license of its technology to DuPont, which is expected to speed the development and introduction of the technology.

k. Property Taxes

The 2010 property tax rate for agricultural land and buildings was $5.70 per $1,000 of assessed value. Buildings are assessed at their market values. The assessed value of the land depends on the agricultural use and the period of the agricultural dedication, if any. Assuming that the market value of the land is $20,000 per acre, then the assessed value of the land and the property taxes are as follows:

- Agricultural land, no dedication: $20,000 per acre assessed value (100% of market value), property taxes of $114 per acre per year.
- Crop land, 1-year dedication: $1,000 per acre assessed value (5% of market value), property taxes of $5.70 per acre per year.

— Crop land, 5-year dedication: $600 per acre assessed value (3% of market value), property taxes of $3.42 per acre per year.

— Crop land, 10-year dedication: $200 per acre assessed value (1% of market value), property taxes of $1.14 per acre per year.

— Pasture land, 1-year dedication or longer: $200 per acre assessed value (1% of market value), property taxes of $1.14 per acre per year.

As indicated, dedicating land for an agricultural use results in substantially reduced property taxes. Occasionally, governments reduce or waive property taxes in order to provide an incentive to property owners to use the land for something considered by the government to be desirable. In the case of dedicated agricultural lands, such incentives would be negligible since the property taxes are already very low.

Regarding capital-intensive farming approches such as VertiCrop, the land could be dedicated for agriculture even if the zoning is industrial or commercial. For example, improved industrial land valued at $1.5 million per acre would be assessed at $15,000 (1%), assuming a 10-year agricultural dedication. Annual property taxes on the land would be $186 per acre based on an industrial tax rate of $12.40 per $1,000 of assessed value. However, for a property that has mixed use (such as a greenhouse on the roof of an industrial building that houses non-agricultural activities), the agricultural portion of a property may not qualify for an agricultural dedication. Also, a greenhouse or other agriculture-related building would not qualify for reduced property taxes. For example, a greenhouse valued at $1.5 million (e.g., 30,000 sq. ft. structure valued at $50 per sq. ft.) and located on industrial land would be subject to property taxes of about $18,600 per year for the building ($1.5 million x $12.40 per $1,000 of assessed value).

To foster fair competition between capital-intensive farming approaches and field farming, modifications to the property tax system may be warranted to (1) split the land value between agricultural and non-agricultural uses for land that is zoned industrial or commercial, (2) allow an agricultural dedication for the agricultural portion of the land, and (3) provide reduced property taxes for agricultural buildings and related improvements.

11. PRIMARY REFERENCES

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City and County of Honolulu, Department of Planning and Permitting. “General Plan of the City and County of Honolulu.” 1997.

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Schmitt, Robert C. *Historical Statistics of Hawai’i.* The University Press of Hawai’i, Honolulu, Hawai’i. 1977.

This book provides historic information on a number of subjects, including agricultural activity in Hawai‘i.

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These annual documents provide information on a number of subjects, including agricultural activity in Hawai‘i.

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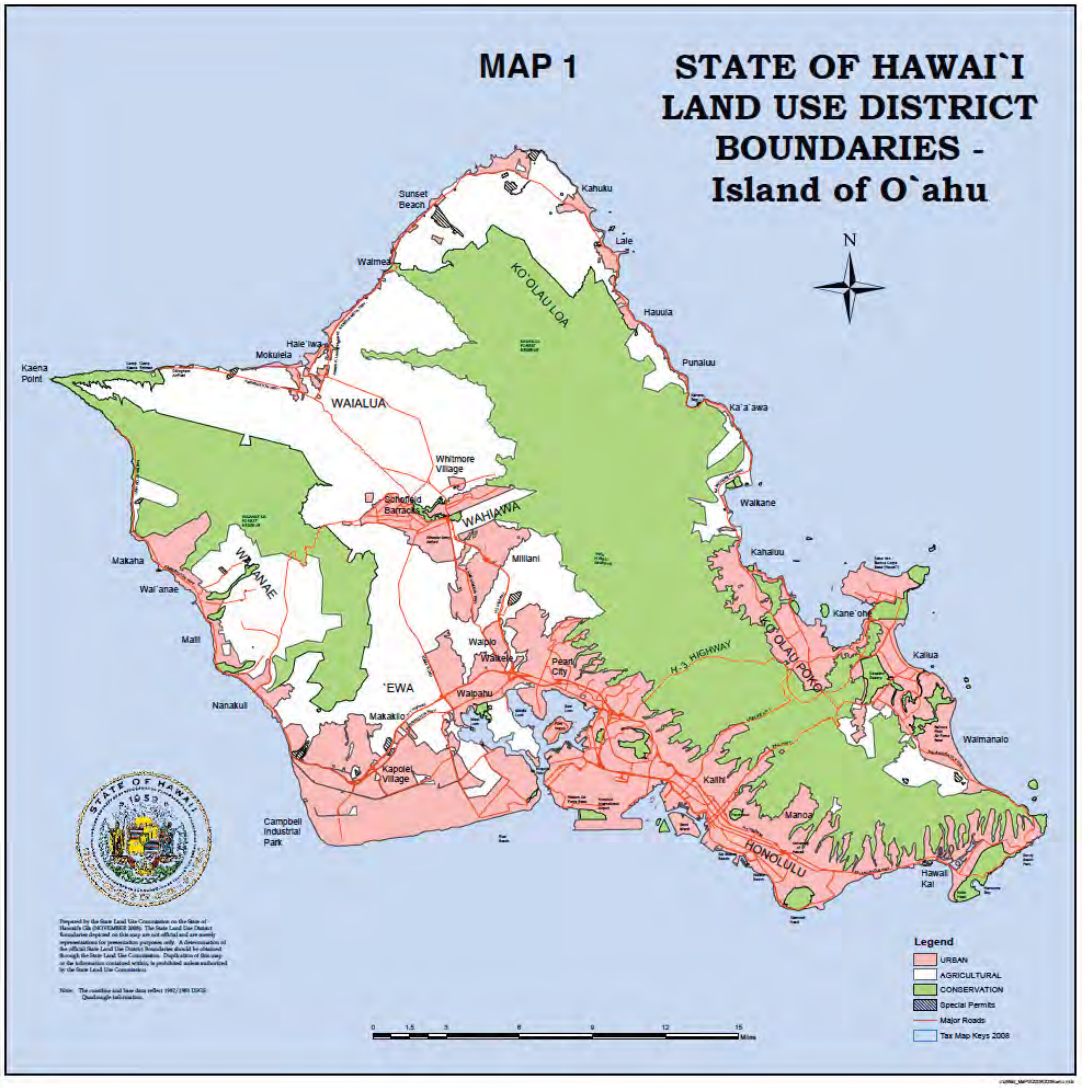
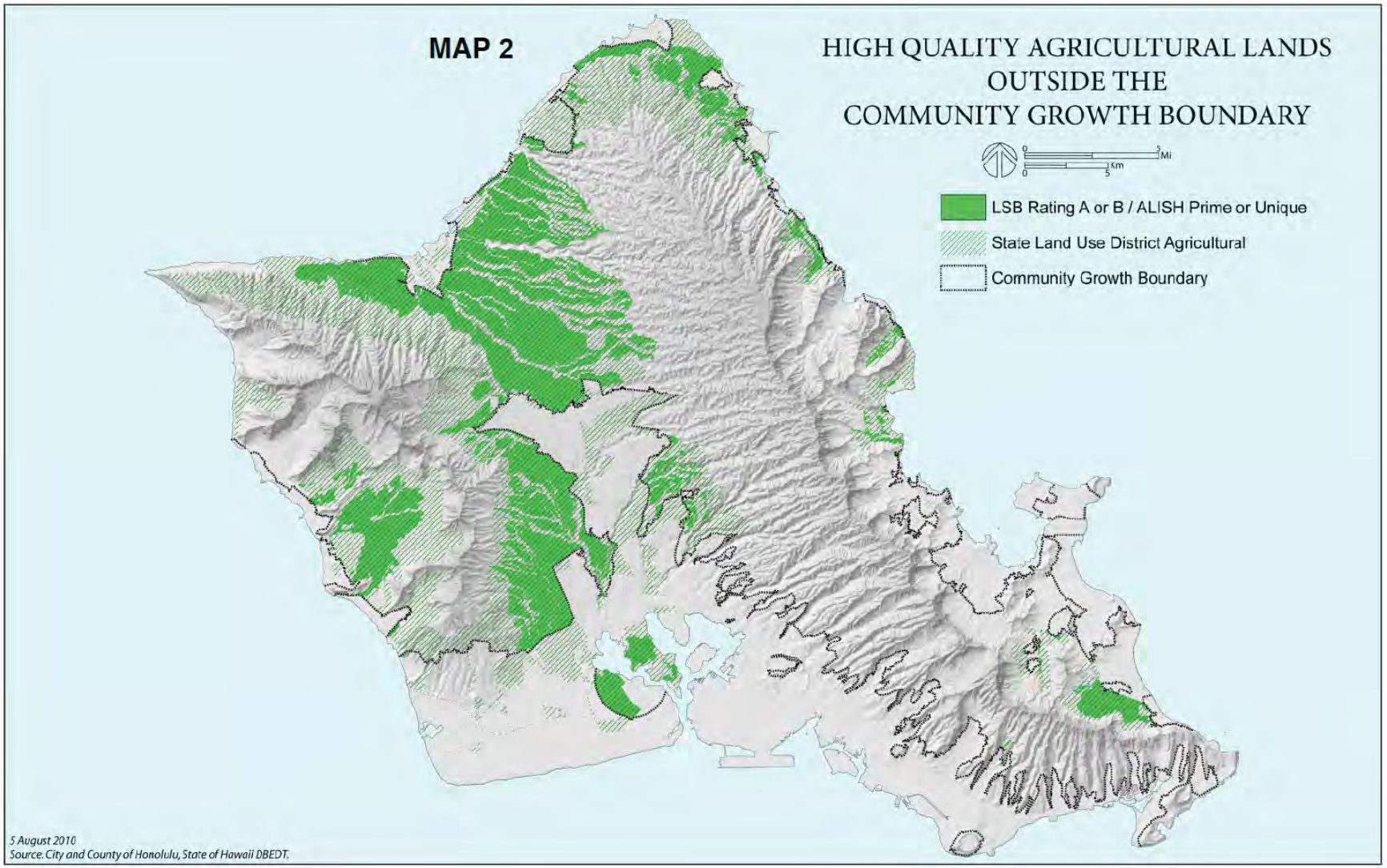
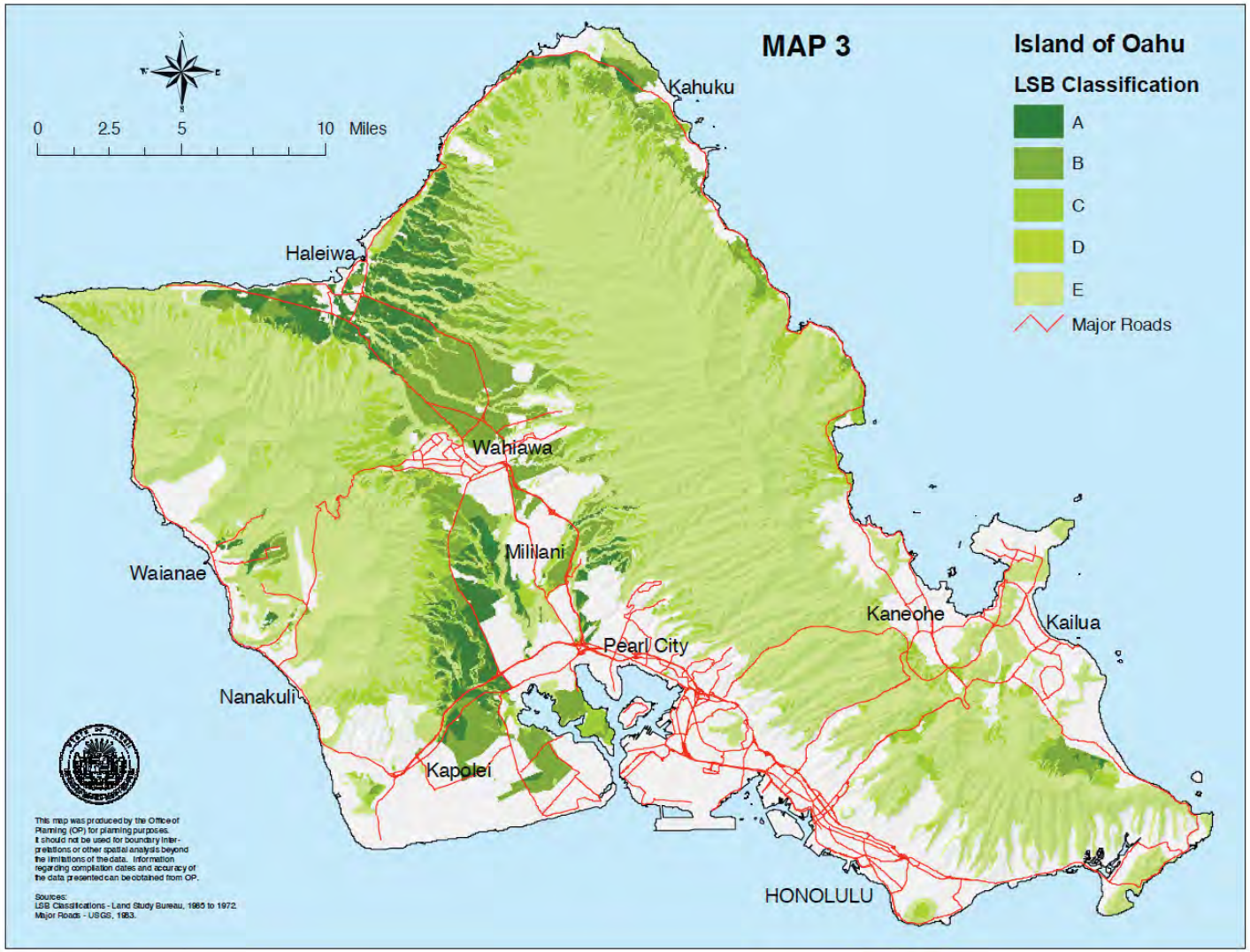
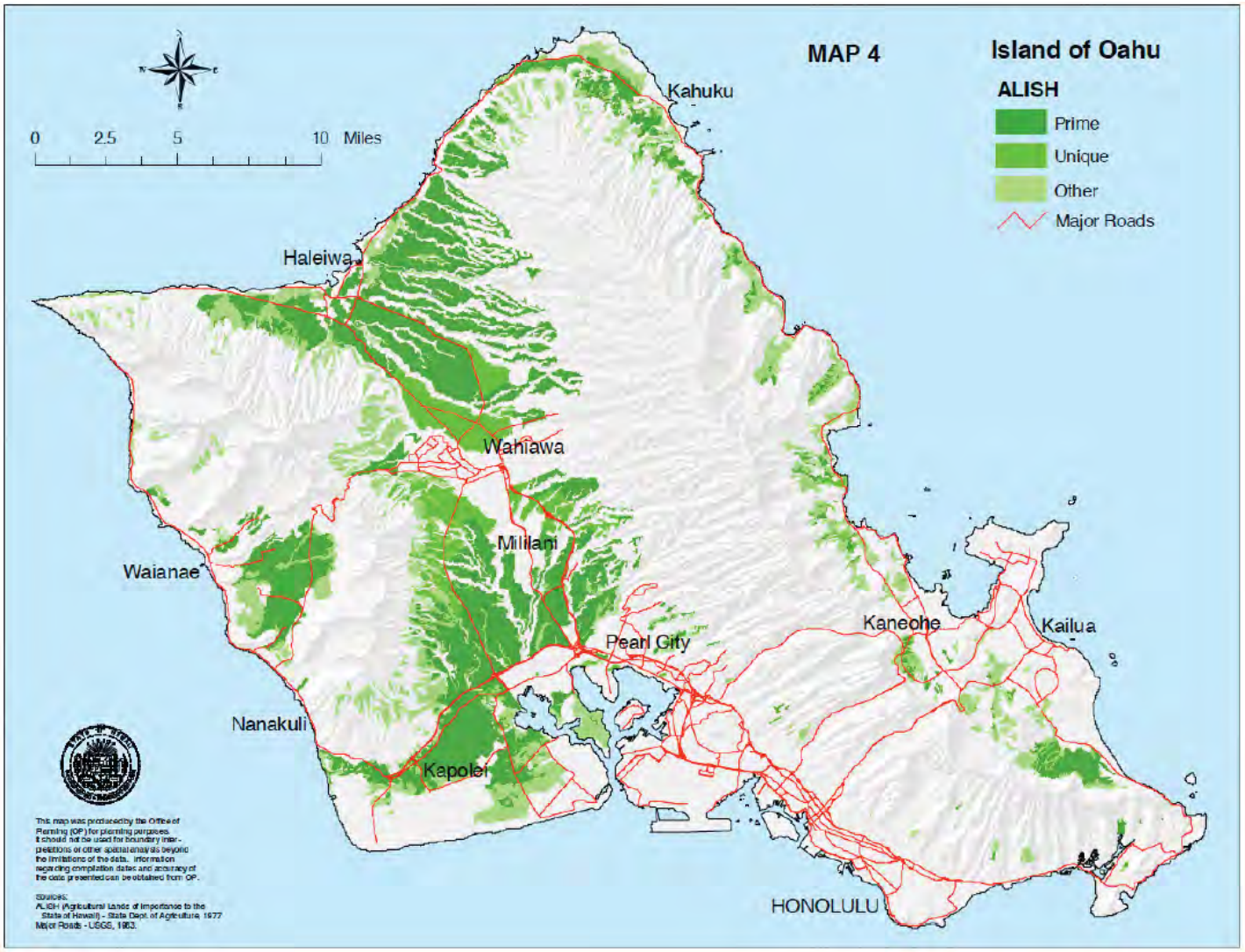
This report provides soil ratings along with arial photos of agricultural activity in the early 1970s.

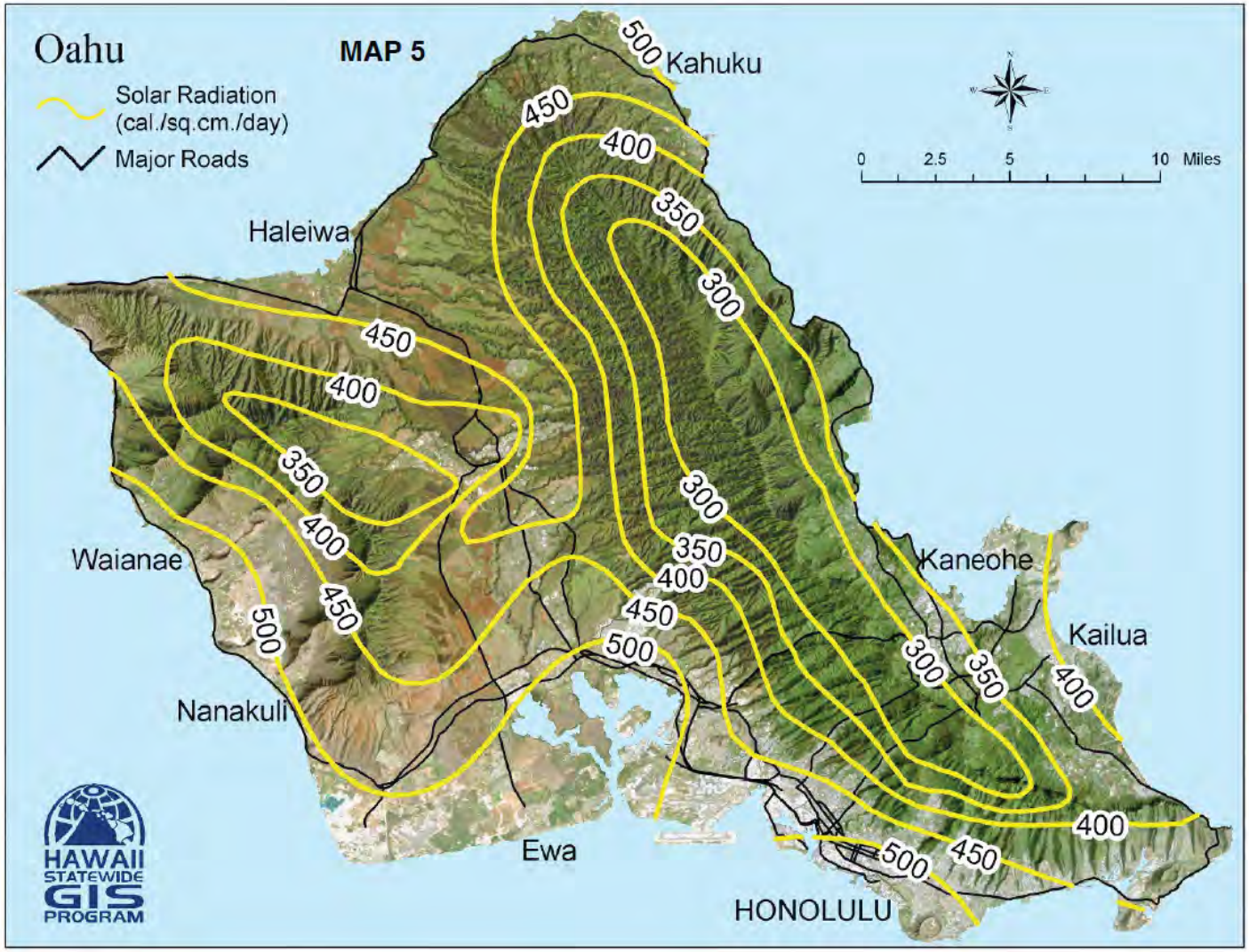
MAPS

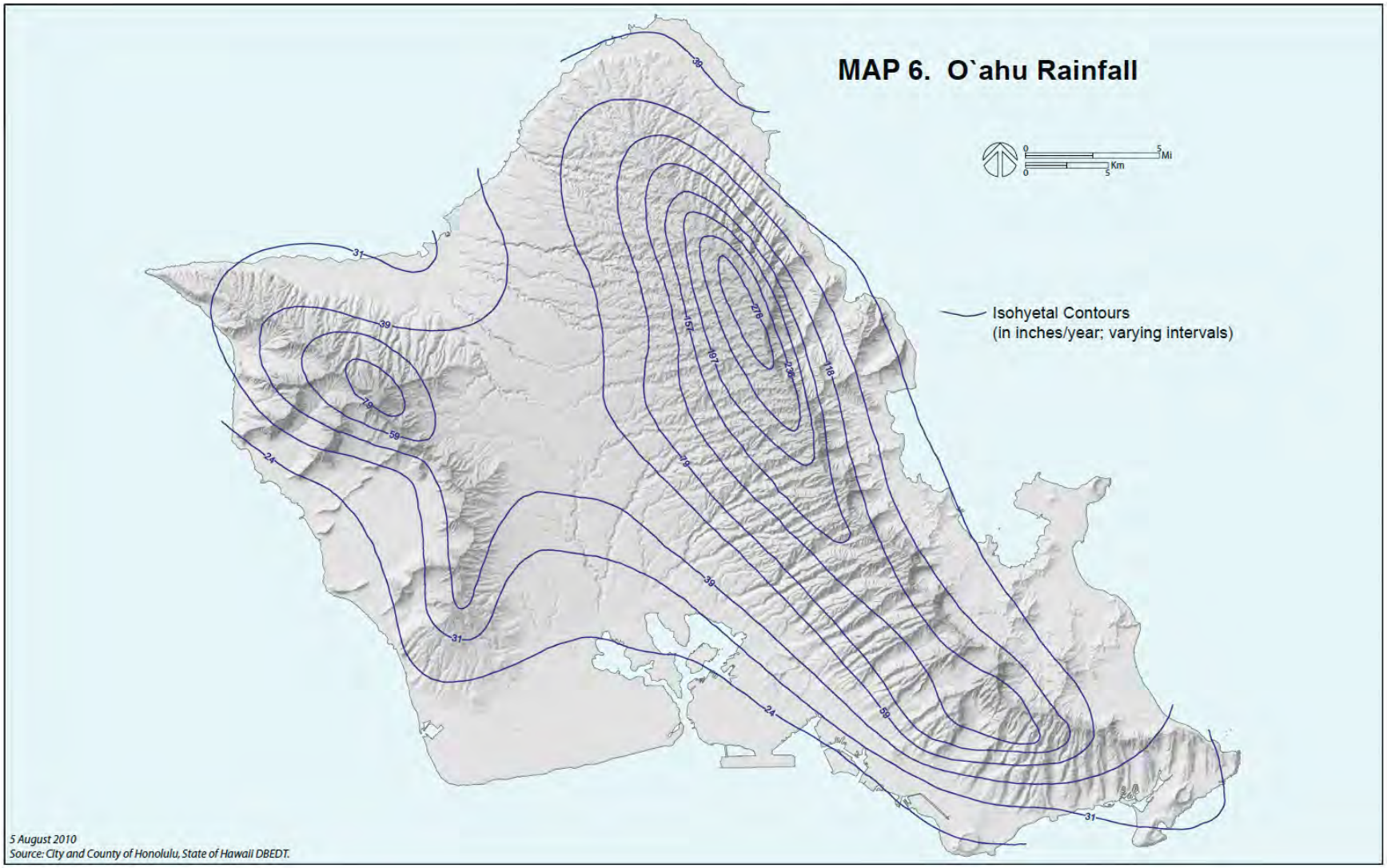

MAP 1
STATE OF HAWAI`I
LAND USE DISTRICT
BOUNDARIES -
Island of O`ahu
N
Sunset Beach
Kahuku
Laie
Waimea
KO`OLAU LOA
Hauula
Haie`iwa
Mokuleia
Kaena Point
Punaluu
WAIALUA
Ka`a`awa
Whitmore Village
Schofield Barracks
WAHIAWA
Waikane
Makaha
WAI`ANAE
Mililani
Kahaluu
Wai`anae
Kane`ohe
Maili
Waipio
Waikele
Pearl City
H-3 HIGHWAY
KO`OLAU POKO
Kailua
`EWA
Waipahu
Nanakuli
Makakilo
Waimanalo
Kapolei Village
Kaiihi
Campbell Industrial Park
Manoa
HONOLULU
Hawaii Kai
Legend
URBAN
AGRICULTURAL
CONSERVATION
Special Permits
Major Roads
Tax Map Keys 2008
0 1.5 3 6 9 12 15
Miles

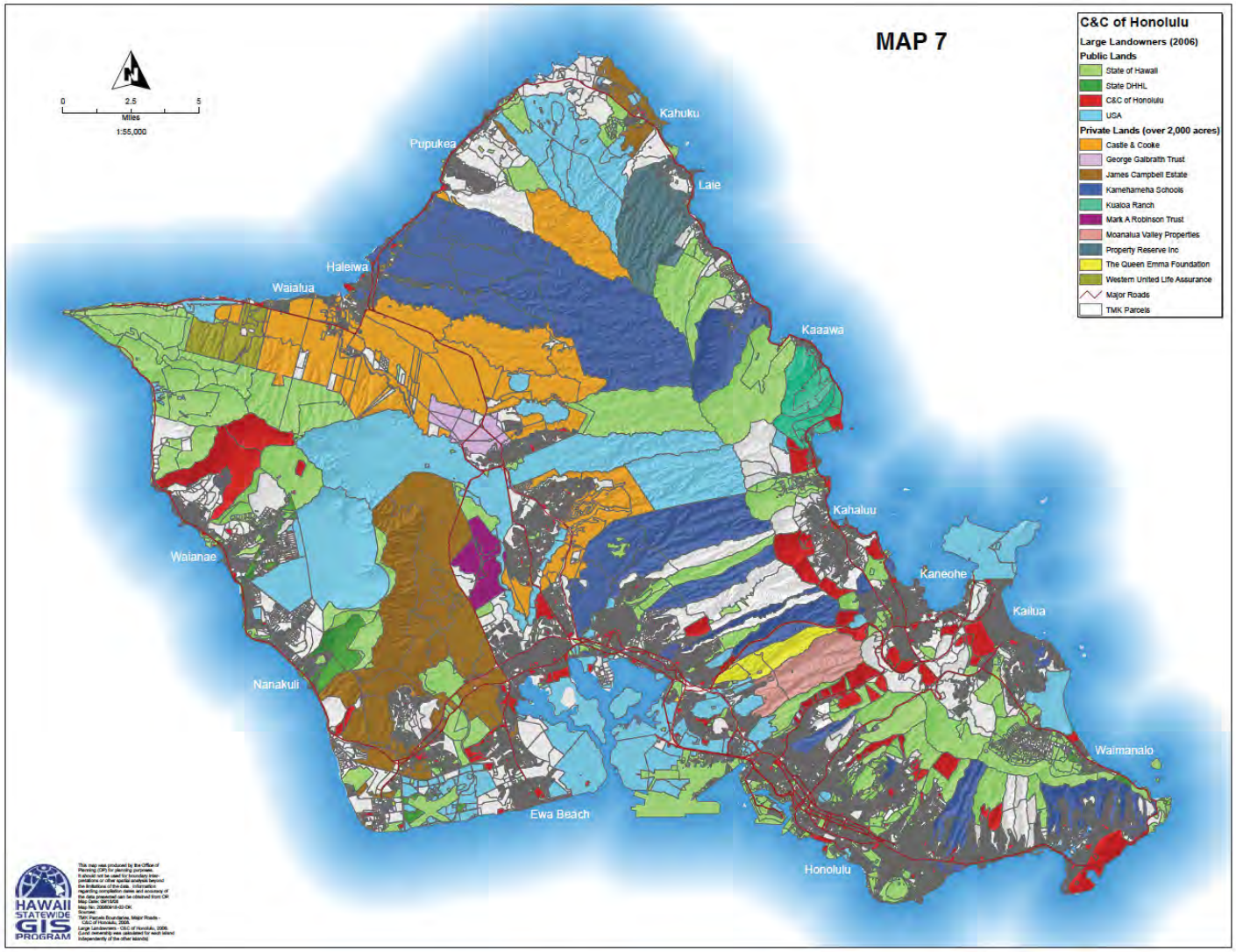

MAP 2
HIGH QUALITY AGRICULTURAL LANDS
OUTSIDE THE
COMMUNITY GROWTH BOUNDARY
0
5
Mi
0
5
Km
LSB Rating A or B / ALISH Prime or Unique
State Land Use District Agricultural
Community Growth Boundary
5 August 2010
Source: City and County of Honolulu, State of Hawaii DBEDT.

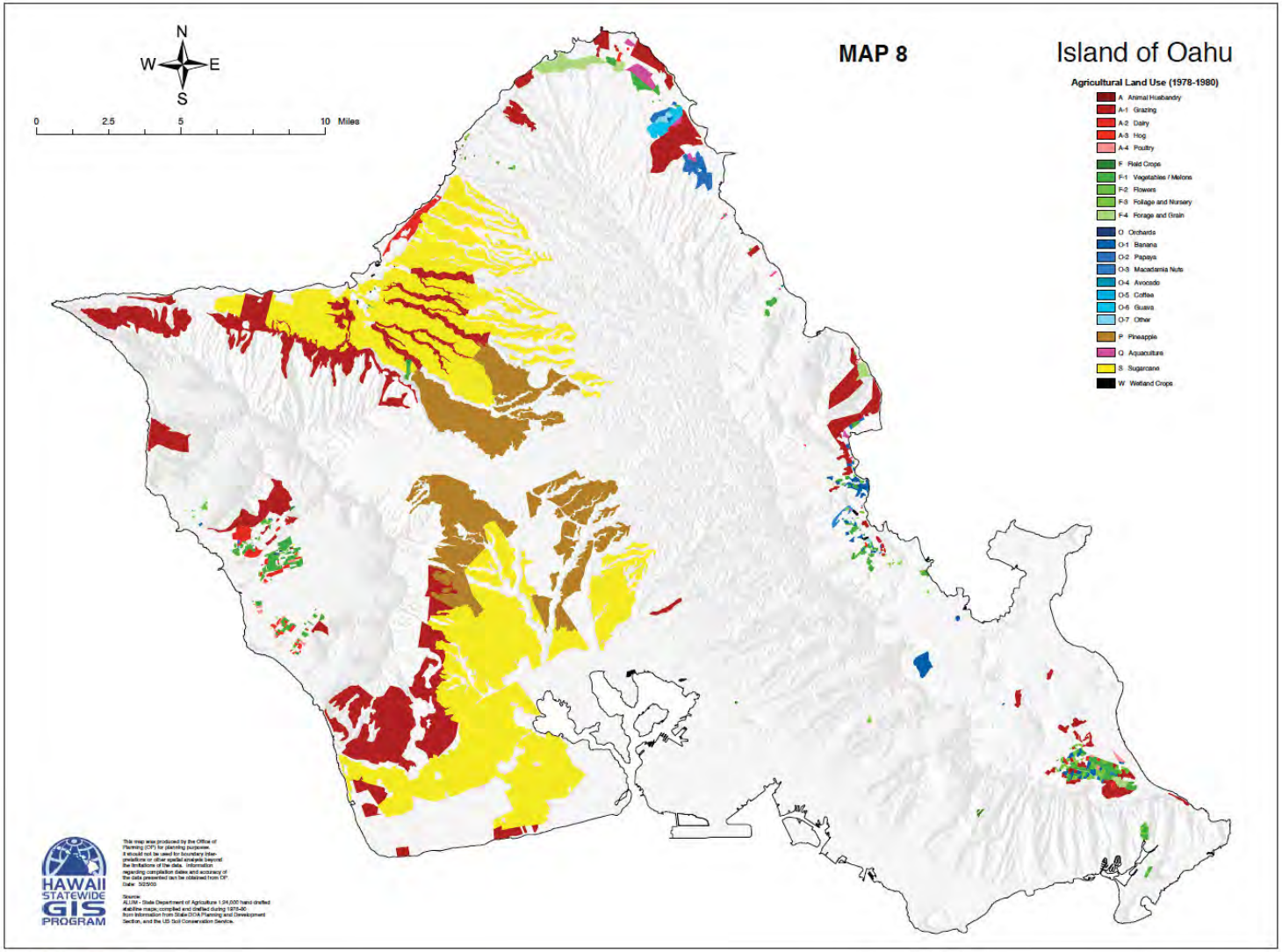

MAP 3
Island of Oahu
LSB Classification
A
B
C
D
E
Major Roads
0 2.5 5 10 Miles
Kahuku
Haleiwa
Wahiawa
Mililani
Waianae
Pearl City
Kaneohe
Kailua
Nanakuli
Kapolei
HONOLULU
This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.
Sources:
LSB Classifications - Land Study Bureau, 1965 to 1972.
Major Roads - USGS, 1953.


MAP 4
Island of Oahu
ALISH
Prime
Unique
Other
Major Roads
0 2.5 5 10 Miles
Kahuku
Haleiwa
Wahiawa
Mililani
Waianae
Pearl City
Kaneohe
Kailua
Nanakuli
Kapolei
HONOLULU
This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.
Sources:
ALISH (Agricultural Lands of Importance to the State of Hawaii) - State Dept. of Agriculture, 1977
Major Roads - USGS, 1983.

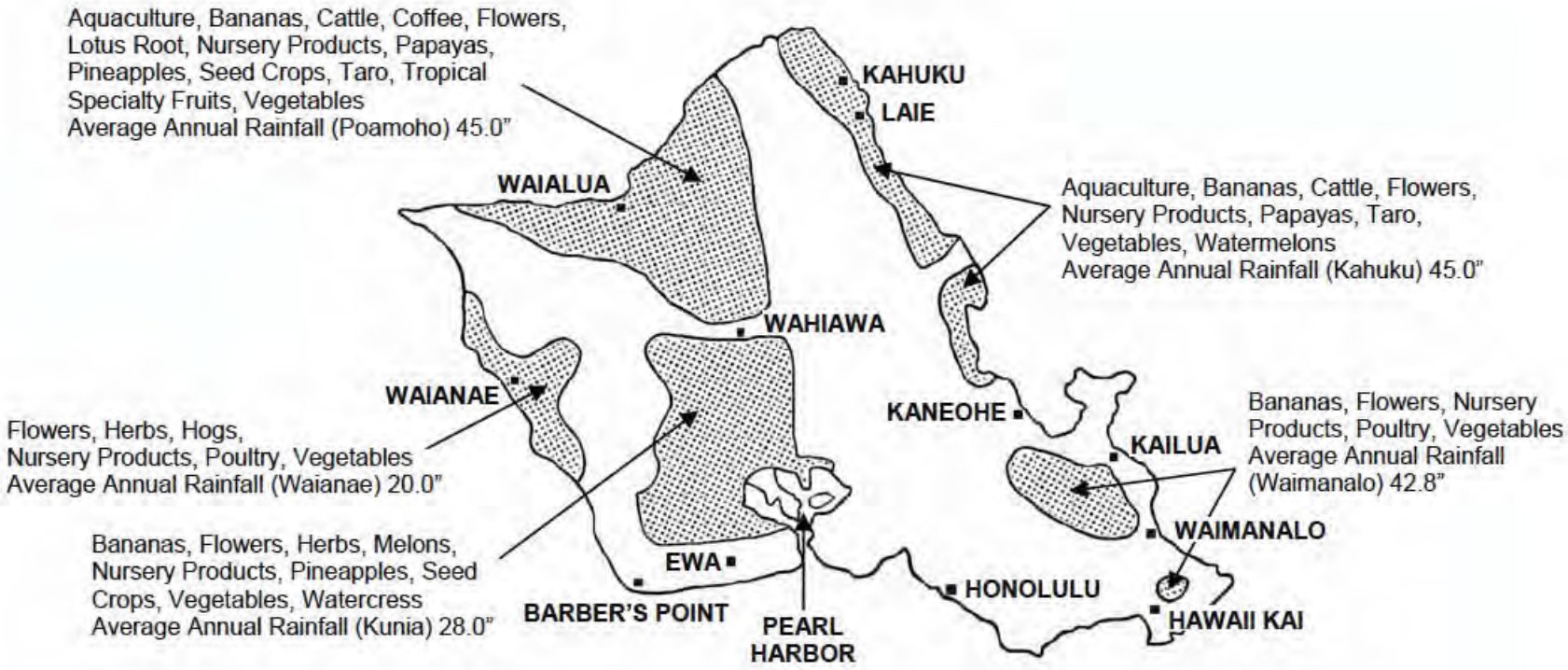

Oahu
MAP 5
Solar Radiation
(cal./sq.cm./day)
Major Roads
0 2.5 5 10 Miles
Kahuku
Haleiwa
Waianae
Nanakuli
Ewa
HONOLULU
Kaneohe
Kailua
500
450
400
350
300
HAWAII STATEWIDE GIS PROGRAM


MAP 6. O`ahu Rainfall
0
5
Mi
0
5
Km
Isohyetal Contours
(in inches/year; varying intervals)
39
31
39
79
59
24
31
39
24
59
31
157
197
276
236
118
79
5 August 2010
Source: City and County of Honolulu, State of Hawaii DBEDT.


MAP 7
C&C of Honolulu
Large Landowners (2006)
Public Lands
State of Hawaii
State DHHL
C&C of Honolulu
USA
Private Lands (over 2,000 acres)
Castle & Cooke
George Galbraith Trust
James Campbell Estate
Kamehameha Schools
Kualoa Ranch
Mark A Robinson Trust
Moanalua Valley Properties
Property Reserve Inc
The Queen Emma Foundation
Western United Life Assurance
Major Roads
TMK Parcels
0
2.5
5
Miles
1:55,000
Kahuku
Pupukea
Laie
Haleiwa
Waialua
Kaaawa
Kahaluu
Waianae
Kaneohe
Kailua
Nanakuli
Waimanalo
Ewa Beach
Honolulu
HAWAII STATEWIDE GIS PROGRAM


MAP 8
Island of Oahu
N
W
E
S
0
2.5
5
10 Miles
Agricultural Land Use (1978-1980)
A Animal Husbandry
A-1 Grazing
A-2 Dairy
A-3 Hog
A-4 Poultry
F Field Crops
F-1 Vegetables / Melons
F-2 Flowers
F-3 Foliage and Nursery
F-4 Forage and Grain
O Orchards
O-1 Banana
O-2 Papaya
O-3 Macadamia Nuts
O-4 Avocado
O-5 Coffee
O-6 Guava
O-7 Other
P Pineapple
Q Aquaculture
S Sugarcane
W Wetland Crops
HAWAII STATEWIDE GIS PROGRAM

MAP 9. Major Farm Areas, O'ahu: 2008



TABLES

Table 1. Crop Acreage, Livestock and Farms: 1980 and 2008

Item	1980		2008				Units
	State Amount	Oahu Amount	State Exports	State Self-sufficiency	State Amount	Oahu Amount	
1.a. CROPS							
Specialty Crops							
Sugarcane	217,700	33,100	100%		39,700	-	acres in crop
Macadamia Nuts	13,300	dnd	most		17,000	dnd	"
Coffee	1,900	-	most		7,800	dnd	"
Seed Crops	680	dnd	100%		5,990	dnd	"
Pineapples	43,000	11,500		100.0%	dnd	dnd	"
Floriculture and Nursery Products	1,477	374	44%		3,240	699	"
Feed Crops	dnd	dnd			dnd	dnd	"
Herbs	dnd	dnd			dnd	dnd	"
Ginger Root	40	dnd			50	dnd	"
Other and Adjustment for dnd	4,203	1,026			8,720	7,901	"
Adj. for Vegetable and Melon Crops					(2,400)	(2,400)	"
Total Specialty Crops	282,300	46,000			80,100	6,200 8%	acres in crop
Fruits							
Tropical Specialty Fruits	dnd	dnd		dnd	1,480	dnd	acres in crop
Papayas	1,950	75		dnd	1,380	dnd	"
Bananas	730	470		47%	1,300	dnd	"
Avocados	350	dnd		34%	400	dnd	"
Guavas	975	dnd		dnd	180	dnd	"
Passion Fruit	75	dnd		dnd	dnd	dnd	
Oranges	30	dnd		dnd	dnd	dnd	
Tangerines	28	dnd		dnd	dnd	dnd	
Other	1,062	dnd		dnd	1,160	dnd	"
Total Fruits (Self-sufficiency includes pineapple)	5,200	800		32%	5,900	900 15%	acres in crop
Vegetables and Melons							
Potatoes, Sweet	100	45		83%	470	dnd	harvested acres
Cabbage, Head	460	dnd		80%	410	dnd	"
Corn, Sweet	250	195		78%	400	dnd	"
Taro	320	dnd		30%	390	dnd	acres in crop
Cucumbers	210	80		78%	310	95	harvested acres
Cabbage, Chinese	350	dnd		87%	220	dnd	"
Squash, Italian	25	dnd		46%	170	dnd	"
Onions, Dry	80	dnd		7%	160	dnd	"
Onions, Green	90	75		73%	125	105	"
Beans, Snap	130	25		56%	120	60	"
Cabbage, Mustard	100	dnd		82%	95	dnd	"
Lettuces	660	dnd		11%	90	dnd	"

Table 1. Crop Acreage, Livestock and Farms: 1980 and 2008
(Continued)

Item	1980		2008				Units
	State Amount	Oahu Amount	State Exports	State Self-sufficiency	State Amount	Oahu Amount	
Vegetables and Melons (continued)							
Romaine	130	-		10%	90	dnd	"
Broccoli	40	dnd		6%	80	dnd	"
Eggplant	60	29		55%	50	dnd	"
Squash, Oriental	45	dnd		35%	40	dnd	"
Watercress	32	dnd		99%	35	dnd	acres in crop
Pumpkins	20	dnd		9%	30	dnd	harvested acres
Bittermelon	14	dnd		65%	20	dnd	"
Celery	70	dnd		7%	20	dnd	"
Tomatoes	270	10		dnd	dnd	dnd	"
Daikon	200	dnd		dnd	dnd	dnd	"
Watermelons	130	65		dnd	dnd	dnd	"
Peppers, Green	45	5		dnd	dnd	dnd	"
Burdock	35	dnd		dnd	dnd	dnd	"
Lotus Root	35	dnd		dnd	dnd	dnd	"
Cauliflower	30	dnd		dnd	dnd	dnd	"
Carrots	25	dnd		dnd	dnd	dnd	"
Radish	25	dnd		dnd	dnd	dnd	"
Parsley	18	dnd		dnd	dnd	dnd	"
Chinese Peas	17	dnd		dnd	dnd	dnd	"
Dasheen	14	dnd		dnd	dnd	dnd	"
Adjustment for double counting and dnd	(2,110)	dnd			(225)	1,240	"
Adj. for Vegetable and Melon Crops listed under Specialty Crops					2,400	2,400	
Total Vegetables and Melons	3,900	1,100		34%	5,500	3,900 71%	
Total Crop Acreage	291,400	47,900			91,500	11,000 12%	acres
1.b. Water Use (excluding reuse)	1,026	237			306	29	mgd
1.c. LIVESTOCK				(2005)	(2008)	(2008)	
Chickens, Egg Production	1,007,000	860,000		20.0%	334,000	dnd	animals
Chickens, Broilers	307,000	258,000			39,000	dnd	"
Cattle and Calves, Beef	207,000	19,800	77%	4.5%	147,400	4,400	"
Cattle and Calves, Dairy	19,000	11,600		10.0%	2,600	-	"
Hogs and Pigs	57,000	35,400		3.9%	13,000	9,400	animals
Honey and Beeswax	7,000	dnd			10,000	dnd	colonies
Goats	dnd	dnd			9,200	dnd	"
Equine	dnd	dnd			6,500	dnd	"
Sheep and Lambs					dnd	dnd	"

Table 1. Crop Acreage, Livestock and Farms: 1980 and 2008
(Continued)

Item	1980		2008				Units
	State Amount	Oahu Amount	State Exports	State Self-sufficiency	State Amount	Oahu Amount	
1d. Farms and Livestock Operations							
Farms							
Sugarcane	380	3			2	-	
Pineapple (including specialty)	18	2			40	1	
Flowers and Nursery Products	640	220			1,025	270	
Fruits (excluding pineapple)	692	166			1,505	155	
Vegetables and Melons	585	246			540	180	
Taro	122	2			105	20	
Macadamia Nuts	475	1			570	5	
Coffee	650	-			830	3	
Total Farms	3,562	640			4,617	634	
Livestock Operations							
Cattle Ranches	800	80			985	47	
Hogs	650	350			230	70	
Dairies	24	18			2	-	
Other Milk Operations	46	6			13	3	
Poultry Farms	70	34			100	15	
Honey	27	5			35	9	
Total Livestock Operations	1,617	493			1,365	144	
Other Operations Less Duplications	(879)	(133)			1,518	172	
Total Farms and Livestock Operations	4,300	1,000			7,500	950	

dna: data not available

dnd: data not disclosed

Sources

"Statistics of Hawaiian Agriculture."

"Economic Impacts of Increasing Hawaii's Food Self-Sufficiency."

Table 2. Economic Contributions of Agriculture, Oahu: 2007 and 2008

Item	Source or Multiplier	Amount	Units
2.a. MARKET: POPULATION AND HOUSEHOLDS: 2008			
Residents	DBEDT Data Book	905,034	people
Residents and Visitors (de facto population)		934,262	"
Households	2.95 people /household	306,791	households
2.b. FOOD EXPENDITURES: 2008			
Per Household			
In 2004-2005			
All Foods	DBEDT Data Book	$ 8,089	
Fruits and Vegetables	"	$ 831	
In 2008			
All Foods	1.18 CPI Adjustment	$ 9,545	
Fruits and Vegetables (fresh, frozen and canned)	"	$ 981	
Total Food Expenditures, Oahu			
All Foods	$ 9,545 per household	$ 2,928,320,095	
Fruits and Vegetables (fresh, frozen and canned)	$ 981 "	$ 300,961,971	
2.c. SALES: 2008			
Farms			
Vegetables, Ginger Root, Herbs and Melons	Statistics of Hawaii Ag	$ 17,951,000	annual
Fruits	"	$ 3,937,000	"
Flowers and Nursery Products	"	$ 37,970,000	"
Other (pineapple, coffee, mac nuts, taro and seeds)	"	$ 107,865,000	"
Total Sales of Farm Products		$ 167,723,000	annual
Livestock Operations			
Cattle	"	$ 358,000	annual
Hogs	"	$ 1,860,000	"
Other (milk, eggs and aquaculture)	"	$ 14,651,000	"
Total Sales of Livestock Production		$ 16,869,000	annual
Total Sales of Farm and Livestock Products		$ 184,592,000	"
Indirect Sales	1.06 x direct sales	$ 195,667,520	"
Total Direct and Indirect Ag Sales		$ 380,259,520	annual
Ag-Tourism (2006)		$ 14,201,000	"
Theft, Vandalism and Security		$ (3,919,000)	"
Share of Total Value of Farm and Livestock Production		2.1%	
Annual Revenues per Acre, Farms		$ 15,248	

Table 2. Economic Contributions of Agriculture, Oahu: 2007 and 2008
(continued)

Item	Source or Multiplier	Amount	Units
2.d. AGRICULTURE EMPLOYMENT: 2007			
Hired Workers			
Crop Farming		1,221	jobs
Livestock		156	"
Support Activities		158	"
Total Ag Employees		1,535	jobs
Self-employed and Unpaid Family Workers	68%	1,044	"
Total Farm Employment		2,579	jobs
Indirect Jobs	0.5 x direct jobs	1,290	"
Total Farm-related Employment		3,869	jobs
Share of Total Oahu Jobs (456,950 jobs)		0.8%	
Farm Jobs per 100 Acres		11	
2.e. WAGES AND PAYROLL: 2007			
Average Wages			
Agriculture			
Crop Farming	DLIR	$ 25,192	
Livestock	"	$ 27,033	
Support Activities	"	$ 28,503	
Average	"	$ 25,720	
Indirect Workers	"	$ 40,784	
Payroll			
Crop Farming		$ 30,759,432	
Livestock		$ 4,217,148	
Support Activities		$ 4,503,474	
Total Payroll, Direct Jobs		$ 39,480,054	
Indirect Workers		$ 42,578,496	
Total Payroll		$ 82,058,550	

Sources

"Statistics of Hawaiian Agriculture."
"Employment and Payrolls in Hawaii."
"The State of Hawaii Data Book."

FIGURES

Figure 1. Crop Acreage, Statewide: All Crops

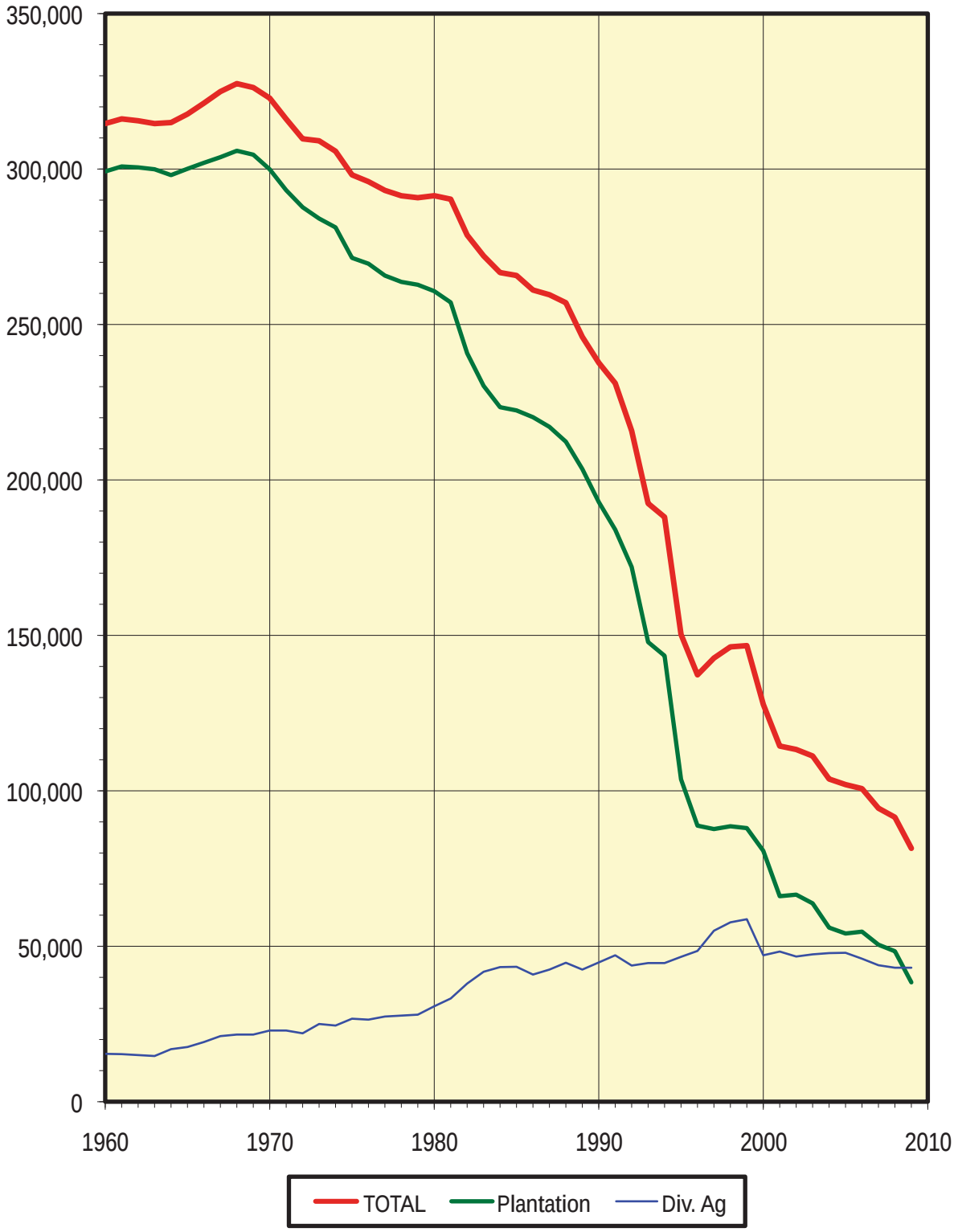


Figure 2. Crop Acreage, Statewide: Diversified Crops

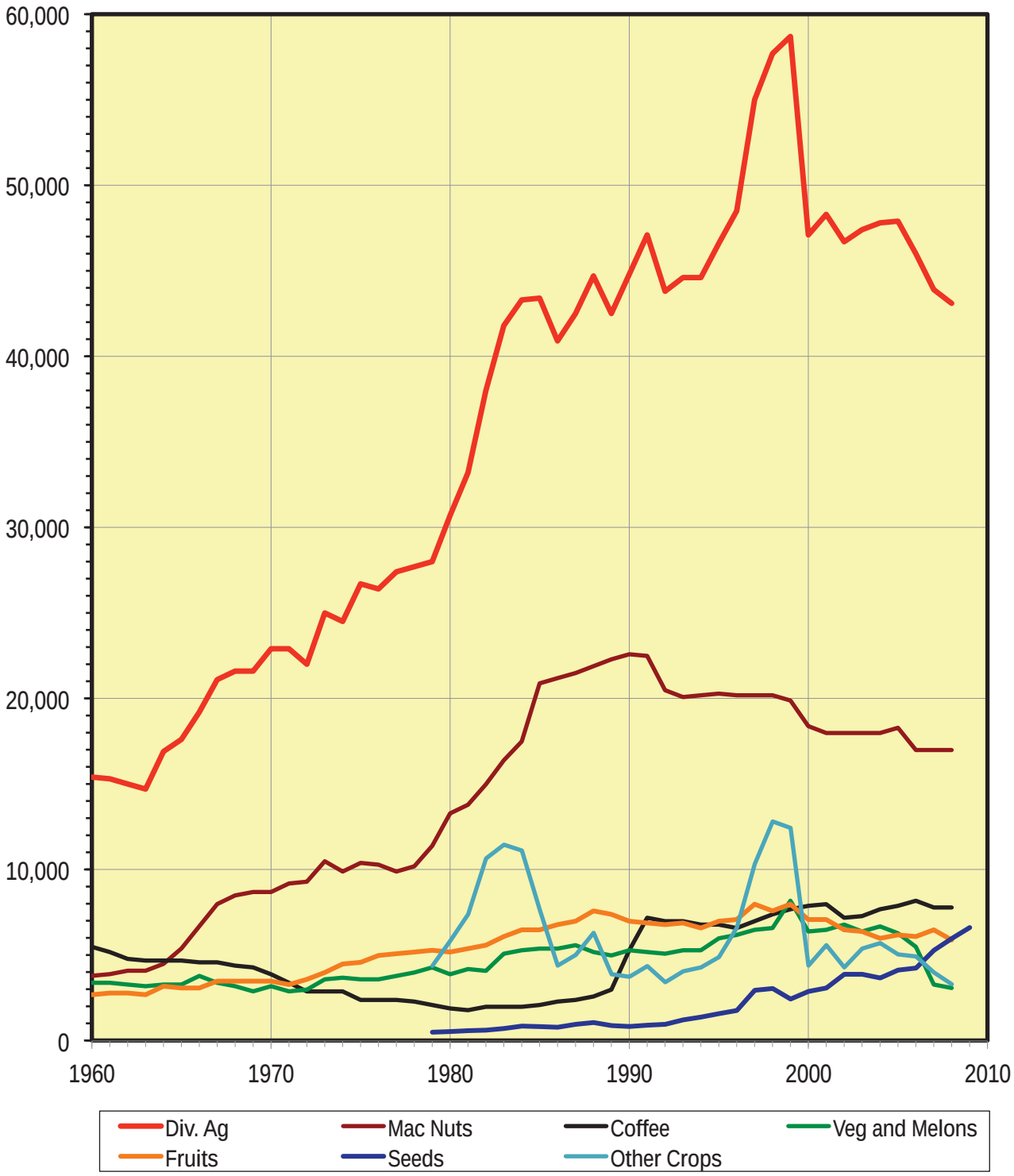


Fig. . Crop Acreage, Oahu: All Crops

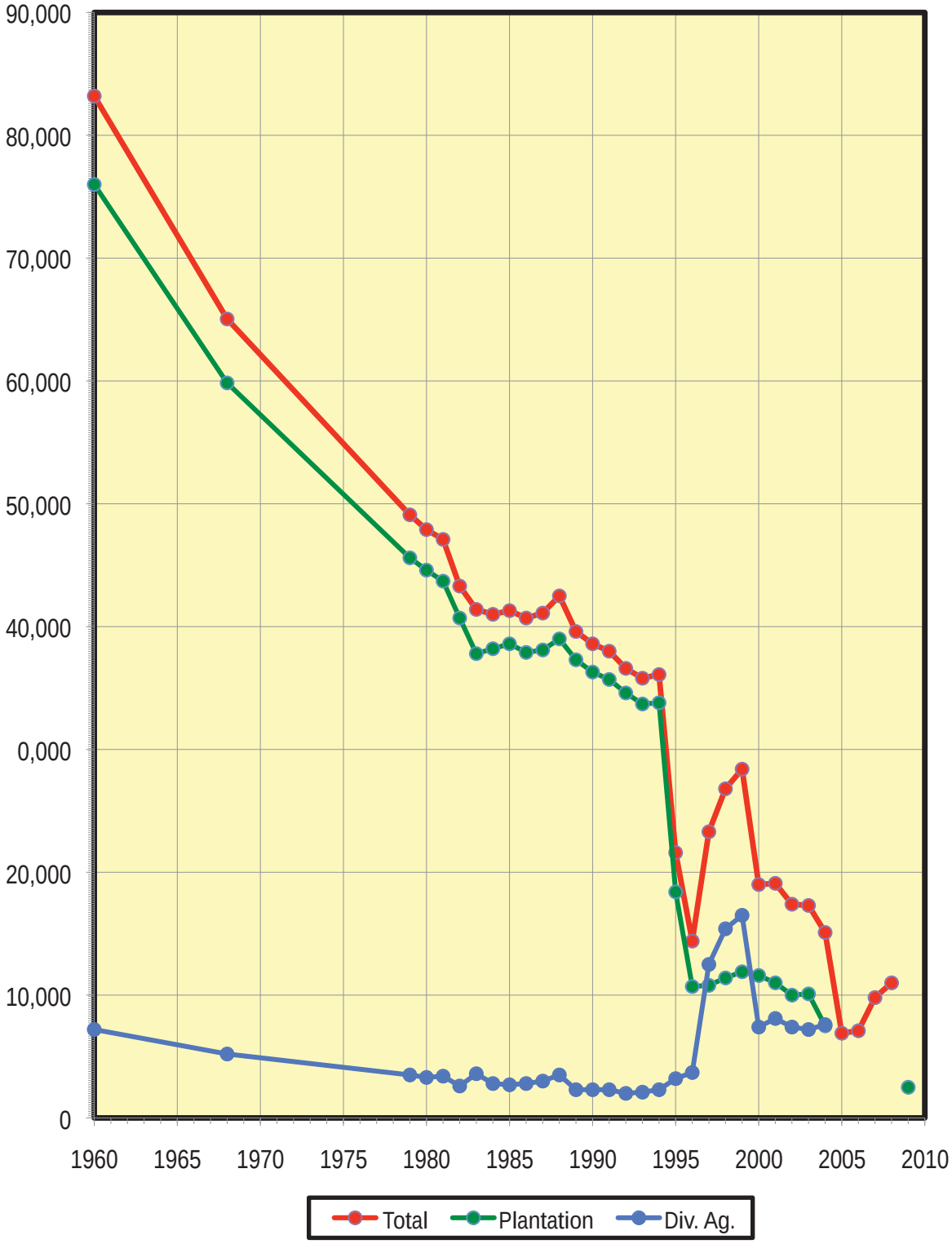


Fig. . Crop Acreage, Statewide, Oa u and eig or slands: egeta les and elons

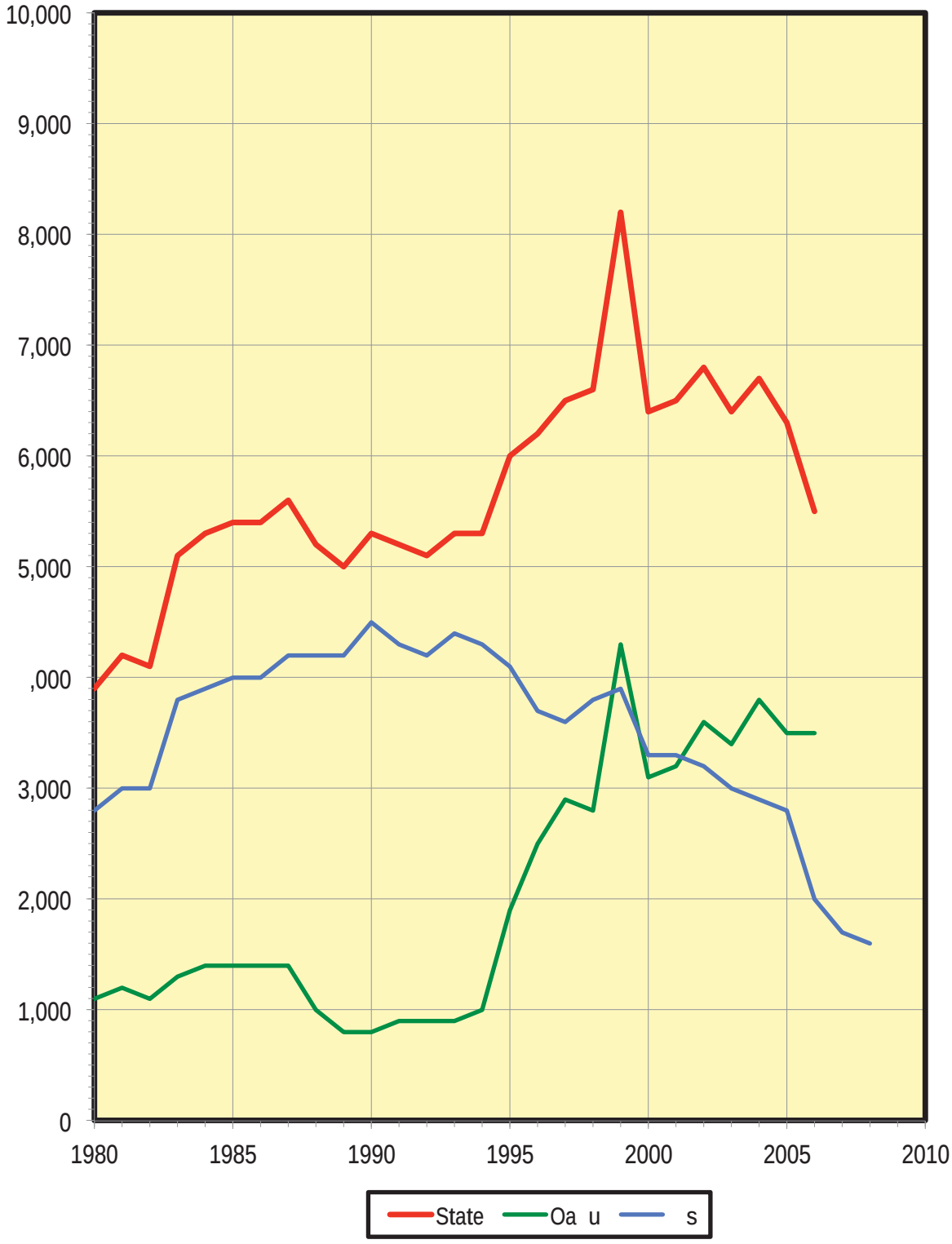


Fig. 5. Crop Acreage, State ide, Oahu and Neighbor Islands: Fruits (excluding pineapple)

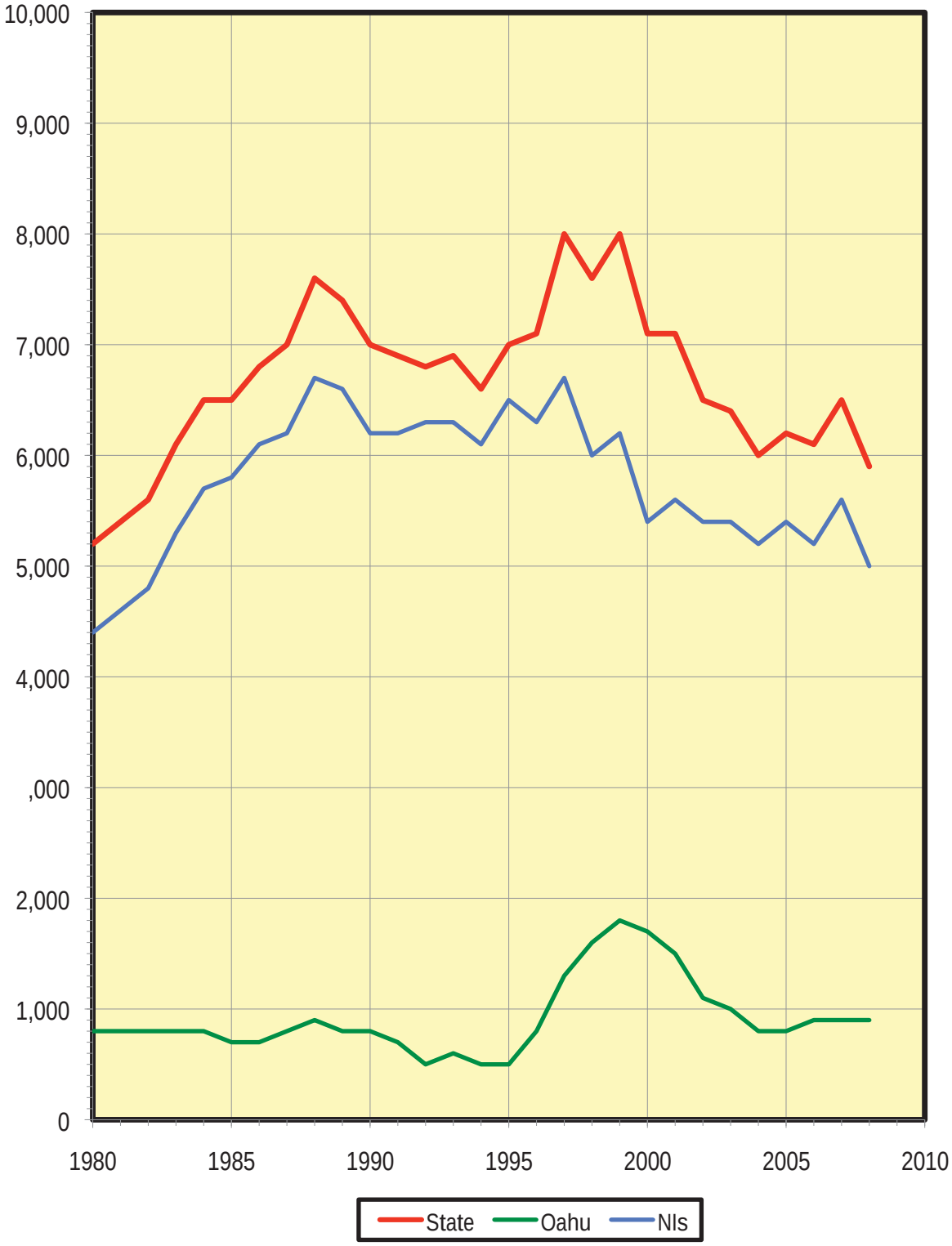


Fig. 6. Cattle and Pigs, Oahu

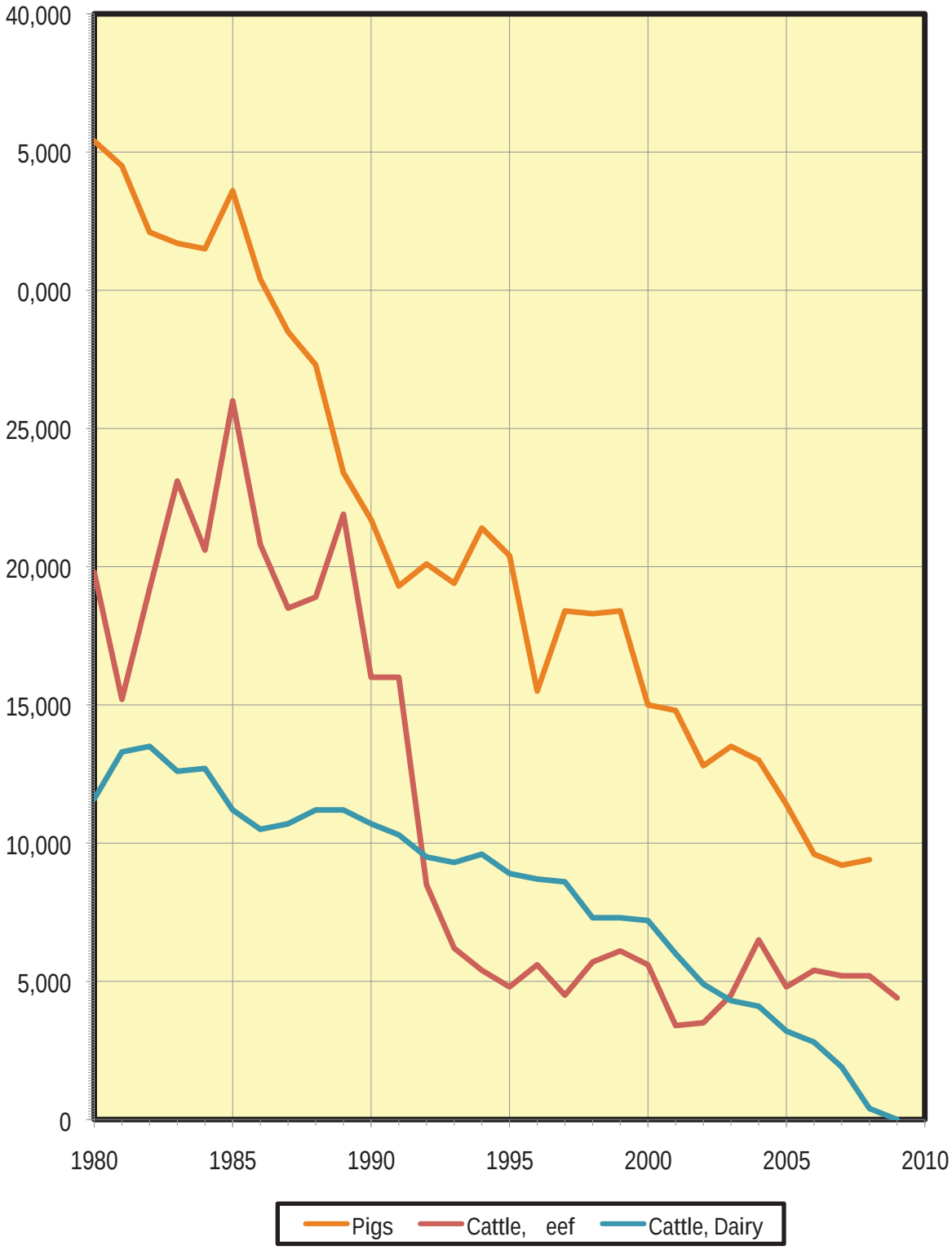


Fig. 7. Chickens, Oahu

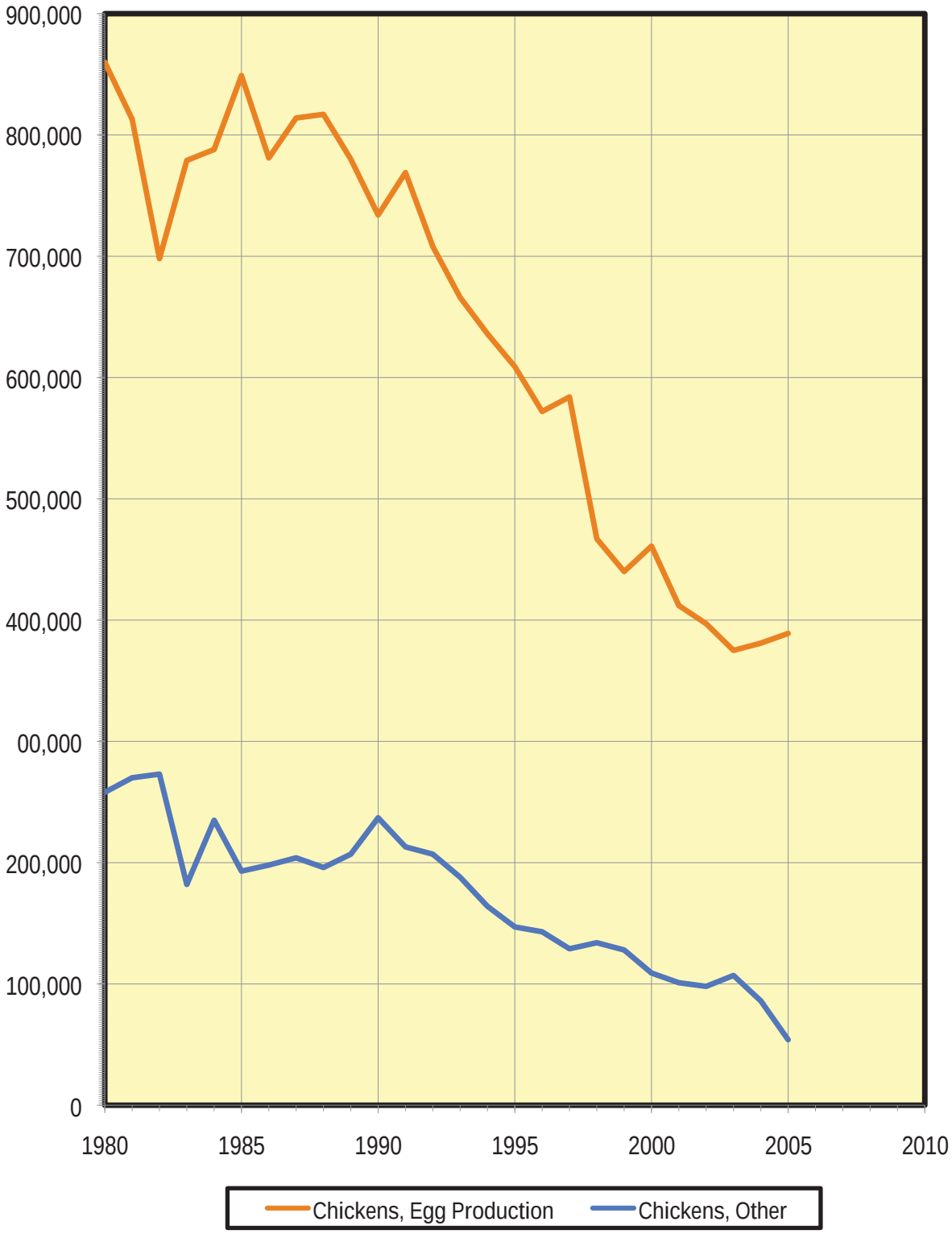
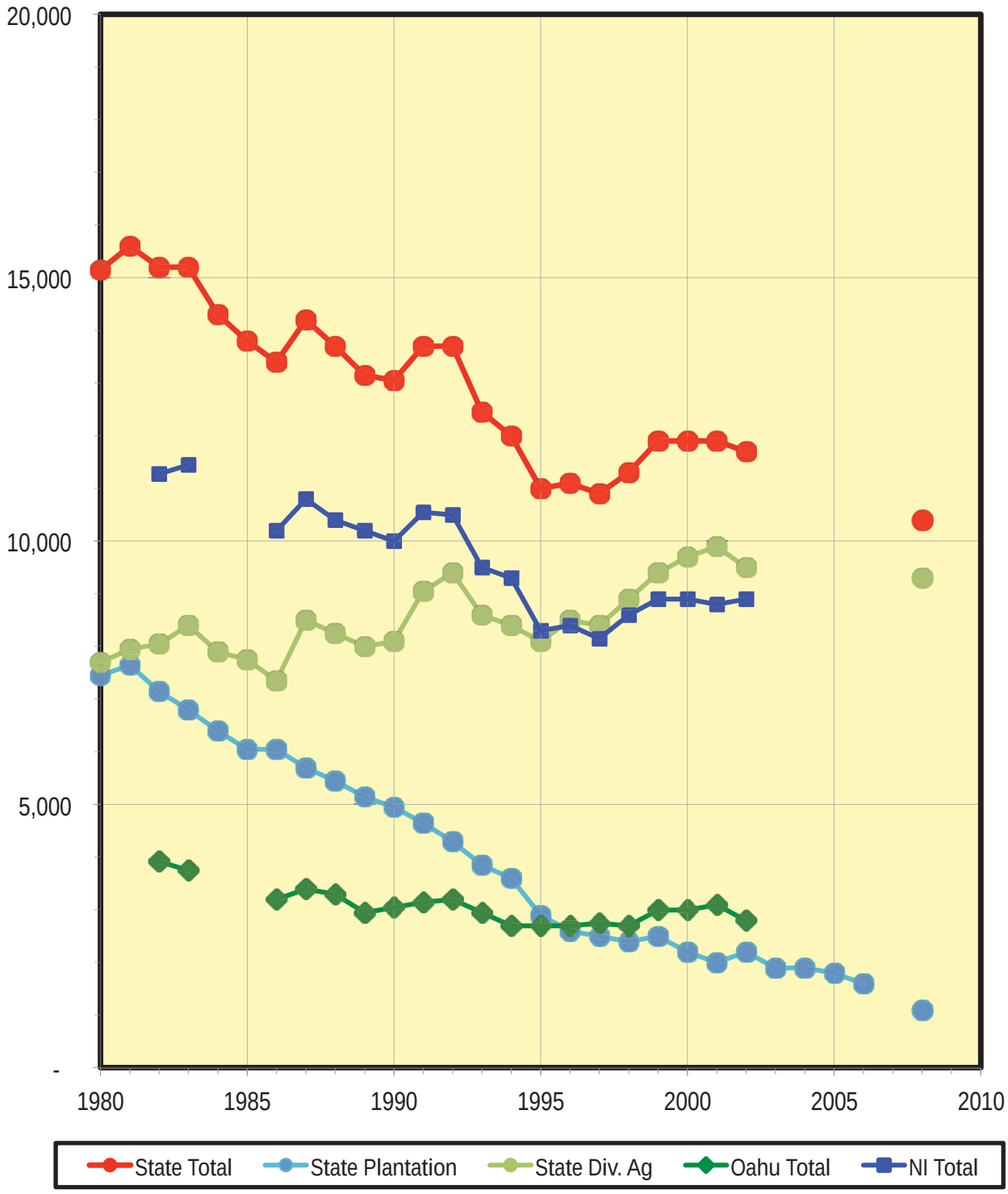


Fig. 8. Agricultural Employment, State ide, Oahu and Neighbor Islands

(including self-employed and unpaid family farm workers)



COMMERCIAL REAL ESTATE TREND REPORT

C

Helber Hastert and Fee, Planners, Inc.

City and County of Honolulu General Plan Update

Commercial Real Estate Market Trends Report

Colliers Monroe Friedlander Consulting
October 2010

COLLIERS
MONROE FRIEDLANDER

TABLE OF CONTENTS

Project Objectives and Methodology **3**

Executive Summary **4**

1.0 Local Market Trends **7**
1.1 Office Market Overview 7
1.2 Retail Market Overview 7
1.3 Industrial Market Overview 12

2.0 Macro Level Trends **18**
2.1 The Green Revolution 18
2.2 Transit Oriented Development 24
2.3 Shortage of Development Land 26
2.4 New Commercial and Industrial Concepts 29
2.5 Changing Demographics 32

References 35

LIST OF ACRONYMS

C&D	Construction and Demolition
CCP	Coal Combustion Products
CCRC	Continuing Care Retirement Community
CLASS	Community Living Assistance Services and Supports Act
CMFC	Colliers Monroe Friedlander Consulting
EPA	Environmental Protection Agency
EV	Electric Vehicle
HCDA	Hawai‘i Community Development Agency
HHF	Helber, Hastert and Fee, Planners, Inc.
LEED	Leadership in Energy and Environmental Design
TBL	Triple Bottom Line Reporting
TOD	Transit-Oriented Development
USGBC	United States Green Building Council

PROJECT OBJECTIVES

Helber, Hastert and Fee, Planners, Inc. ("HHF") engaged Colliers Monroe Friedlander Consulting ("CMFC") as a subcontractor for the City and County of Honolulu General Plan Update. This trend report is part of Stage 1 – Reconnaissance of the Basic Scope of Services and examines trends which impact commercial real estate and how they will potentially influence future land use patterns on O'ahu over the next twenty-five years.

PROJECT METHODOLOGY

Over the next two and a half decades, sustainability and technological advances will reshape land use and how and where companies conduct their business. This trends overview includes local and regional changes that will affect future land use as well as examine macro-level trends. For the local market overview and trends, CMFC utilized its market knowledge and proprietary database for the office, retail, and industrial property sectors. CMFC utilized on-line searches of real estate industry organizations and other business industry sources to determine the macro-level trends which could potentially impact commercial real estate on O'ahu .

EXECUTIVE SUMMARY

LOCAL MARKET TRENDS

Office and Retail

Over the next few decades, the following trends will affect office and retail land uses and development.

- *Redevelopment of Commercial and Industrial Lands in the Urban Core* – Kamehameha Schools, General Growth Properties, CommonWealth Real Estate Investment Trust ("CommonWealth"), Queen Emma Land Trust, and the State of Hawai'i have plans to redevelop a significant portion of their land holdings in urban Honolulu into more vibrant mixed-use neighborhoods to increase property values and maximize returns. Many of the ground leases in these areas are set to expire or come up for renegotiation over the next twenty-five years. The revitalization of these areas will provide growth opportunities for office and retail users.

- *Transit-Oriented Development* – Transit-oriented development ("TOD") is a planning, design and development trend that seeks to create compact, mixed-use, pedestrian-oriented communities located around public transit stations. This type of development is new to the Hawai'i real estate market. Certain transit zones of the planned rail transit system will create opportunities for retail, office and residential market growth.

- *Continued Commercial Development in West O'ahu* - The City of Kapolei holds the majority of the remaining developable commercial and residential land on the island. With over 20,000 new homes planned over the next twenty-five years and an underserved retail market, an influx of new retail centers are on the horizon. In addition, more than 30 acres of land in the city center have been designated for retail and office use. The development of retail and office buildings in Kapolei as compared to urban Honolulu, are more financially viable due to lower land prices and generally higher rental rates.

- *Lack of Viable Office Development Sites in Urban Honolulu*- In the urban core, there are a limited amount of available land parcels for office development. High-rise residential condominiums, which are allowed under the same zoning as office buildings, were built on several potential office sites as they produced a higher net return to developers. As a result, any future office developments will most likely occur through redevelopment.

- *Medical Office Development* - As Hawai'i's population ages, the increased need for healthcare services may result in an increase in medical office development over the next twenty-five years. However, only a fraction of the planned medical office developments has been successfully leased over the past few years. Thus, there remain questions regarding the true depth of medical office demand.

Industrial Market

Industrial real estate will be impacted by several issues over the next two and a half decades as significant land use changes will transform current industrial markets into more commercial uses.

- *Gentrification of Existing Urban Industrial Properties* - Much of the Kākaʻāko, Kalihi/Kapālama, and the Airport/Māpunapuna districts are planned to transition away from primarily industrial use to retail, residential and high-tech uses. As these efforts continue to progress, industrial tenants will likely pay more for lease rents or relocate outside of Honolulu's urban core.

- *Ground Rent Term Expirations to Peak in the Next Decade* - Honolulu County's industrial market is unique in that a large portion of the land is controlled by a few major landlords. A significant portion of the ground leases in urban Honolulu are expiring or coming due for rent renegotiations in the next twenty-five years. This will serve as the impetus for the redevelopment of today's industrial markets.

- *Rising Land Prices* - High construction costs and land prices have kept new warehouse development to a minimum. The shortage of available vacant land in urban Honolulu has resulted in significant price increases for industrial properties and industrial-zoned land. Industrial businesses that rely upon thin margins are unable to pay the large increases in rents from this price growth.

- *Relocation of Industrial Tenants* - The planned redevelopment of the Kākaʻāko Waterfront and the pending closure of the Kapālama Military Reserve will force the relocation of approximately 4.8 million square feet of industrial users.

- *Availability of Industrial Land in West Oʻahu* - The West Oʻahu industrial market appears to act as a buffer for the ebb and flow of the real estate market. As market conditions tighten within the urban core, demand surges in West Oʻahu. At this point, there are several hundred acres of West Oʻahu land that are already zoned for industrial use and another several hundred acres that are undergoing the entitlement process.

MACRO LEVEL TRENDS

CMFC feels that the most relevant issues that need to be addressed which will impact land use over the next twenty-five years are:

The Green Revolution

Global concerns over the environment and the desire to reduce our dependency on fossil fuels are projected to impact and change the current use of commercial and industrial properties. The green revolution that capitalizes on energy management, recyclable construction materials and efficient space utilization will be the drivers of future commercial development.

Transit Oriented Development

Rapid transit will serve as a major contributor to the change in how employees travel to and from work. Developers will focus on transit-oriented development to target commuters buying power along the transit corridor. Mixed-use developments will allow commercial spaces to benefit from a captured audience of residents. Parking space requirements are likely to be reduced in an effort to entice developers to build with transit in mind.

Developable Land Shortage

With the existing limits to urban commercial development likely to be breached before 2035, developers will have to concentrate on creative reuse of existing properties. Higher density with vertical growth will likely be required in order to make any development financially feasible. Alternative formats of commercial space can serve to reduce space usage requirements.

New Commercial and Industrial Concepts

The continued use of the internet and smart card technology will continue to spur new retail concepts that will impact physical space requirements. Retailers will service their customers through multiple channels such as on-line, in-store, or on the phone. The reduction of overall land use from large stores to smaller concepts will be the norm which coincides with the concerns over the lack of available developable commercial land.

Changing Demographics

Hawai'i's population is aging rapidly. The population 65 years old and above increased at a 1.7% annual rate from July 1, 2000 to July 1, 2009 while the State's total population increased 0.7% a year during the same period. This demographic trend will influence what developers build. Nursing homes, assisted living, hospitals and outpatient clinics will be in high demand.

1.0 LOCAL MARKET TRENDS

1.1 Office Market Overview

With just over 15.7 million square feet of inventory on O'ahu, more than 72% of this inventory is located in the Central Business District and Kapi'olani Corridor. Over the past twenty-five years, more than 5.3 million square feet of office space has been built on O'ahu. The bulk of this construction occurred between the late 1980's and early 1990's. From 1985 to 1996, average annual office building construction was 435,000 square feet. Since then, less than 200,000 square feet of office space has been built. Office building development has been inhibited by a lack of available developable land and rental rates that are insufficient to cover construction costs. Current monthly base asking office rents for O'ahu are $1.59 per square foot. Rates would need to be over the $3.00 per square foot range to support new office construction.

Over the past twenty-years, the office market on O'ahu has averaged a 10.1% vacancy rate with the strongest conditions experienced in 1991 and 2006. At mid-year 2010, the office market had a vacancy rate of 11.1%. CMFC projects an increase in vacancy rates through 2011 with the market stabilizing thereafter.

Office Market Indicators

For the purposes of this report, companies categorized under the Professional & Business Services, Financial Activities, and Information technology sectors are considered the primary office market users. Job growth among these employment sectors drives the demand for future office development. Over the past decade, the office sector has averaged approximately 89,000 jobs with a minimal average growth rate of 0.5% annually. During the last economic boom, office job counts averaged 90,000 to 95,000 positions. In April 2010, office jobs had dipped to 83,650 as a result of poor economic conditions.[1] CMFC estimates that each office position represents approximately 150 square feet of office space.

1.2 Retail Market Overview

O'ahu's retail market consists of over 26 million square feet of retail space. Over the past ten years, there has been more than 2.2 million square of new retail construction, indicating an average annual growth rate of about 220,000 square feet. Nearly 60% of this development occurred over the last four years. Much of this growth took place in the West O'ahu and Leeward O'ahu submarkets where the majority of large tracts of vacant land were available and the residential population has grown the fastest.

Historically, O'ahu's retail market has been strong, averaging 5.2% vacancy rate since 1995. In the most recent boom period, retail vacancy dropped to their lowest level at 2.18% in 2006. The highest vacancy rate was experienced in 1998 at 10.0%. At mid-year 2010, the retail market had a vacancy rate of 2.87% which is still strong considering recessionary conditions. CMFC projects an increase in vacancy rates through 2011 with the market stabilizing thereafter.

[1] Department of Business, Economic Development and Tourism

Retail Market Indicators

The retail tax base, visitor arrivals, home sales and construction activity are general economic factors that help determine the relative health of the retail market.

The retail sales tax base serves as the benchmark for retail sales and gauging the strength of the retail market. The Honolulu County retail tax base peaked in 2007 at $22.2 billion dollars and has since dropped to $20.2 billion in 2009. Since 1989, retail sales have increased an average of 3.4% each year. This number is dependent on economic factors such as personal income growth, the number of visitor arrivals, and inflation which all affect consumer spending.

A significant portion of consumer spending in Hawai'i is from tourism and thus visitor arrivals are key to a strong retail market. O'ahu receives approximately four million visitors each year from the mainland U.S. and internationally. At the peak of the market from 2005 to 2007, more than 4.5 million tourists visited the island. However, recessionary pressures were reflected in the decrease in tourists to 3.8 million in 2009.

Residential home sales and median home prices also impact consumer spending. When residential home sales are strong, home furnishings and household goods purchases increase proportionally. In addition, in times of rapid price appreciation such as in the mid-2000s, homeowners used the rising equity in their homes to remodel or purchase high ticket items. Since 1985, median home prices have increased about 5.5% annually from $158,000 to $575,000 in 2009[2]. In the boom periods of the late 1980's and mid-2000s, prices increased more than 25% each year. An increase in consumer spending is reflected for these periods.

General economic indicators such as the CPI-index, unemployment, and personal income growth also impact the retail market. Strong economic conditions reflect low unemployment rates, moderate personal income growth and low inflation rates, which in turn fuels consumer spending a strong retail market.

Office and Retail Market Trends

Over the next few decades, there are several trends that will affect office and retail land uses and development. The following issues will be discussed:

- Redevelopment of Commercial and Industrial Lands in the Urban Core
- Transit-Oriented Development
- Continued Commercial Development in West O'ahu
- Lack of Viable Office Development Sites in Urban Honolulu
- Medical Office Development

[2] Honolulu Board of Realtors.

Redevelopment of Commercial and Industrial Lands in the Urban Core

Land uses in the urban core are projected to change significantly as major land owners look to redevelop and revitalize their real estate assets. These areas include:

Areas for Redevelopment
Kākāʻāko (The Howard Hughes Corp. and Kamehameha Schools)
Airport (Commonwealth)
Māpunapuna (Commonwealth)
Kalihi/Kapālama (Kamehameha Schools)
Waikīkī (Queen Emma)
Areas Mauka of Pearl Harbor
Mōʻiliʻili (Kamehameha Schools)
Kāhala (Kamehameha Schools)

Many of the existing properties in these areas were built over forty years ago when urban Honolulu was growing at a rapid pace. Since then, many properties have become tired and inefficient. A significant portion of land in these areas is subject to long-term ground leases which are expiring or coming due for rent renegotiations over the next twenty-five years. These upcoming land reversions present redevelopment opportunities for land owners.

The major land owners mentioned above are already in the planning stages for redeveloping these areas into more vibrant mixed-use neighborhoods which will increase the values and maximize the returns on their land holdings. For example, under the preliminary development plans of General Growth Properties, the State's Hawai'i Community Development Authority ("HCDA"), and Kamehameha Schools, more than 600,000 square feet of new commercial space is proposed for the Kākāʻāko area over the next ten years.

Transit-Oriented Development

Transit-oriented development ("TOD") is a planning, design and development trend that seeks to create compact, mixed-use, pedestrian-oriented communities located around public transit stations. This type of development does not yet exist in the Hawai'i real estate market. The impending rail transit system will bring opportunities for commercial development around the planned stations. Land owners around these stations are keen to the potential increase in value that TOD can bring. The following neighborhoods are potential candidates for TOD:

Areas for Transit Oriented Development
Kapolei
Waipahu
ʻAiea/Pearl City
Airport area /Kalihi/Kapālama
Kākāʻāko
Ala Moana

The proposed redevelopments of the Airport, Kapālama, and Kākā'āko neighborhoods will likely incorporate TOD in their planning efforts. Development guidelines for these districts differ from general commercial developments because of their focus around public transit. Increased density and a reduction in parking ratios would be required conditions needed for TOD development. Additional background on Transit-Oriented Development is provided in the Macro Level Trends section of this report.

Continued Commercial Land Development in West O'ahu

The City of Kapolei has the largest concentration of developable commercial and residential land on the island. More than 20,000 new homes are projected to be built over the next twenty-five years. As a result, retail developers have been focused on the West O'ahu region. More than five million square feet of new retail centers had been planned before the recession and financial market crisis hit in 2007. Many of these centers have been postponed or have incorporated phasing for an incremental development plan. As market conditions improve, the significant portion of retail center growth over the next twenty years will continue to be in this area.

The master plan for Kapolei, O'ahu's "second city", also includes about 30 acres of land in the city center for office building development. CMFC estimates about 1.5 million square feet of office can be built in the area. If this new inventory were developed, it would more than triple the amount of office space in the Leeward O'ahu office market (inclusive of 'Aiea, Pearl City, Waipahu, 'Ewa Beach, and Kapolei).

Land prices that are less than half the price of urban Honolulu, limited existing office inventory, and higher than average rental rates have made this area attractive for office development. However, office demand in this area has been limited to back office uses or smaller users who service the community, rather than the larger corporate users who are needed to fill up a high-rise office building. As a result, most of the planned office projects have been cancelled or postponed until better market conditions arise. As Kapolei continues to grow as a city over the next twenty-five years, the area's desirability as an office location should increase.

Lack of Viable Office Development Sites in Urban Honolulu

In the urban core, there are a limited amount of available land parcels for office development. Office buildings are currently permitted principally on BMX-3, and BMX-4 zoned parcels with secondary use on land zoned B-1 and B-2. In addition, they may also be built on certain IMX-1 and HCDA zoned parcels subject to restrictions under the Land Use Ordinance. Residential development, which is also allowed under BMX-3, BMX-4, and HCDA zoning, produced a higher net return to developers resulting in little interest in office development. Average land prices for urban centrally located land parcels with appropriate zoning currently range from $150 to over $200 per square foot. As mentioned earlier in the office market overview, rents would need to be more than double what they currently are to justify construction at these prices. Even if office rents were to reach rates high enough to support new office development, many of the prime office development sites have already been developed into high-rise residential condominium buildings.

Considering the lack of vacant land sites in the urban core, any future office developments will most likely be concentrated in West O'ahu or will be a part of the redevelopment plans discussed earlier.

Medical Office Development

The medical office market is considered a subsection of the overall office market, but with somewhat different market drivers. This sector is typically situated near hospitals in urban Honolulu with a small percentage of doctors having offices in suburban markets. In addition, many hospitals do not have available space to lease to doctors whose practices are expanding. As a result, many doctors have office space outside of hospitals in medical office or general office properties. However, the close proximity to the area hospitals is important as a substantial share of many doctors' "book of business" stems from their hospital affiliations.

With Hawai'i's aging population, there is an increased need for healthcare services resulting in a likely increase in medical office development over the next twenty-five years. Typical medical office rents are 30% higher than general office rents and are able to support future development costs. Despite having adequate rents to support construction, there remain questions regarding the depth of the medical office demand.

Based on an analysis of physician lease turnover, there is potential demand for 50,000 square feet of medical office space each year for O'ahu through 2015. This estimated annual demand should remain the same as the number of physicians is not projected to increase. However, only a limited amount of medical office development (outside of hospital physician office buildings) has occurred over the past twenty years. With the continued shortage of doctors and more efficient medical facility designs, we project that the annual demand for medical space will remain limited.

Market Demand Estimates for Commercial- Zoned Land

The primary urban redevelopment areas are Kākā'āko, Airport/Māpunapuna, Kalihi, Waikīkī, and Kapolei and Ala Moana. Transit-oriented development will also bring additional growth to Leeward O'ahu areas for markets mauka of Waipahu and the existing urban area north of Pearl Harbor**.**

CMFC estimates that more than six million square feet of new retail space will be developed over the next twenty to twenty five years on O'ahu. Retail development has been healthy as rents are currently sufficient to make construction financially feasible. New retail centers in the West O'ahu region will benefit from the significant residential development planned in the area over the next twenty years.

Office developments will most likely occur in Kapolei where land prices are lower-priced than urban Honolulu, with some medical office development and general office space in the mixed-use components of redevelopments in the urban Honolulu.

1.3 Industrial Market Overview

The real estate cycle of O'ahu's industrial marketplace corresponds to the ebb and flow of the economy. During growth periods, such as those experienced during the early 1990's and the mid 2000s, the boom in residential homes sales and its corresponding impact on the construction industry, coupled with the jump in air passenger arrivals and its boost to retail sales, positively influenced the growth in the industrial market with healthy net absorption and occupancy growth. Conversely, with the stagnant economy during the 1992-1997 and the recent recession of 2008-2010, the industrial market posted lost occupancy and sagging rental rates.

For this report, we analyzed twenty years of historical data and determined the average annual growth rate for the industrial market to be roughly 72,000 square feet and that the average vacancy rate for this time period was 4.53%. At the end of the first quarter of 2010, Honolulu's vacancy rate was 4.37% and posted its first quarter of positive absorption over the past three years.[3] During the past twenty years, O'ahu has experienced two full real estate cycles where there were two established peaks and troughs. The historical context of these two cycles will help to identify the likely growth patterns for the next twenty-five years.

Industrial Market Indicators

An effective way to determine the condition of the industrial sector is to review State tax receipts on industrial sales. For this study, we combined tax receipts from the contracting, wholesaling, producing and manufacturing industries to conduct an analysis on the health of the industrial real estate sector. The boom times in industrial real estate closely corresponds to growth periods in industrial sales activity. Industrial sales peaked at $19.65 billion for 2007, only to have reversed course to $16.24 billion in 2009 for a drop of $3.4 billion. This sales activity mirrored the industrial vacancy rates and net absorption which posted downward trends over the past three years.

The drop in industrial sales matches the downturn in the economy and corresponds to a loss in industrial sector jobs as well. The most significant decline was experienced among the construction industry, where a total of 10,000 construction and warehouse/distribution positions were cut between 2007 and 2010. Additionally, building permit volume, which is a good determinate of future construction activity, fell by nearly 50% when comparing year-to-date April 2007 of $613 million and year-to-date April 2010 figure of $313 million. Over the past twenty years, the average year-to-date April annual permit volume was $352 million.[4]

The wholesale/distribution and the construction industries constitute the lion's share of the industrial sales activity and are also viewed as the primary users of Honolulu's industrial real estate marketplace. These two sectors will likely continue to dictate the demand levels for Honolulu's industrial properties.

[3] Colliers Monroe Friedlander Consulting.
[4] Department of Business, Economic Development and Tourism.

Industrial Market Trends

Industrial land absorption will be impacted by several major changes that are anticipated to emerge over the next few decades.

1. Continued gentrification of existing urban industrial properties
    a. Kākāʻāko redevelopment plans (Kamehameha Schools and The Howard Hughes Corp)
    b. Kalihi-Kapālama redevelopment plans (Kamehameha Schools)
    c. Airport-Māpunapuna redevelopment plans (CommonWealth)
2. Near-term and mid-term ground lease term expirations
    a. Kalihi-Kapālama (Kamehameha Schools)
    b. Sand Island-Kalihi Kai (CommonWealth)
    c. Airport-Māpunapuna (CommonWealth)
    d. Hālawa-Bougainville (Queen Emma Land Company)
3. Rising Industrial Land and Rental Rate Pricing
    a. Increased construction costs
    b. Impact on warehouse feasibility
4. Closure of Kapālama Military Reserve and Honolulu Harbor Expansion
    a. Relocation of one million square feet of tenants into private sector space
    b. Shortage of expansion space for Matson/Horizon for containers
    c. Further development of Kalaeloa Harbor
5. West Oʻahu industrial park developments
    a. Hawaiʻi Raceway Park
    b. Kapolei Business Park Phase II
    c. West Kalaeloa Industrial Park
    d. Harborside Industrial
    e. Honoulili Industrial Park

Gentrification of Existing Urban Industrial Properties

Future industrial land use and development will need to focus on dealing with the continued gentrification and conversion of existing industrial zoned properties into alternative uses. Much of Kākāʻāko is planned for redevelopment and will likely change the industrial landscape to higher density retail and residential uses. Similarly, the Kalihi-Kapālama and the Airport-Māpunapuna regions of Honolulu, which are primarily industrial areas, have plans to transition away from industrial use to one incorporating more retail, residential and high-tech uses. As these efforts continue to progress, industrial tenants will likely pay more for lease rents or relocate to outlying areas of the island, further away from the urban core. Shortages of available space continue to be a problem as much of the industrial markets of Airport, Māpunapuna, Hālawa, Bougainville, ʻAiea, Pearl City and Waipahu have already been developed and are nearly fully occupied.

Ground Rent Term Expirations to Peak in the next decade

Honolulu County's industrial market is unique in that a large portion of the land is controlled by a few major landlords that are either land trusts or real estate investment trusts ("REITs") that plan on keeping the land as leasehold in tenure. This ownership structure results in many leasehold properties becoming functionally obsolete as there is little incentive for lessees facing

term expirations and property reversions to invest in maintaining or improving their properties. A significant portion of the ground leases in urban Honolulu are expiring or coming due for rent renegotiations in the next twenty-five years. The fair market value of the industrial zoned land will typically dictate the ground rent values. Areas such as Kalihi Kai, Kapālama (Kamehameha Schools), Airport, Māpunapuna (CommonWealth), Bougainville and Hālawa (Queen Emma Land Company) are owned principally by one or two large landowners under a leasehold tenure.

Rising Land Prices

The inability to locate developable industrial zoned land near the urban business centers of Waikīkī, Honolulu Harbor and the Honolulu International Airport have driven industrial land prices upward as businesses contemplate alternative strategies to deal with their warehousing and distribution requirements. Honolulu's warehouse vacancy rate remains among the lowest in the country fluctuating between 1% and 5% during most of the past twenty-five years. Multi-tenant speculative warehouse development remains financially unfeasible as the combination of rising land prices and construction costs have driven development costs higher than the return generated from current market rents. Of those industrial projects that have proceeded, warehouse development has been primarily focused on urban infill projects for an owner-user or industrial condominium development in West O'ahu.

High construction costs and land prices have combined to keep development of new warehouse space to a minimum. Shortage of available vacant urban land results in sizeable increases in prices for industrial properties and industrial zoned land. Industrial businesses that rely upon thin margins are unable to pay sizeable increases in rents. This poses a dilemma for developers that are faced with high construction and land prices and tenants that are unable to pay higher rents. For new warehouse development to become viable, rents would have to escalate to $18 to $20 per square foot annually or $1.50 to $1.60 per square foot per month.

Closure of Kapālama Military Reserve Tenants

State Department of Transportation, Harbors Division is looking to implement a plan to redevelop the former Kapālama Military Reserve for harbor expansion. It is anticipated that construction will begin once the site has been remediated of environmental hazards and is likely to displace more than 1.0 million square feet of tenants onto the market.

Honolulu Harbor will continue to remain the primary port for the State of Hawai'i. It is estimated that 80% of all goods consumed are imported through this harbor. Cargo tonnage through Honolulu Harbor is projected to continue to grow at a healthy pace resulting in increased demand for storage space near the harbor. Despite the redevelopment of the former Kapālama Military Reserve for port use, there will likely still be a shortfall of storage facilities for cargo handling.

Relocation of Kākā'āko Industrial Tenants

The HCDA has restarted its efforts to create a long term master plan for the Kākā'āko area. Currently there is an estimated 3.8 million square feet of industrial users in this submarket and a vacancy rate of 3.6%. Previous efforts by Kamehameha Schools, The Howard Hughes Corp./General Growth Properties and the State to redevelop Kākā'āko were met with mixed

results. The likelihood is that existing industrial uses will be phased out as landowners seek higher rents for this highly valued land.

Availability of Industrial Land in West O'ahu

The cyclical nature of Honolulu's real estate market was demonstrated by the rapid development and leasing of Kapolei Business Park and Kenai Industrial Park on the west side of the island during the latest boom period of the early 2000s. During this era, a number of industrial condominiums were built to meet a market that had desired smaller bay sizes and the rights of fee simple ownership. This boom cycle was subsequently followed by the current down cycle which began in 2009 when land prices and industrial rents fell and subsequently industrial condominiums showed high vacancy.

West O'ahu industrial parks were adversely affected by this downturn and vacancy rates rose dramatically. The West O'ahu industrial market appears to act as a buffer for the surge in demand when market conditions tighten within urban industrial properties. There are over 560 acres of vacant West O'ahu land that are already zoned for industrial use and over 330 acres that are undergoing the entitlement process.

Utilization of Kalaeloa Harbor

The space constraints presented at Honolulu Harbor and the efforts by the Department of Transportation Harbors Division to redevelop Kapālama Military Reserve serves to encourage the full development of Oahu's second port to handle the projected growth in demand over the next few decades. Efforts should be concentrated on turning Kalaeloa Harbor into the state's second main port. Deep water dredging coupled with infrastructure to handle container shipments should be encouraged at Kalaeloa Harbor. If this should occur, the available zoned industrial land adjacent to the Harbor would be ideally suited for storage and distribution facilities.

Market Demand Estimates for Industrial-Zoned Land

The average annual absorption of industrial space for the past twenty years has been 51,000 square feet.[5] Using this as the benchmark for the next twenty-five years, much of the existing industrial inventory will have been occupied in urban Honolulu and there will be an increasing level of demand for newly built warehouse/distribution space. The West O'ahu markets of Campbell, Kenai, and Kapolei Industrial Parks provide the next viable option for expanding or relocating displaced industrial tenants.

Currently, there are an estimated 1,144 acres of industrial-zoned, and planned-to-be-entitled industrial land for West O'ahu. For the near term, it appears that land pricing will likely decline after the sizeable increases that were experienced between the 2004 and 2008 time period. Hawai'i Raceway Park, which has been foreclosed upon, and Kapolei Business Park Phase II and West Kalaeloa Industrial Park, which are encountering financial difficulties, will likely place downward pressure on industrial land prices in the area. For fully-entitled and infrastructure-improved industrial-zoned land, sales prices reached a high water mark of $42 per square foot in 2008.

[5] Colliers Monroe Friedlander Consulting.

Table 1.1 - West O'ahu and Central O'ahu Industrial Parks

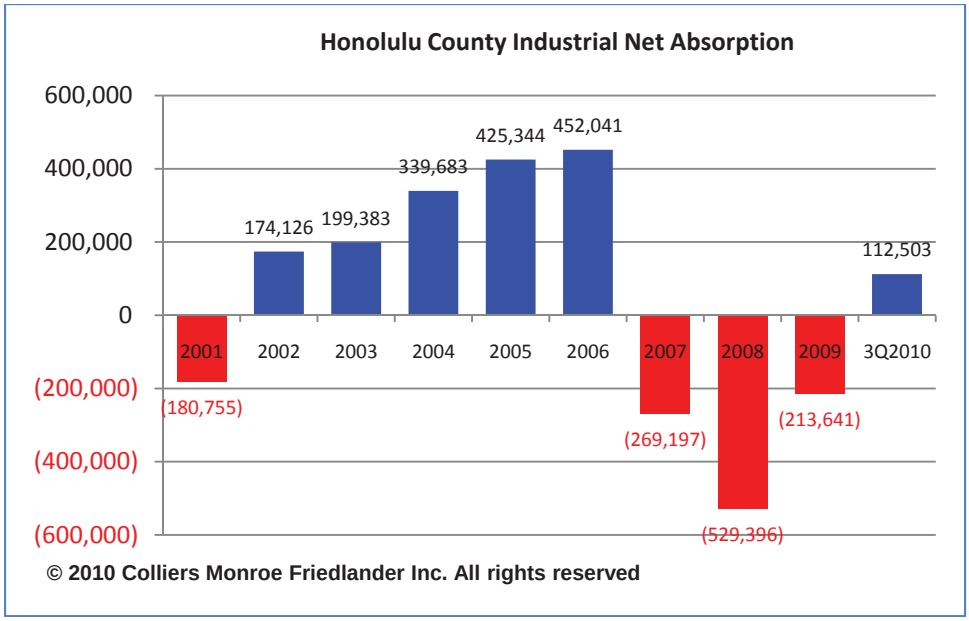
New Inventory and Competing Properties	Total Acres	Zoning	Start Date of Land Sales or Development	Status
Mililani Tech Park	145	I-2	2010	28 acres undergoing subdivision approvals. 117 acre Phase II unchanged.
Malakole Industrial Park	54	I-2	2010	Larger parcels are being sold with the intent to subdivide at a later date.
KBP Phase II	53	I-2	2010	Property being remarketed for larger parcel sales.
Hawaiian Cement	29	I-2	2012	Site sold with plans for subdivision at a later date.
DLNR Olai St	110	I-2	2012	Previously DLNR planned to place land up for long term ground lease. Recent developments have the land going to OHA.
West Kalaeloa	100	I-2	2012	Subdivision being sought 1/08. Infrastructure to needs to be built.
Harborside	250	I-2, I-3 and IMX-1	2015+	Kapolei Property Development waiting for improvement to market conditions before marketing parcels for sale. Undergoing post entitlements efforts to prepare.
Waiawa/Koa Ridge	120	Light Industrial and Commercial	2015+	Received LUC approvals. Master plan mentions light industrial uses.
Royal Kunia	123	Industrial	2015+	Industrial Park purchased by HRT. Nothing planned at this time
HCDA Kalaeloa	160	Light Industrial and Eco-Industrial	2015+	Based on 2006 HCDA plan for Kalaeloa.
Total	**1,144**	**acres**		

The combination of the demand elements of annual industrial net absorption of 51,000 square feet over the past ten years (see graph 1.2 on page 18), the relocation of tenants off leasehold land, gentrification of existing urban industrial properties, the redevelopment of functionally obsolete properties and the relocation of tenants from the former Kapālama Military Reserve will all have an effect on the demand for industrial land.

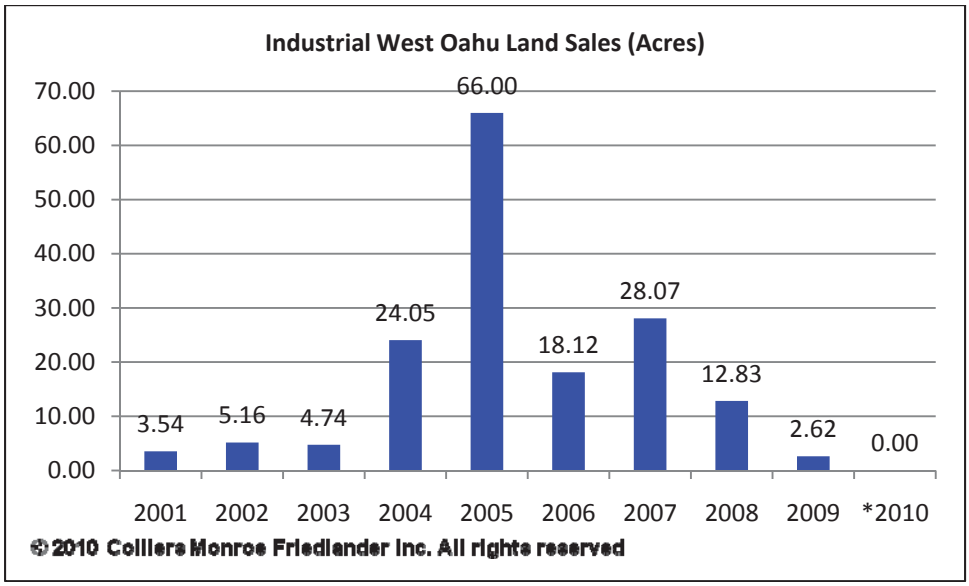
Based on Table 1.1, CMFC estimates that there are 1,144 acres of planned industrial inventory. Over the past ten years, a total of 247 acres of land was sold (see graph 1.3 on page 18) in the 'Ewa marketplace (inclusive of Kapolei, Kenai and Campbell Industrial Parks). While this amount was significantly impacted by the purchase of Kapolei Business Park and Kapolei Business Park Phase II, exclusive of these two sales, the average acreage sold was sixteen acres with the median amount equivalent to nine acres per year. The current amount of zoned land and land

going through the entitlement process is estimated to be more than adequate to support the island's total projected industrial demand for the next twenty-five years.

Graph: 1.2 – Honolulu County Industrial Net Absorption



Graph 1.3 – Industrial West Oahu Land Sales (Acres)



** Incomplete year and that there were no industrial land sales as of July 2010.*

2.0 MACRO-LEVEL TRENDS

While local market trends are more critical to changes in land use, macro-level issues should also be examined to prepare best practices for new trends to Hawai'i. The following is a compilation of various trends using research of written media and case studies in Hawai'i as applicable. We will also discuss the potential impact on the local commercial real estate markets from these trends. CMFC feels that the most relevant issues that need to be addressed which will impact land use over the next twenty-five years are as follows:

1. The Green Revolution
2. Transit Oriented Development
3. Shortage of Developable Land
4. New Commercial and Industrial Concepts
5. Changing Demographics

2.1 The Green Revolution

Global concerns over the environment and the desire to reduce our dependency on fossil fuels are projected to impact and change the current use of commercial and industrial properties. The green revolution that capitalizes on alternative energy sources, recyclable construction materials and efficient space utilization will be the drivers of future commercial development.

Capitalizing on solar, wind, biofuel, geothermal, ocean, fuel cell and other alternative energy sources will likely be the approach to achieving a higher level of energy independence by 2030. The State of Hawai'i's mandate to be 70% energy independent will be a prime motivating factor to adopt new energy technology. This technology will influence how a property's energy systems are developed, as well as determining the preferred locations for new developments.

In addition, sustainability reporting methods will become more commonplace over the next ten years. Triple bottom line reporting ("TBL") makes companies accountable for economic, social and environmental effects of doing business. This is a popular form of accounting for nonprofit companies and government organizations to show a commitment to corporate social responsibilities.

The Green movement is growing rapidly with each property sector ardent on participating. Owners and users of commercial real estate see the value of lowering their carbon footprint both environmentally and for operational cost savings. The following are a few of the relevant trends which impact the commercial real estate market.

Green Building

Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle. This includes design, construction, operation and maintenance, renovation, and deconstruction. The common objective is that green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water, and other resources
- Protecting occupant health and improving employee productivity
- Reducing waste, pollution and environmental degradation[6]

Energy Management[7]

Buildings are the major source of demand for energy and materials that produce by-product greenhouse gases. Various energy management practices and measurements have been established by government agencies to address the global warming issue which is tied directly to cumulative exploitation of fossil fuels as an energy source. These practices apply to the construction of new commercial developments as well as existing buildings and tenant spaces.

LEED Certification

One of the leading organizations that promote green building is the United States Green Building Council, or USGBC. USGBC develops and maintains a wide range of initiatives to expand green building initiatives. Their best known initiative is a program named Leadership in Energy and Environmental Design, or LEED. According to USGBC, LEED is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO^2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

The LEED program has four distinct certification levels based on a 69-point rating system. The system evaluates sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and LEED innovation credits. The certification levels for LEED construction include LEED Certified (26-32 points), LEED Certified Silver (33-38 points), LEED Certified Gold (39-51 points), and LEED Certified Platinum (52-69 points).

- *Office Buildings* – The LEED program applies well to office properties because of its emphasis on mechanical systems such as heating, ventilating, and air conditioning, which is typically characterized by large indoor environments with a higher density of employees.

- *Industrial Buildings* - While industrial developers initially dismissed the option of earning certification points, attaining a LEED-Certified or LEED-Certified Silver designation for a spec industrial building is possible through the introduction of other sustainable building features and construction methods.

[6] U.S. Environmental Protection Agency. (October 28, 2009). Green Building Basic Information. Retrieved December 10, 2009, from http://www.epa.gov/greenbuilding/pubs/about.html

[7] http://www.architecture2030.org/2030_challenge/index.html

- *Retail Buildings* - The LEED for Retail rating systems will launch in late 2010. Until then, retail projects will continue to register under LEED 2009 for New Construction or LEED 2009 for Commercial Interiors.[8]

Local Trends

As of 2009, there were 146 projects in Hawai'i registered for LEED certification. Of this amount, 9.6% or 14 projects had obtained their certification. In comparison, there were 19,524 LEED registered projects, and 12.7% or 2,476 LEED certified projects worldwide.[9]

The Department of Hawaiian Home Lands' Kaupuni residential subdivision development in West O'ahu is one of these projects. This 18-home community will be the nation's first LEED Platinum subdivision. The net zero community will be energy efficient and contribute to food sustainability, much like the eco-district concept.

One of the key issues for property owners and developers is understanding how and to what extent the additional costs (approximately 25% higher than non-LEED projects) associated with a LEED certified project will be repaid over time from energy savings.

ENERGY STAR Rating

An ENERGY STAR qualified facility meets strict energy performance standards set by the EPA and uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than its peers. In order to qualify for this rating, a building must score in the top 25% based on EPA's National Energy Performance Rating System.

Local Trends

There are 36 ENERGY STAR labeled commercial buildings in Hawai'i representing over 9.2 million square feet of inventory. The first ENERGY STAR building in Honolulu was the Pacific Guardian Center, which received the rating in 2003. [11]

Net Zero Buildings

A net zero building is a building that generates more energy than it uses over the course of a year as a result of relatively small size, extreme efficiencies and onsite renewable energy sources such as wind, solar or geo-exchange systems. The Architecture 2030 Challenge tasks the global architecture and building community with developing net zero buildings by 2030. Building extreme efficiency into a structure is highly cost effective, and achieves the bulk of the net zero effort.

[8] www.usgbc.org
[9] http://www.hawaiigreenbuildinglaw.com/wordpress/2010/07/10/hawaii-sports-24-leed-certified-projects-as-of-july-2010/
[11] "ENERGY STAR Labeled Buildings & Plants" search at www.energystar.gov

Local Trends

In Hawai'i, while the net zero concept is growing in the residential market with photovoltaic systems, there are only a few non-residential net zero buildings. The Hawai'i Energy Gateway Energy Center on the Big Island which serves the Natural Energy Laboratory of Hawai'i ("NELHA") achieves it net zero status through a photovoltaic system. The Energy Lab at the Hawai'i Preparatory Academy campus is a LEED platinum candidate as well as Living Building Challenge participant. The Living Building Challenge addresses six performance areas: site, energy, materials, water, indoor quality, and beauty and inspiration, with a goal of achieving a "net zero" impact on the energy grid, water systems and natural environment.

Hawai'i Clean Energy Initiative

Hawai'i is doing its part in the energy management movement. In January 2008, the State of Hawai'i entered into a partnership with the U.S. Department of Energy called the Hawai'i Clean Energy Initiative which aims to supply 70% or more of Hawai'i's energy needs by 2030 through efficiency and developing indigenous renewable energy sources. The practices discussed above are part of this initiative. On October 20, 2008, an Energy Agreement was signed by the State of Hawai'i, the Hawaiian Electric Companies, and the State Consumer Advocate to accelerate the accomplishment of the State's energy objectives in the regulated electric utility sector. There are over 30 renewable energy and energy efficiency projects that are currently in operation or under development Statewide.

Electric Vehicles ("EVs") – Part of the Hawai'i Clean Initiative is to promote the use of electric vehicles. Hawai'i's goal is to have 50,000 electric cars on the road by 2015 and to establish a network of electric charging stations. The State has established a public-private partnership with Better Place to bring electric vehicles and the infrastructure needed to support them to Hawai'i. In January 2010, the first public electric car charging station in Hawai'i went into service in Kākā'āko and others are planned for various commercial properties throughout Honolulu.

Additionally, the State legislature just passed Act 156, Session Laws of Hawai'i 2010, which will be effective in 2011. This law will require commercial properties with more than 100 parking spaces to allocate parking stalls and electric charging stations for electric vehicle use.

Reuse and Recycle of Construction and Demolition materials[12,13]

According to the Environmental Protection Agency ("EPA"), each year in the United States, industries produce over half a billion tons of residuals that are potentially usable materials, such as coal combustion products ("CCPs"), construction and demolition ("C&D") materials, spent foundry sand, used tires, and slags. Many of these materials have chemical and physical properties that make them valuable resources when recycled or beneficially reused, but they are often disposed of as waste.

[12] EPA Recover Your Resources *Reduce, Reuse, and Recycle Construction and Demolition Materials at Land Revitalization Projects*

[13] www.epa.gov/industrialmaterials

The reuse and recycling of construction and demolition materials is becoming more commonplace as new material prices continue to increase and the Green movement grows. Many materials can be salvaged from demolition and renovation sites and sold, donated, stored for later use, or reused on the current project. Typical materials suitable for reuse include plumbing fixtures, doors, cabinets, windows, carpet, brick, light fixtures, ceiling and floor tiles, wood, HVAC equipment, and decorative items (including fireplaces and stonework).

In addition, materials can either be recycled onsite into new construction or offsite at a C&D processor. Typical materials recycled from building sites include metal, lumber, asphalt, pavement (from parking lots), concrete, roofing materials, corrugated cardboard and wallboard.

Local Trends

Several construction projects in Hawai'i already use this practice of reuse and recycling. One example is the 40 South School Street project which was one of the first LEED-certified construction projects in Hawai'i. The project site was a neglected and vacant three-story concrete shell building sitting on a busy street several blocks from the downtown financial district of Honolulu. Originally built in 1963, the new owners chose to renovate and reuse the existing building shell instead of sending it to the landfill. They reused the existing building shell and all construction waste generated from the renovation was sent to a construction debris recycling station. All of the custom-designed wood fixtures and furniture were constructed of either reclaimed wood, or locally grown Eucalyptus wood.

While Hawai'i has been slow to adopt many of the existing sustainable construction practices, recycling and reuse efforts of this type will become common practice in the future. Typically, if there is a positive cost benefit, the adoption process would be faster.

Eco-Districts[14]

This concept extends green building into an integrated and resilient district or neighborhood that is resource efficient; captures, manages, and reuses a majority of energy, water, and waste on site; is home to a range of transportation options; provides a rich diversity of habitat and open space; and enhances community engagement and well-being.

"Fundamentally, it's the next generation of green building strategy," says Rob Bennett, executive director of the P+OSI, a nonprofit entity created this year to engage government officials, academics, developers, and builders in the formation of a series of eco-district pilots. "We are taking what we've learned from green building and applying it at a neighborhood scale."

"It's like green building was maybe 10 years ago," says Mark Gregory, Portland State University's associate vice president for planning and facilities. "Now we're saying you can do this with a neighborhood." College campuses and hospital facilities have for decades shared heating and air conditioning among buildings, but the departure point in this latest brand of hyper-sustainability comes when developers start talking about co-generation plants, which distribute electricity as well as heat, and use alternative fuels to run them.

[14] http://www.sustainablebusinessoregon.com/articles/2010/05/ecodistrict_plans_gain_traction_in_portland.html

Portland isn't the only place planning the greening of neighborhoods. Seattle calls their areas in consideration "climate benefit districts" where they plan to integrate energy and transportation solutions to reduce greenhouse-gas emissions. China's "eco-block" is being used in the city of Qingdao as a prototype for future energy and emission-reducing opportunities.

Local Trends

The concept of eco-districts is still in its infancy. However, with the planned redevelopments of Kākā'āko and other areas over the next twenty-five years, this type of neighborhood development is plausible. Kamehameha Schools has already supported a plan for sustainable development with its Kākā'āko lands.

Use of Industrial-Zoned Land for Alternative Energy Generation, Storage and Distribution

Industrial zoning on O'ahu allows for petroleum processing and explosive and toxic chemical manufacturing and storage. Should the alternative energy industry expand at a rapid pace, the use of industrial zoned properties will likely face an increase in demand from the bio-fuels industry.

A recent trend that is being adopted for many buildings in the Sun Belt of the United States and being considered for use in Hawai'i is the installation of photovoltaic panels to capture solar energy. The large rooflines associated with warehouse building presents landlords with a potential money-saving or money generating opportunity. Energy created by these panels can be sent back to Hawaiian Electric Company for an electric bill credit.

Green Retail

The "greening" of the retail industry is expected to stay strong as retailers want to stay ahead of regulatory developments and because sustainability is becoming a growing priority for consumers. Some large retailers such as Home Depot, Starbucks, and Wal-Mart, are leading the charge to more environmentally aware practices.

Sustainability efforts by retailers include reducing plastic shopping bag waste, eliminating unnecessary packaging, increasing solar and wind power projects that will supply electricity to stores, obtaining ENERGY STAR certification for stores, and improving recycling efforts. From an individual store perspective, retailers are discovering that there are measurable economic benefits from going green. Besides energy cost savings, some cities are offering retailers a fast-track on building permits and licenses, and waiving certain fees, if they follow the city's green guidelines.[15] These types of incentives could also be offered in Hawai'i to encourage green practices at a tenant level.

[15] "The Age of Transformation: A retail outlook for 2009 and beyond**."** Deloitte Touche Tohmatsu.

Conclusions

Future commercial and industrial developments will be built with sustainability and the environment in mind. While these Green trends are fairly new, they will become the norm as consumers become more environmentally conscious in their consumption of goods. Land use policies should encourage this type of development. Legislative issues should also incentivize and streamline the permitting processes for those who are proactive in following these trends.

2.2 Transit Oriented Development

The desire to reduce commute times and increase the amount of quality family time will spur the continued need for satellite offices, hoteling concepts, telecommuting and alternative transportation. Rapid transit will serve as a major contributor to the change in how employees travel to and from work. Developers will focus on transit-oriented development to target commuters buying power along the transit corridor. Mixed-use developments will allow commercial spaces to benefit from a captured audience of residents. Parking space requirements are likely to be reduced in an effort to entice developers to build with transit in mind.

Neighborhood Villages, a concept of blending "live", "work" and "play" will constitute a role in how developers envision their master planned communities. In addition to housing, these developments will encourage the formation of employment hubs that allow residents to live near their workplaces.

A transit-oriented development (TOD) is a mixed-use residential or commercial area designed to maximize access to public transport. A TOD neighborhood typically has a center with a transit station surrounded by relatively high-density development with progressively lower-density development spreading outwards from the center. TODs generally are located within a radius of one-quarter to one-half mile from a transit stop, as this is considered to be an appropriate scale for pedestrians.

Over the past decade or so, there has been tremendous growth in demand for compact housing near transit: between 2000 and 2030, upwards of nine million additional households across the United States will live within a half-mile of transit stations.[16] A variety of different groups—transit and smart growth advocates, community-based developers, business leaders, planners, and more—have embraced TOD as a powerful strategy for smart growth, urban revitalization, and creating access and opportunity for low-income residents.

[16] Parker, T. and Arrington, G., Statewide Transit Oriented Development Study: Factors for Success in California. Sacramento, CA: Department of Transportation, 2002.

When implemented as an equitable development strategy, TOD can bring multiple benefits to the local community and to the metropolitan area as a whole. Some of these benefits include:

- Revitalization around and beyond the station area.
- Accessible jobs, housing, services, and recreational opportunities for residents.
- Reduced transportation costs for residents.
- Affordable housing and mixed-income communities.
- Increased transportation mobility and access to jobs and other opportunities.
- Local economic development.
- Asset-building and ownership opportunities.

Local Trends

In 2008, Mayor Hanneman signed Bill 10 which creates a framework for future neighborhood TOD plans to be adopted in the future by City Council resolution. The plans will focus on creating economically vibrant communities that are healthier and more pedestrian-friendly. These plans will become the foundation for specific zoning regulations and financial incentives. Zoning regulations will address parking standards, new density provisions, open space and affordable housing. Financial incentives could include public-private partnerships, real property tax credits and infrastructure financing.

As discussed in the local market trends section, TOD will create additional opportunities for retail and office development. Older neighborhoods such as Kalihi and Waipahu will benefit from the redevelopment and revitalization of the areas around the proposed transit stops. The first neighborhood TOD draft plan was for the two stations in Waipahu. TOD plans are also being drafted for areas near the Pearlridge, Kapolei and Ala Moana stations.

Lower Parking Requirements

The most important effect of density on parking is its potential to reduce required parking space, as compared to similar developments at conventional densities. As density increases, people find other means to reach the shops or offices. More people take transit or walk. Different neighboring uses may also share the same parking spaces at different times of the day.

As practiced in mainland cities with a rapid transit system, the creation of new shopping and residential districts around transit stations on O‘ahu should be subject to different density and parking requirements which promote this alternative transportation method.

Conclusions

While rapid rail transit will be a new experience for Hawai‘i, there are numerous mainland and global systems that can serve as examples of best practices for development around transit stations. Land use policies should encourage these benchmark processes and reward developers who adhere to socially and environmentally conscious developments.

2.3 Shortage of Development Land

Being on an island, land is a valued resource. Land prices are expected to continue to escalate driving development costs upward. With the existing limits to urban commercial development likely to be breached before 2035, developers will have to concentrate on creative reuse of existing properties. Higher density with vertical growth will likely be required in order to make any development financially feasible.

Additionally, gentrification of older neighborhoods and industrial parks will become commonplace as Kākā'āko, Kalihi, Kapālama, Airport/Māpunapuna areas and the Honolulu Harbor transform into higher and better uses.

Various alternative formats of commercial space such as the following can serve to reduce space usage requirements.

Alternative Workplace Strategies[17]

Alternative workplace strategies encompass a variety of methods of redesigning office space to reduce costs and commuting, improve productivity, adapt to new technology, and accommodate the increased mobility of employees.

A study of people working from home at least one day a week, by the U.S. Consumer Electronics Association, suggested that telecommuting saves 840 million gallons of gasoline a year and 14 million tons a year of greenhouse gas emissions. The report calculated that the total saving in electricity amounted to 9-14 billion kilowatt hours a year - approximately equivalent to the energy used by one million U.S. households.

Remote Office or Telework Centers

- Remote Office or Telework Centers are distributed centers for leasing offices to individuals from multiple companies. A Remote Office Center provides professional grade network access, phone system, security system, mail stop and optional services for additional costs. ROCs are generally located in areas near where people live throughout population centers, so that workers do not have to commute more than a couple of miles. The telecommuter works in a real office but accesses the company network across the internet using a Virtual Private Network ("VPN") just as in traditional telecommuting.

Hoteling

This concept was instituted to save work space during the previous economic downturn as a way of trying to save square footage and cut business occupancy costs. Traveling consultants reserve space in the home office on an as-needed basis. Individual lockers provide permanent storage space for their belongings.

[17] http://www.ciscosystems.com/en/US/solutions/collateral/ns340/ns394/ns165/ns152/white_paper_c11-459857.html

Video conferencing

Video conferencing or "live meetings" enable employees and clients in different locations to conduct meetings. Companies aren't disrupting an employee's day by asking him or her to fly to a meeting, thus avoiding the need to travel. The idea of an employee being able to hook up his or her laptop anywhere and do desktop presentations on the screen in the front of the room has become attractive to many companies.

Local Trends

Alternative workplace strategies are not as widely utilized in Hawai'i as they are in larger mainland metropolitan areas where commute times may be longer and such practices are more commonly accepted. However, the local workforce has become more mobile to a certain extent through the use of virtual networks and smart phone technology. Over the next twenty-five years as Honolulu's business hub expands out of the urban core and virtual communication and connectivity is more widely used, these practices may become more relevant.

Shrinking Spaces

Office Consolidation

One of the biggest trends is consolidation. This trend brings people together in less space that is used more efficiently. Some companies are consolidating by taking employees from leased space in other parts of the country and bringing them together in one location so that communication and idea generation can happen easily.

Companies are determining what type of office space will increase efficiencies. Smaller and more efficiently designed cubicle workspaces are now the trend. In addition to reduced size, workstation panels are also coming down in height, creating less privacy and more open space, at an exponential rate.

By reducing private offices and lowering cubicle heights, this allows for interior openness and more natural light to permeate through the space. Increased energy-efficiency with a decreased need for harsh overhead lighting is a result. [18]

Local Trends

As a result of cost-cutting measures, consolidation has become common in Hawai'i. Space planners have adapted to these trends and prepare their client space plans accordingly.

[18] http://www.bobbrooke.com/trendsinofficedesign.htm

Shrinking Retail Store Formats[19]

As retailers try to manage the dual challenges of rising costs and limited capital, many are investigating more profitable store formats. Some retailers are shrinking square footage and experimenting with small-format stores as a way to encourage quicker and more frequent neighborhood shopping trips. Small format stores are those that are a fraction of the size of the original concept stores. For example, small-format grocery stores are about half the size of their original concepts at 10,000 to 25,000 square feet. Wal-Mart has its Marketside stores which average 15,000 square feet in size, significantly smaller than a typical 130,000 square foot Big Box format. These smaller stores also offer retailers better inventory control and consumers a more personalized and time-saving shopping experience. In addition, smaller formats may present a better way of serving shoppers given the likely prospect of rising energy prices in the long term and an aging U.S. population.

Concurrent with the trend toward smaller stores is a focus on selling to smaller, more targeted audiences, a phenomenon known as "long tail" retailing. As mass markets have become both saturated and more fragmented in terms of incomes and shopping behavior, mass-market retailers and their suppliers have become highly focused on price competition. This strategy can drive down margins and fail to provide consumers with clearly differentiated offerings. In contrast, retailers that target niche markets (or long-tail opportunities) rather than mass markets can find them to be quite lucrative. Some of the biggest online success stories today are companies that sell a deep selection of just one product type. Diapers.com, for example, was the second-fastest-growing retailer in the 2007 list of the top 500 companies selling on the Web, according to Internet Retailer.

Local Trends

The smaller store format will work well in land restricted retail markets such as Waikīkī, as well urban in-fill mixed-use redevelopments and transit-oriented developments.

Main Street Development[21]

One of the current development trends for retail centers is the main street development which creates a downtown-like environment in a community. The days of the strip-mall retail center appear to be numbered as more retail developers and owners favor the Main Street aesthetic. Storefronts now have the appearance of freestanding buildings, each with its own unique style and attractive facade. The structures are meant to stand apart and promote a sense of destination, like a typical town center.

Another trend that goes along with the Main Street aesthetic is to place parking behind the buildings and away from pedestrian walkways serving Main Street. This creates a focus on the structures, the pedestrian spaces, and the shopping experience instead of the parking.

[19] DELOITTE The Age of Transformation: A retail outlook for 2009 and beyond
[21] http://www.buildings.com/tabid/3413/ArticleID/9956/Default.aspx

All in all, the Main Street approach caters to the idea of a neighborhood. When completed, Main Street shopping centers are designed to look like they've always been in place, serving and complementing the community in which they're located.

Main Street at Exton, located in Exton, PA, is a pioneering development that embraces this type of design. The 300,000-square-foot retail center is made up of 13 retail buildings, each boasting its own look. It houses a number of major tenants (including Barnes & Noble, Bed Bath & Beyond, Old Navy, and Pier 1 Imports) and provides some parking along its Main Street, with the bulk of the parking located behind the retail buildings. Thanks to this set-up, the center fosters pedestrian and vehicular traffic all throughout the complex.

With the creation of Main Street at Exton, a downtown area was formed where none previously existed. The retail center has been adopted by local residents as the community's new downtown area. The success of Main Street at Exton and similarly designed retail centers has inspired many developers and owners to recreate this approach in other communities.

Local Trends

The Main Street concept is seen as a good fit for various development scenarios on Oʻahu. Planned retail centers such as Ka Makana Aliʻi in Kapolei, the planned Makaīwa Hills project, and the mixed-use redevelopment plans for Kākāʻāko all have elements of a main street design.

Conclusions

As the most populated island in Hawaiʻi, Oʻahu is also the most developed island. As planned developments come to fruition, there is an increased concern over the loss of developable land. Alternative workplace strategies, shrinking spaces, and mixed-use vertical developments coupled with virtual connectivity will help lessen physical workspace requirements.

In addition, the redevelopment of older business districts such as the Kaimukī, Mōʻiliʻili, and McCully areas will also create venues for new development growth. Land use policies and legislation should accommodate the lack of new growth areas. Policies should also encourage and streamline the processes for future development.

2.4 New Commercial and Industrial Concepts

Impact of Technology

The continued use of the internet and the adoption of smart cards for consumer use and retailer use will continue to spur new retail concepts that will impact the physical space requirements for retail stores. The ability to "touch and feel" the product will not change, but the entire product distribution channel will be affected by the transition. Retail stores will likely be smaller and require less sales manpower as touch screen monitors will advise the availability of inventory. Shelf space will be reduced as customers continue to shop on-line in lieu of in-store shopping. The reduction of overall land use from large stores to smaller concepts will be the norm which coincides with the concerns over the lack of available developable commercial land.

Smart Card Technology

First introduced in Europe over a decade ago, smart cards debuted as a stored value tool for pay phones to reduce theft. As smart cards and other chip-based cards advanced, people found new ways to use them, including charge cards for credit purchases and for record keeping in place of paper.

In the U.S., consumers have been using chip cards for everything from visiting libraries to buying groceries to attending movies, firmly integrating them into our everyday lives. Multifunction, microprocessor-based smart cards incorporate identity with access privileges and also store value for use in various locations.

A primary use of smart cards is stored value, particularly loyalty programs that track and incentivize repeat customers. For multi-chain retailers that administer loyalty programs across many different businesses and Point of sale systems, smart cards can centrally locate and track all data. The applications are numerous, from parking and laundry to gaming, as well as all retail and entertainment uses.

Local Trends

Several national and local retailers already use smart cards for loyalty programs, as well as gift cards. With the large number of national and global retailers in Hawai'i, smart card trends of these companies will also be followed locally.

Multi-channel integration

Consumers are increasingly using two or more points of contact with retailers to research, evaluate, purchase, service, and, when needed, return a product. The movement toward an integrated multi-channel retailing environment is already underway. Forrester Research recently estimated that cross-channel shopping by 2012 will represent 38% of retail sales, compared with only 20% of sales in 2007.[22]

Forward-thinking retailers will focus on enriching the brand experience for distinct customer segments across multiple channels. They will use Web sites not just to sell, but to build brand identity, engage consumers in dialog, and obtain feedback from consumers. This will require that retailers move from a traditional Web 1.0 model (selling on the Web) to a Web 2.0 model (creating social networks on the Internet and creating a multi-dimensional perspective for customers via blogging, virtual worlds, etc.). These new technologies will enable consumers and retailers to access and communicate varied, rich information in real time to transform key interactions and relationships.

In multi-channel retailing, the goal is to create relevant interactions with customers and a seamless and differentiated brand experience, whether a consumer is shopping in the store, buying online or over the phone, or purchasing through a call center or kiosk.

[22] DELOITTE The Age of Transformation: A retail outlook for 2009 and beyond.

While part of the multi-channel practice includes physical store contact, the various mediums of purchasing goods could result in a reduction in retail store sizes. In this regard, new retail developments may be more compact in size than their mega mall predecessors.

Local Trends

National, global and local retailers have already tapped multi-channeling to both service and introduce a brand to Hawai'i consumers.

Mobile movement[23]

The greatest influence on modern corporate design is continuing technological improvements such as the growing prevalence of Smartphones, virtual conferencing, and virtual private networks ("VPNs") which has allowed employees to push the limits of the office further into virtual realms. Now staying connected, even while away from the workplace, is easier than ever. But with the lines between the home and office blurred, companies are recognizing that there is less need to designate large amounts of office space for employees.

"There's a new realization (and research shows) that we're only in our workstations about 35 to 40 percent of the day…and it's not just the Intels and the IBMs of the world doing this kind of work," says Steve Delfino vice president of corporate marketing and product management for Teknion, an international designer, manufacturer, and marketer of office furniture.

Local Trends

As mentioned earlier, Hawai'i's workforce has become more mobile to a certain extent through the use of virtual networks and smart phone technology. Over the next twenty-five years as Honolulu's business hub expands out of the urban core and virtual communication and connectivity is more widely used, these practices will become more relevant.

Supply Chain Trends and Industrial Space

Shipping costs will also be a point of competitive advantage as the delivery of goods to the final customer will change and improve. Transportation companies, wholesalers and retailers will be fully integrated reducing the need for costly warehouse/storage space, and "just-in-time" ordering systems will be adopted. Additionally, warehouse vertical heights will increase as merchandise racking systems improve in an effort to maximize limited warehouse land.

Warehouse spaces in Hawai'i are generally in the smaller size range (less than 25,000 square feet) with lower ceiling heights. There are only a handful of warehouses over 50,000 square feet in size. In addition, much of this inventory is aging and obsolete. As noted earlier, there is a limited amount of industrial land available for new development in West O'ahu. In this regard, the construction of any new industrial warehouse building would be built to maximize land use.

[23] http://www.contractdesign.com/contract/design/Office-Design-Trends-1869.shtml

Conclusions

Many businesses and consumers in Hawai'i are no strangers to this mobile movement. Technology has already affected the way people work and live their everyday lives by allowing for constant communication and connectivity. Future trends will focus on greater exposure to consumers via multi-channels. This will impact the types of commercial spaces and infrastructure needed to accommodate new technologies. Land use policies should be mindful of these changing space needs and should accommodate any infrastructure requirements to support these technologies such as fiber optic cabling.

2.5 Changing Demographics

Hawai'i's population is aging rapidly. According to the U.S. Census Bureau, on July 1, 2009, the population 65 years and above accounted for 14.5% (ranked 8th in the nation), while persons 85 years of age and older shared 2.5% of the total population (6th place in the nation). These percentages of aged population are significantly higher than in April 1, 2000, when the population 65 years and above accounted for 13.3% of the total, and population 85 and older accounted for 1.4% of the total. Hawaii's population 65 years and older increased at 1.7% annual rate from July 1, 2000 to July 1, 2009 while our overall population increased 0.7% a year during the same period.

This demographic trend will influence what developers build. Nursing homes, assisted living, hospitals and outpatient clinics will be in high demand. Extra security and handicap parking stalls will be needed.

Medical Office Trends

Demand for medical office space continues to be driven by several factors, including performing more procedures at an outpatient setting, the expansion of existing practices, and the increasing obsolescence of aging assets. Additionally, the growing trend of hospitals expanding to offer medical services at off-campus satellite facilities is expected to accelerate in the future as medical practitioners and hospitals continue to seek out methods to reduce costs. The principal force remains the shift of baby boomers into later stages in life, as the number of those ages 55 and older in the United States is forecast to expand by nearly 11 million individuals through 2012. More importantly, as the population in general is physically active longer, the number of physicians' office visits among this key age bracket is rising, necessitating the demand for more doctors, and consequently more office space.[24]

It is projected that by 2015, acute care facilities will no longer try to be all things to all patients. They will specialize and build their competencies around targeted conditions and treatments. Non-urgent acute conditions will be treated from home, via the use of telemedicine or at retail settings that provide low cost, good quality, and convenience.[25] These trends could reduce medical facility size and layout in the future.

[24] Marcus & Millichap Medical Office Research Report - Midyear 2008 MEDICAL OFFICE ASSETS RESISTANT TO AILING ECONOMY

[25] http://www.slideshare.net/lulupetrina/redefining-medical-office-building

Local Trends

While CMFC estimates that there is potential demand for 50,000 square feet of medical office space each year for O'ahu, only a limited amount of new medical office development (outside of hospital physician office buildings) has occurred over the past twenty years. Although rents for medical office space appear high enough to justify construction, only two of planned medical office buildings have come to fruition over the past few years as developers have had difficulty securing anchor tenants. With the continued shortage of doctors, more efficient medical facility designs, and a lack of new development, we project that the annual demand for medical space will not experience much growth and will remain the same.

Senior Housing[26]

The Community Living Assistance Services and Supports ("CLASS") Act, part of the federal government's sweeping healthcare reform legislation, will likely have a significant impact on the senior housing sector. This portion of the bill will provide government-sponsored, long-term care insurance. Users of government-sponsored healthcare will automatically be enrolled in the program. Depending on how many individuals use this insurance to seek long-term care, the value of skilled nursing communities across the country could be impacted over the next several years.

Proponents of the CLASS Act see it as a financial lifeline that would allow individuals to remain functional and independent longer and mitigate the financial burden on informal and family caregivers. CLASS Act funds could be used to make housing modifications, hire personal assistant services, pay for transportation, and other services and supports.

Those who oppose the CLASS Act caution that premiums may be set too high to attract enrollees. After the five-year vesting period, premiums may fall short of benefits paid out, leading to further stress on Medicaid and reduced payouts under the current system.

Skilled Nursing Facilities

Since most of the value in skilled nursing facilities relates to the profitability of the business and not its physical site, any decrease in Medicaid payouts will lower the value of the business. This trend will wedge a divide between new, state-of-the-art facilities that cater to Medicare and private-pay users and older communities that depend on Medicaid supplements.

Assisted Living Facilities

While the CLASS Act will likely impair operations at some skilled nursing properties, assisted living units may benefit from the legislation. Projected reimbursements will be at least $50 per day, helping pay for the less expensive living arrangement. Anyone enrolled, vested, and needing support for at least two activities of daily living can opt for home healthcare or assisted living properties, rather than skilled nursing beds. With approximately half of the cost of assisted living covered, more seniors will stay in these facilities longer. The resulting evolution in the population at skilled nursing facilities will cut further into margins as residents with more challenges move into beds later and the cost of care escalates.

[26] Senior Housing Research Report, Marcus & Milichap, 1st half 2010.

Over the next 10 years, these changes will encourage developers to build Continuing Care Retirement Communities ("CCRCs") with larger assisted living components to stay solvent. A severe shortage of skilled nursing facilities will emerge as margins fall, requiring additional government intervention to spur development and supplement the high cost of care.

Local Trends

According to a January 2010 survey by Pacific Business News, there are 13 senior living facilities on O'ahu, with a total of 2,406 living units. Just as with the rest of the U.S., the impact of the CLASS Act will create additional demand for these types of facilities in Hawai'i.

Conclusions

The increased government involvement in providing healthcare and the large aging population could be beneficial for the senior housing market as demand could increase for these facilities. Technology will also impact the medical industry as more mobile services will be available leading the medical real estate market to smaller and more convenient facilities. While the demand for medical services is likely to increase further, the shortage of medical professionals could also hamper any need for medical office development. As discussed previously, while there would appear to be demand for medical office development in the future, the depth of this market has been challenged.

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SUSTAINABILITY TREND REPORT

Honolulu General Plan Update

SUSTAINABILITY TREND REPORT

February 2011

Helber Hastert & Fee, Planners

TABLE OF CONTENTS

LIST OF TABLES AND FIGURES ii

ACRONYMS ii

INTRODUCTION 1

1. DEFINITION OF SUSTAINABILITY 1

2. SUSTAINABLE LAND USE POLICIES AND DEVELOPMENT STRATEGIES 4

   2.1 Sustainability and Climate Change 4
   2.2 Shifting Paradigm for Land Use and Development 5

3. SUSTAINABILITY POLICIES AND PLANS IN HAWAIʻI 8

   3.1 State Policies 9
      3.1.1 Act 234, Hawaiʻi's Global Warming Solutions Act 9
      3.1.2 Hawaiʻi Clean Energy Initiative 10
      3.1.3 Hawaiʻi 2050 Sustainability Plan 10
      3.1.4 Complete Streets Task Force Legislative Report 13
   3.2 City and County of Honolulu 13
      3.2.1 Board of Water Supply Watershed Management Plans 14
      3.2.2 Development Plans and Sustainable Communities Plans 14

4. GENERAL PLANS AND SUSTAINABILITY 15

   4.1 Approaches to Incorporate Sustainability 15
   4.2 Implementation Tools 16

5. OBSERVATIONS 18

   5.1 Ways to Achieve Sustainability 18
   5.2 Recommendations 21

BIBLIOGRAPHY 22

LIST OF TABLES AND FIGURES

Tables

1. Comparison summary of Land Use Characteristics 7
2. Hawai‘i 2050 Update Statewide Priorities and Supported Actions 12
3. Examples of Sustainabiilty Measures by Honolulu General Plan Subject Areas 19

Figures

1. Concept of Sustainable Development 3

ACRONYMS

APA	American Planning Association
BWS	City and County of Honolulu Board of Water Supply
DPs	Development Plans
HCEI	Hawai‘i Clean Energy Initiative
SCPs	Sustainable Communities Plans
SLH	Session Laws of Hawai‘i
WMP	Watershed Management Plans

INTRODUCTION

This report was prepared to support the City and County of Honolulu's General Plan Update Project. The purposes of this report are to: (1) present information about the concept of "sustainability" as it relates to the *General Plan*; and (2) generate discussion during the update process.

The first section of this paper provides background about "sustainability" and attempts to clarify its meaning. Section II provides a context for land use policies and development strategies that promote sustainability. Section III is an overview of current sustainability policies in Hawai'i. In closing, Section IV considers strategies that other municipal governments across the United States are using to incorporate sustainability into planning and implementation mechanisms, identifies several approaches for the organization and structure of the *General Plan*, and presents examples of sustainability measures related to the specific subject areas in the existing *Honolulu General Plan*. This paper is intended to help define major issues, and is not intended to be a comprehensive review of the topic. It is structured to address several key issues and questions regarding the implications of incorporating sustainability into the *General Plan*, such as:

- What is sustainability?
- What do policies that address sustainability look like?
- How does the movement towards sustainability affect current land use and development practices and policy formation?
- Are the goals of the climate change initiative the same as sustainability? Is there a difference between climate change policies and policies that promote sustainability?
- Are there any existing policies and plans at the State and/or City level that provide guidance for incorporating sustainability into the *General Plan*?
- What approach have other municipalities in the United States used to incorporate sustainability into their General Plans?
- What types of policies may be appropriate for Honolulu's *General Plan*?

1. DEFINITION OF SUSTAINABILITY

In recent years, increasing public awareness and interest in sustainability created far-reaching effects on almost all sectors of society: from decisions made by government leaders, public officials and private sector executives, to the way that industries and businesses operate, the content of our media coverage, individual consumer choices, land use/development patterns, and building design and construction practices. The widespread, global interest in sustainability is largely a delayed reaction to modern society's insatiable consumption of natural resources and production of waste/pollution,

and the resulting detrimental impacts to environmental, social, political and cultural systems. Global trends that have contributed to the rise of the environmental movement and the recent push for sustainability include:

- Urban population growth
- Development pressures on natural ecosystems, including deforestation and destruction of ecosystems
- Loss of biodiversity and native species
- Climate change effects (i.e., atmospheric and sea levels changes attributed to greenhouse gases)
- Environmental and health-related concerns resulting from high concentrations of pollutants and toxic waste
- Growing demand and dependence on non-renewable energy sources
- Growth in urban and suburban areas contributing to sprawl, traffic congestion and the loss of agricultural lands and open space
- Devastation from natural hazards (i.e., flooding, earthquakes, hurricanes and tsunami)
- Social, economic and political inequalities between developed and developing nations, and
- Increased interest in the protection and preservation of historic and cultural resources.

As the concept of sustainability and the "green" movement gains in popularity, the term is being applied to many different facets of society. Agriculture, architecture, business, energy, tourism and travel, are just a few of the activities, products and services that are being influenced by the movement towards sustainability. As concepts such as "sustainable agriculture," "sustainable design," "sustainable/renewable energy," and "sustainable tourism" entice consumers, and businesses find marketing sustainable lifestyle choices profitable, "sustainability" has become a major international buzzword. Now a part of the common vernacular, the term has taken on many different meanings, depending on the group using the term and the situation and reason for its use. Is sustainability an awareness of reducing the amount of water and electricity we use? Is it modifying consumption patterns to generate less waste and recycle more, and making a choice to buy locally-grown produce and products? Or is it a philosophical lifestyle change that involves living without modern technologies and conveniences? Is sustainability the same as anti-development? Or is it about development that values protecting agricultural lands and natural/physical resources? Considering the widespread use of the term and its application to "green" or environmentally-friendly practices, what is sustainability?

The word *sustainability* comes from the Latin *sustinere,* which means to hold up or support (derived from *tenere*, meaning to hold, and *sus*, meaning up). Definitions of *sustain* listed in the *Websters Ninth New Collegiate Dictionary* (1984) include "to give support or relief to maintain," "nourish," "keep up, prolong" and "to support the weight of." Within this context, at its core, sustainability is the capacity to continue and keep going.

Review of existing literature suggests that sustainability is a complex idea that cannot be unequivocally described or simply defined (Martens 2006). There are numerous definitions, although the most widely quoted definition of sustainability is from the 1987 United Nations' World Commission on Environment and Development report entitled *Our Common Future* (commonly referred to as the "Brundtland Report," after the Commission Chairman, Norwegian Prime Minister Grö Harlem Brundtland). The Brundtland Report, which is largely responsible for introducing the concept of sustainability to an international audience and achieving global consensus on the concept, defines sustainable development as "development that meets the needs of the present without endangering the ability of future generations to meet their own needs." Unlike the traditional development approach that emphasizes the primary goal of economic growth and prosperity, the concept of sustainability places equal weight on each of the three systems that influence the health and prosperity of a community by balancing economic prosperity, social well-being and the need to minimize human impact on the environment and preserve natural resources for the infinite future (see Figure 1). Recognizing the links between the economy, the environment and society, sustainability acknowledges the ecological limits of natural systems, and asserts that humanity's well-being is fundamentally dependent on the health of our environment.

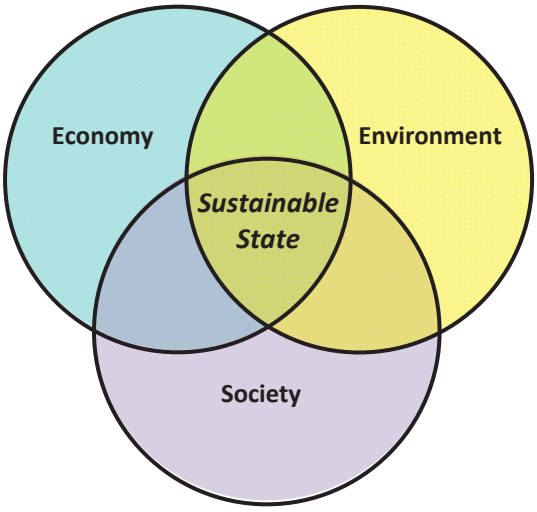

Figure 1: Concept of Sustainable Development

The three systems that shape communities (i.e., economy, environment, society) overlap and are affected by the others. For a community to be sustainable, each system must be healthy and in balance with the other two.

The *Sustainability Primer Hawai'i Step by Natural Step* defines sustainability as "the promise of a better world" (County of Hawai'i and The Kohala Center 2009, 1). "Sustainability is about creating the kind of world we want for ourselves, our neighbors, and future generations. It challenges us to live our lives and make decisions as individuals, organizations and societies so that we make sure that future generations have access to the same opportunities and quality of life that we do" (2009 iii).

2. SUSTAINABLE LAND USE POLICIES AND DEVELOPMENT STRATEGIES

2.1 Sustainability and Climate Change

Planning actions related to sustainability address a wide range of development issues for the purpose of improving existing environmental concerns at both the local and global scale (see Section 1 for summary of global trends). In general, the desired outcomes of such planning actions include the conservation and protection of all natural resources (including water resources), access to natural areas, ensuring community health/quality of life, hazard mitigation and disaster preparedness, environmental justice, and the reduction of greenhouse gas emissions to mitigate climate change.

Although the terms "climate change" and "sustainability" are often used interchangeably when discussing concepts that address global environmental issues, it is important to note that the terms are not entirely analogous or identical in meaning. Climate change is only one of the many facets of sustainability. Both initiatives share the same goal of climate change mitigation[1] to improve global environmental conditions, and promote strategies that reduce greenhouse gas emissions and lessen an individual's carbon footprint[2]. Typical climate change mitigation strategies address the need to decrease fossil fuel consumption and dependency, and include approaches such as technological advancements that increase energy efficiency and enable switching to alternative fuels; expanded use of renewable energy sources; low-impact site design, conservation measures and resource-efficient building standards to minimize energy/water use; waste stream reduction and recycling programs; marketing and educational programs to modify personal lifestyle and consumer

[1] Adaption to the consequences of climate change is a critical community planning challenge. Unlike climate change mitigation strategies that emphasize reducing greenhouse gas emissions, adaption strategies consider protecting communities from the potentially increased environmental hazards and impacts related to climate change and sea-level rise, including coastal storms and erosion, flooding, ecosystem losses, increased stress on drainage systems, and potential for salt water intrusion into wells.

[2] A carbon footprint measures the impact an individual has on the environment through the greenhouse gases produced by his/her daily activities. It is a measurement of the direct and indirect emissions of carbon dioxide produced from the burning of fossil fuels for domestic energy consumption and transportation, and the products consumed. http://www.carbonfootprint.com/carbonfootprint.html

choices; and physical improvements such as compact, mixed-use development forms and multi-modal transportation systems to alter existing travel behaviors.

While both initiatives promote strategies to reduce fossil fuel consumption, the goals of the climate change initiative are to slow the rate of climate change by minimizing greenhouse gas emissions, and to adapt existing developments in preparation for the physical effects of climate change (i.e., coastal changes, rising sea levels, water supply threats). In comparison, sustainability assumes a broader, whole-systems approach that places equal value on environmental, economic and social conditions and the overall quality of life for current and future generations, such that reducing fossil fuel consumption is considered to be only one of the many components in the foundation of a healthy, sustainable community. Within this larger context, strategies that reduce fossil fuel consumption are consistent with sustainability's goals of improving environmental conditions at all levels (local/regional/global) and increasing self-sufficiency and self-reliance at the local/regional level. In addition to climate change strategies (described in the previous paragraph), other strategies that promote local/regional sustainability include using local resources to generate energy (i.e., solar, wind and biodiesel), consuming locally-grown agriculture (i.e., food production and security), and minimizing waste (i.e., waste stream reduction).

2.2 Shifting Paradigm for Land Use and Development

There is a growing recognition across the global community that existing land use planning approaches and building forms hinder our ability to achieve sustainability. Recognizing that the segregation of land uses typical of current spatial planning practices is one of the primary constraints to creating a sustainable future, the movement towards sustainability has been instrumental in transforming conventional development concepts, introducing new land use planning and design approaches such as "smart growth," "new urbanism," "traditional neighborhood development" and "livable communities" that promote sustainability principles in the organization and form of communities. This shifting paradigm of sustainable urban land use and development – which draws upon and reintroduces former development patterns that preceded the spread of American suburbs and the proliferation of "sprawl" – is changing the physical layout and design of both new and existing communities and presenting new goals for long-range planning and land use. It is characterized by compact and mixed-use development that allows for higher-densities in developed areas, the revitalization of existing urban areas, multi-modal transportation networks to reduce automobile use (i.e., creating areas that are walkable, bikeable and transit accessible), and the preservation of agricultural and environmental resources. Table 1 compares the elements of the typical urban area (i.e., conventional development) and the emerging model of sustainable urban land use and development. While the typical urban area is characterized by sprawl and automobile-centered transportation systems, the sustainable land use model is largely consistent with the principles of "smart growth."

Smart Growth is a comprehensive planning approach that advocates compact, transit-oriented, walkable, and bicycle-friendly land use, characterized by mixed-use development, pedestrian-friendly streets, multi-modal transportation networks, and a range of housing choices to protect agricultural and environmental resources and avoid urban sprawl. The Smart Growth Network, which is a coalition of national and regional organizations, advocates ten basic principles of Smart Growth that align with the principles of sustainability.

(1) Mix land uses (residential, retail and business)

(2) Take advantage of compact building design

(3) Create a range of housing opportunities and choices

(4) Create walkable neighborhoods

(5) Foster distinctive, attractive places with a strong sense of place

(6) Preserve open space, farmland, natural beauty, and critical environmental areas

(7) Strengthen and direct development towards existing communities

(8) Provide a variety of transportation choices

(9) Make development decisions predictable, fair and cost-effective, and

(10) Encourage community and stakeholder collaboration.

The sustainable land use model described in Table 1 recognizes that existing land use patterns, transportation and land use relationships, and urban design have substantially influenced energy consumption and greenhouse gas emissions, encouraged the conversion of undeveloped lands, and negatively impacted various physical, social and cultural resources. The new model engenders a fundamental shift away from the economically- and environmentally-unsustainable sprawling residential subdivisions and automobile dependency that are the consequences of current land use and development practices. Central to this shifting paradigm is a cultural and philosophical shift at all levels of society. This is a shift from energy consumption to resource conservation; from sprawling to more compact and transit-oriented development; from shopping at outlying malls to more urbanized retail; from expensive and expansive suburban housing to affordable housing closer to work; from reliance on taxes to creative, market-oriented ways to finance infrastructure needs; from local thinking and acting to regional collaboration; from separating land and transportation planning to combining them; from capacity to sustainability; and from a culture of “me” to a culture of “we” (Hudnut 2008, viii-ix).

Table 1:
Comparison Summary of Land Use Characteristics

	Conventional Urban Development	Sustainable Land Use Paradigm
Density	Lower-density, dispersed activities	Higher-density, clustered activities
Land Use Pattern	Multiple commercial centers, suburbs distant/disconnected from downtown and from each other	Central commercial center in downtown, suburbs close to and accessible to downtown
New Development	Urban periphery (greenfield)	Infill (brownfield)
Land use mix	Homogeneous, with uses separated and disconnected	Mixed-use, both vertical and horizontal
Scale	Often large scale. Larger buildings, superblocks and wide roadways. Minimal design detail since people experience the landscape at a distance, as motorists	Human scale. Smaller buildings, blocks and roads, with emphasis on design elements to encourage people to experience the landscape as pedestrians
Public services (shops, schools, parks)	Regional, consolidated, larger. Requires automobile access	Local, distributed, smaller. Accommodates walking access
Primary Mode of Transportation	Automobile-centric transportation and land use patterns dominated by highway/street systems	Multi-modal transportation and land use patterns encourage walking, cycling, public transit
Commute patterns	Long, congested commutes with limited transit options	Reduced commutes, with extensive modal options
Connectivity	Hierarchical road network with emphasis on private "pods" leading to unconnected roads and walkways, and barriers to nonmotorized travel	Well-connected roads, sidewalks and paths, allowing more mobility options
Street design	Streets designed to maximize motor vehicle traffic volume and flows	"Complete streets" designed for a variety of activities. Traffic calming.
Public space	Attention to private spaces contributes to sense of separation (e.g., internally oriented)	Emphasis on public spaces promotes sense of community (streetscapes, pedestrian areas, public parks, public facilities)
Dominant housing form	Families living in single-family homes	Multi-family housing for a diversity of households (singles, couples, families, non-families)

3. SUSTAINABILITY POLICIES AND PLANS IN HAWAI'I

The American Planning Association (APA) *Policy Guide on Planning for Sustainability* (2000) identifies objectives for planning actions in the direction of sustainability. The objectives – which recognize that subject areas such as housing, land use, transportation, economic development, infrastructure and public services are inextricably linked and need to be considered in regional planning to meet sustainability principles – are intended to provide a guiding framework for all levels of policy development (i.e., local, state, regional and federal) and subject areas addressed by planners:

> *"Planning for sustainability requires a systematic, integrated approach that brings together environmental, economic and social goals and actions directed toward the following four objectives:*
>
> 1. *Reduce dependence upon fossil fuels, extracted underground metals and minerals.*
> 2. *Reduce dependence on chemicals and other manufactured substances that can accumulate in Nature.*
> 3. *Reduce dependence on activities that harm life-sustaining ecosystems.*
> 4. *Meet the hierarchy of present and future human needs fairly and efficiently."*

The APA also identifies specific policy positions that support the APA's objectives and provide a context for planning (APA 2000). The APA emphasizes specific planning and policy measures that contribute to sustainability:

(1) Alternative transportation that encourages reduced use of privately-owned gas-powered vehicles

(2) Use of alternative renewable energy sources to reduce dependence on fossil fuels

(3) Development and agricultural practices that reduce or eliminate the use of extracted underground substances such as mercury, cadmium and phosphorus

(4) Reducing the use of chemical and synthetic substances in the built environment, especially in paved surfaces,building materials, and industrial and maintenance operations

(5) Landscape design, maintenance and agricultural practices that reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers

(6) Compact mixed-used development during the redevelopment of existing urban sites, in order to minimize sprawl and reduce the need to travel by car

(7) Protecting undeveloped lands and other important ecological, open space and agricultural resources

(8) Reducing the use of water, and employing innovative wastewater treatment alternatives to protect groundwater resources

(9) Equitable protection of public health, safety and welfare for all population groups, regardless of income, race, gender or ethnicity

(10) Reducing and reusing waste products

(11) Citizen participation in planning

(12) Initiatives and partnerships that support well-informed policy decisions, and

(13) Incentives and other economic tools that encourage approaches that support sustainable development.

Efforts to characterize and incorporate sustainability into the *Honolulu General Plan* should be driven by existing State and County goals, policies and plans. This section provides a summary of` each of the key State and County policies and plans that address sustainability in Hawai'i:

- Act 234, Hawai'i's Global Warming Solutions Act
- Hawai'i Clean Energy Initiative
- Hawai'i 2050 Sustainability Plan
- Complete Streets Task Force Legislative Report
- Board of Water Supply Watershed Management Plans
- City and County Development Plans and Sustainable Communities Plans

3.1 State Policies

3.1.1 Act 234, Hawai'i's Global Warming Solutions Act

Act 234, Session Laws of Hawai'i (SLH) 2007, is known as Hawai'i's Global Warming Solutions Act[3]. It establishes the State's policy framework and requirements to address greenhouse gas emissions, and commits Hawai'i to reduce its statewide greenhouse gas emissions to or below the 1990 levels by the year 2020. Act 234 also creates a ten-member task force to prepare a workplan for how to best and most cost-effectively achieve the reductions, and requires the State Department of Health to pass rules on mandatory reductions for large emitters of six specific greenhouse gases (i.e., carbon dioxide, methane, nitrogen oxides, hydrofluorocarbons, perfluorocarbons, and sodium hexafluoride) beginning in 2012. The recommended workplan presented to the 2010 State Legislature in the Greenhouse Gas Emissions Reduction Task Force Report (December 2009) supports the implementation of the Hawai'i Clean Energy Initiative (see Section 4.1.2) and additional policy initiatives, including modifications to existing renewable and energy

[3] Available on DBEDT website at: http://hawaii.gov/dbedt/info/energy/greenhouse/

efficiency portfolio standards and alternative fuel standards, updating building codes, assessing freight transportation options, and establishing a smart growth framework to guide land use planning and transportation.

3.1.2 Hawai‘i Clean Energy Initiative

The Hawai‘i Clean Energy Initiative (HCEI)[4] is a partnership (i.e., energy agreement) signed in 2008 between the State of Hawai‘i, the U.S. Department of Energy, and the Hawaiian Electric Companies that aims to decrease Hawai‘i’s heavy reliance on imported petroleum. Recognizing that Hawai‘i is the country’s most oil-dependent state due to imported oil providing almost 90% of Hawai‘i’s electricity and transportation needs, the goal of the HCEI is to decrease energy demand and accelerate the use of available renewable energy resources, such that 70% or more of the State’s energy needs will be from renewable “clean” sources by 2030. The Agreement – which identifies renewable energy commitments, measures to increase energy efficiency, and improvements to grid operation and infrastructure – establishes policies for end-use efficiency, transportation, fuels, and electricity. Specific solutions include: biodiesel to fuel power plants; energy efficiency portfolio standard targets; development of renewable energy sources; consumer demand reduction strategies; seawater cooling systems servicing both downtown Honolulu and Waikiki to reduce air conditioning loads; hybrid vehicles powered by alternative fuels and plug-in electricity; and higher fuel efficiency standards for new vehicles.

3.1.3 Hawai‘i 2050 Sustainability Plan

In the 1970s, the State of Hawai‘i was one of the pioneers in long-range planning, with the *Hawai‘i State Plan* and its related functional plans being one of the first planning documents in the nation to provide integrated policies for the economic, social and environmental future of an entire state. The State Legislature adopted the *Hawai‘i State Plan* in 1978 (Hawai‘i Revised Statutes, Chapter 226 Hawai‘i State Planning Act) to serve as a comprehensive guide for the long-range future development of the state. The last comprehensive review and revision of the *Hawai‘i State Plan* occurred in 1986, with selective amendments completed since then.

Recognizing that sustainability issues are essential to Hawai‘i’s quality of life, the State Legislature enacted Act 8 (SLH 2005), which provided for the development of a sustainability plan to address the vital needs of Hawai‘i through the year 2050. Specifically, Act 8 (SLH 2005) established the Hawai‘i 2050 Sustainability Task Force to review the *Hawai‘i State Plan* and the State’s comprehensive planning system, and required the State Auditor to prepare the *Hawai‘i 2050 Sustainability Plan*.

[4] Available on DBEDT website at: http://hawaii.gov/dbedt/info/energy/hcei

The *Hawai'i 2050 Sustainability Plan*[5] (2008) is the state's first long-range statewide planning process in more than 30 years. It establishes the state's definition and guiding principles of sustainability, and identifies statewide goals, priority actions and indicators to measure future progress towards achieving a sustainable future.

The "People's Definition" of sustainability in Hawai'i is intended to guide all actions:

> *"Sustainability in Hawai'i means achieving a quality of life that:*
>
> - *Respects the culture, character, beauty and history of our state's island communities*
> - *Strikes a balance between economic, social and community, and environmental priorities*
> - *Meets the needs of the present without compromising the ability of future generations to meet their own needs."*

Goals for Hawai'i's sustainable future consist of:

- *"Living sustainably is part of our daily practice in Hawai'i.*
- *Our diversified and globally competitive economy enables us to meaningfully live, work and play in Hawai'i.*
- *Our natural resources are responsibly and respectfully used, replenished and preserved for future generations.*
- *Our community is strong, healthy, vibrant and nurturing, providing safety nets for those in need.*
- *Our kanaka maoli and island cultures and values are thriving and perpetuated."*

The *Hawai'i 2050 Update* (2010) was conducted by the University of Hawai'i at Mānoa Social Sciences Public Policy Center to review the findings of the *Hawai'i 2050 Sustainability Plan* and identify data sources and benchmarks that support implementation of the Plan's major goals. Statewide priority actions were identified for issue areas requiring immediate action, and that are intended to be in progress by the year 2020 (see Table 2).

[5] Available online at: http://www.hawaii2050.org/

Table 2:
Hawai‘i 2050 Update Statewide Priorities and Supported Actions

Goals	Priority Actions	Specific Actions
WAY OF LIFE Living sustainably is part of our daily practice in Hawai‘i.	Create a sustainability ethic	• Creatively educate the community about the importance of living sustainably • Launch programs in the schools to teach sustainability strategies
THE ECONOMY Our diversified and globally competitive economy enables us to meaningfully live, work and play in Hawai‘i	Strengthen public education	• Support early learning initiatives • Increase the development of charter schools
	Develop a more diverse and resilient economy	• Increase production and consumption of local foods and products • Provide incentives to foster sustainability-related industries, such as renewable energy and environmentally technologies
	Increase production and consumption of local foods and products	• Provide incentives to grow and buy local products • Provide funding or loans to local farmers • Educate the public on why buying local produce is important to building a sustainable economy
ENVIRONMENT Our natural resources are responsibly and respectfully used, replenished and preserved for future generations.	Reduce reliance on fossil (carbon-based) fuels	• Increase the amount of electricity generated by renewable resources • Adopt green building codes
	Increase recycling, reuse and waste reduction strategies	• Support recycling systems for bottle, cans and paper in every neighbhorhood • Provide incentives for businesses to initiate recycling
COMMUNITY & SOCIAL WELL-BEING Our community is strong, healthy, vibrant and nurturing, providing safety nets for those in need	Increase affordable housing opportunities	• Provide incentives for private developers to build low income housing • Adopt inclusionary zoning laws that require all new housing developments to include some affordable housing units
	Provide access to long-term care and elderly housing	• Provide tax credits or exemptions for developers of long term care and/or elderly housing • Provide funding for developers of elder care housing projects
KANAKA MAOLI CULTURE & ISLAND VALUES Our kanaka maoli and island cultures and values are thriving and perpetuated.	Preserve and perpetuate our kanaka maoli and island cultural values	• Celebrate diversity and island cultural practices • Support and encourage kanaka maoli cultural practices and support subsistence-based businesses

As part of the community dialogue conducted for the *Hawai'i 2050 Update*, two community meetings were held on O'ahu to discuss sustainability within the context of Honolulu. The first meeting was held in downtown Honolulu (urban) and the second meeting was held in Wai'anae (rural). The major theme from both meetings was the desire to focus future action on creating and refining a sustainability ethic. Meeting attendees identified a range of possible actions that aimed to educate people about living sustainably and promoting sustainability, such as innovative school-based curriculum and higher education degrees, social networking media and public information campaigns, development of a clearinghouse website dedicated to sustainability, and the incorporation of Native Hawaiian values. Some strategies to live a sustainable lifestyle were defined, such as "eating more local foods; recycling more; reducing use of fossil fuels (support alternative transit modalities); reducing energy and the waste stream; and changing behaviors and buying habits to create a sustainable ethic" (University of Hawai'i at Mānoa Social Sciences Public Policy Center 2008, 15).

3.1.4 Complete Streets Task Force Legislative Report

The Complete Streets Task Force (established under Act 54, SLH 2009) ("Act 54") is a statewide task force convened to review existing state and county highway design standards and guidelines, and develop recommendations for design standards and guidelines consistent with the principles of Complete Streets.[6] As part of Act 54, State and County transportation departments are required to adopt and implement a "Complete Streets" policy, which is intended to create and configure a connected street system that provides safe mobility for all users – including bicyclists, pedestrians, transit riders, freight, and motorists – and that is appropriate to the function and context of the facility (2010, 4).

The Complete Streets Policy recognizes that roadway networks are vital for the livability of communities and serve functions beyond their intended use for vehicular transportation. Emphasizing safety and mobility for all users, the Complete Streets Policy encourages flexibility and better accommodations for transit, walking, bicycling, other non-motorized transport, and alternate fuel vehicles. Given the emphasis placed on alternative modes of transportation, the Complete Streets Policy can help to decrease the demand for imported oil and contribute to Hawai'i's clean energy future, as well as promote long-term sustainability.

3.2 City and County of Honolulu

The City and County of Honolulu has been taking steps to address sustainability in its facilities and natural resources management. In recognition of its efforts, Honolulu has been given high scores in recent sustainability and environmental performance studies:

[6] The Complete Streets principles for Hawai'i include: safety, flexible design (context sensitive solutions), accessibility and mobility for all, use and comfort for all riders using the transportation system, consistent use of design standards and guidelines, improved energy efficiency, emphasis on health, appropriate funding, building organizational partnerships, and green infrastructure/streets to provide social and environmental benefits.

- The 2007 *Earth Day Network Urban Environment Report* ranked Honolulu 11th out of 72 major U.S. cities for its environmental performance. http://www.earthday.net/UER/report/hi_honolulu.html

- The 2008 *SustainLane U.S. Cities Sustainability Rankings* ranked Honolulu 17th out of the 50 most-populous U.S. cities for urban sustainability. http://www.sustainlane.com/us-city-rankings/cities/honolulu

County-level plans that discuss sustainability are summarized in this section.

3.2.1 Board of Water Supply Watershed Management Plans

The Board of Water Supply (BWS) Watershed Management Plans (WMPs) are to be the water use and development plans for the island of O'ahu. There are eight regional plans that would coincide with the City's Development Plan and Sustainable Communities Plan areas. The goal of the WMPs is to provide guidance for the sustainable management and use of all water resources (both surface and groundwater) in each region. Based on the principle that healthy, sustainable watersheds should be the foundation for both land use and water resources management planning, the WMPs promote water use that balances the preservation and management of O'ahu's watersheds, while allowing sustainable ground and surface water use and development to serve present and future generations. The WMPs identify sustainability policies and programs that guide land use plans, inventories of available water supply and water use, future water use and development projects, conservation practices and watershed management projects that protect and improve the health of O'ahu's watersheds and water resources.

3.2.2 Development Plans and Sustainable Communities Plans

The Development Plans (DPs) and Sustainable Communities Plans (SCPs) form the second tier of plans under the General Plan. The plans identify conceptual long-range visions and policies to guide regional land use and infrastructure decisions. There are eight regional plans; two of the Plans (Primary Urban Center and 'Ewa) are DPs, while the other six (East Honolulu, Ko'olau Poko, Ko'olau Loa, North Shore, Wai'anae, and Central O'ahu) are designated SCPs.

Per the adopting ordinance for each DP/SCP, each plan is required to be reviewed and updated every five years to ensure that the vision statement, policies and guidelines remain current and to assess the progress towards implementation. During recent community discussions conducted in support of the on-going five-year reviews for the Wai'anae, North Shore, and Ko'olau Loa regions, community members raised questions about the role of sustainability in the current SCPs and the need for an islandwide policy framework to define the City's approach to sustainability, given the inclusion of the term "sustainability" in the titles of the Plans, the lack of policies at the General Plan level explaining the City's goals for sustainability, and the absence of sustainability references in the SCPs. Based on

the structure and content of the current plans, achieving sustainability is not the primary purpose in distinguishing between DPs and SCPs. Rather, the current reference to "sustainable" in the SCP designation is to differentiate the City's growth management policies for the stable areas (SCP regions) and the areas targeted for growth (DP regions),[8] specifically highlighting the City's intent to maintain and enhance the existing character and development patterns of the existing SCP areas by directing future growth to the DP areas.

4. GENERAL PLANS AND SUSTAINABILITY

4.1 Approaches to Incorporate Sustainability

In the United States, local governments are increasingly promoting sustainability ethics and incorporating sustainability goals into their General Plans as a means of influencing all levels of municipal decisions and activities. The California Sustainability Alliance identifies three distinct approaches that local governments in California are using to incorporate sustainability principles into their General Plans (largely due to State statutory requirements under the California Environmental Quality Act to address climate change impacts and greenhouse gas emissions reductions). The three approaches consist of:

(1) Including a separate chapter on sustainability that establishes guiding principles to define the community's vision of sustainability, and identifies policies and implementation actions;

(2) Identifying sustainability policies and implementation actions as part of other subject areas (i.e., no separate sustainability chapter); or

(3) Integrating sustainability throughout the General Plan using a combined approach, with a discussion of sustainability grouped into a separate chapter that outlines the community's priorities for a sustainable future, and identification of policies and implementation actions as part of other subject areas (i.e., combination of the two previous approaches).

A community's preferred approach to incorporating sustainability into the General Plan is influenced by a number of factors, including the available resources (i.e., staffing, funds, project timeframe), as well as the community's motivation to adopt sustainable lifestyles and the extent to which the community is willing to change (see Section 2.2 Shifting Paradigm for Land Use and Development for physical, cultural and philosophical

[8] The *North Shore SCP* preface states, "Two of the eight planning regions, 'Ewa and the Primary Urban Center, are the area to which major growth in population and economic activity will be directed over the next 20 years and beyond. The plans for these regions will continue to be titled 'Development Plans,' and will serve as the policy guides for development decisions and actions needed to support that growth….The remaining six planning regions…are envisioned to remain relatively stable…(and)…have been titled *'Sustainable* Community Plans'" (2000, P-1).

differences between traditional development and sustainability). The first approach – limiting the discussion of sustainability to a separate chapter – is the simplest and easiest approach to satisfy the objective of incorporating sustainability into the General Plan. It leaves the existing document intact while providing guidance for sustainability, although it lacks the detail of clarifying which measures overlap multiple subject areas. The second approach – which weaves sustainability into the specific subject areas/chapters of the General Plan –buries sustainability within the substance of the General Plan and minimizes its significance. Like the first approach, it does not provide a framework to correlate overlapping measures. The third approach is a hybrid approach that adds a separate chapter about sustainability and also weaves sustainability into the specific subject areas/chapters of the General Plan. This is the most detailed and thorough approach for internal consistency (i.e., ensuring no policy conflicts between subject areas), resulting in a comprehensive statement that demonstrates the community's commitment to achieving sustainability.

4.2 Implementation Tools

Conventional tools that implement the General Plan typically consist of zoning regulations, specific geographic area plans, functional planning, and capital improvement programming. Due to the systemic, organizational and philosophical changes typically involved in the transformation to a "sustainable community," local governments are finding that additional tools are needed to support the implementation of sustainability. Two commonly used implementation tools – program coordination and community indicators – are summarized in this section.

Program Coordination. A number of local governments have established departments, offices or management positions to be responsible for the formal coordination and implementation of sustainability policies. Responsibilities may include plan preparation and monitoring, policy analysis, educational campaigns and public outreach, and coordinating activities of different departments and organizations. For example, the City of Davis, California employs a sustainable program manager (under the Parks and General Services Department) whose primary duties include advocacy, facilitating sustainability efforts and networking between the various City departments, and analysis of policy options (http://cityofdavis.org/pgs/sustainability/). In Santa Monica, California, the Office of Sustainability and the Environment (within the City Manager's Office) is responsible for the development and implementation of the Sustainable City Plan and other policy initiatives and programs related to environmental management, and collaborates with other city departments to integrate sustainability practices with ongoing city operations (http://www.smgov.net/departments/ose/) . In Portland, Oregon, the Bureau of Planning and Sustainability was created in 2009 by merging the Bureau of Planning and the Office of Sustainable Development. In line with Portland's objectives to become a model city of sustainability, the Bureau's principal functions include promoting integrated land use planning and development based on sustainability principles and practices, and developing and implementing policies and programs that ensure that integral part of all planning and management of the City (http://www.portlandonline.com/bps/index.cfm).

Community Indicators. The use of indicators to monitor and identify sustainability trends and track progress towards the attainment of desired goals and target conditions has been used in a number of communities (e.g., Seattle/King County, Washington[9]; Portland, Oregon; Santa Monica, California; and Kauai County, Hawai'i). As defined in *The Community Indicators Handbook* (Redefining Progress 2006), an indicator is "a measurement that reflects the status of some social, economic, or environmental system over time." Some sample indicators of sustainability are open space acreage, public transportation ridership, local agriculture production and consumption, energy use, air/water quality factors, wastewater flows, and the availability/distribution of affordable housing units. By tracking changes in the community, indicators provide information about the overall direction of a community in relation to its values and priorities, revealing whether conditions have improved, declined or stayed the same, and whether programs are effective or need to be strengthened or redirected.

Indicators – like vision statements – are unique to reflect each community's specific goals and objectives. The development of indicators can be a technical process involving the identification of the community's vision, consultation with agencies and other data sources to locate available data, research to gather specialized data (e.g., surveys, data compilation and evaluation), and review/selection of the indicators, as well as a high level of community participation.

Recent and on-going indicator projects in Hawai'i with relevance to the *Honolulu General Plan* include the following:

- ***Measuring What Matters for Kaua'i: Community Indicators Report 2008***

  The impetus of Kaua'i's Community Indicators Report (Kaua'i Planning & Action Alliance 2009) was to satisfy an implementing action identified in the *Kaua'i General Plan 2000,* "Collaborate with community organizations in developing indicators and benchmarks to measure progress." Working with an advisory committee of representatives from various government, private, non-profit and community groups, the project resulted in the creation of 55 indicators. The indicators are organized around seven subject areas that reflect the community vision of the *Kaua'i General Plan 2000*: (1) economic and business climate; (2) public education; (3) neighborhood and community health and well-being; (4) civic engagement; (5) natural environment; (6) land use and rural character; and (7) cultures and arts. Report updates are planned at approximately two year intervals (the first 2006 Indicators Report was issued in June 2007, followed by the second 2008 Indicators Report released in July 2009).

[9] Redefining Progress reports that more than fifty percent of the community indicator projects in the United States have been modeled after the Sustainable Seattle program http://sustainableseattle.org/ (Phillips 2003, 8).

- ***Quality of Life in Hawai'i 2009 Report***

  The *Quality of Life in Hawai'i 2009 Report* (University of Hawai'i at Mānoa Center on the Family 2009) was prepared for the State of Hawai'i Department of Business, Economic Development and Tourism as a follow-up to the first *Quality of Life in Hawai'i* report completed in 2005. It is based on an extensive research literature review, national and international indicator projects, and previous work undertaken in Hawai'i, including the *Hawai'i 2050 Plan*. The report provides a comprehensive framework for assessing quality of life factors in Hawai'i, and presents trend information for 67 different indicators that relate to the six major quality-of-life domains that influence the well-being of a community: economic, education, environment, health, housing and transportation, and social. National, state and county-level data are presented for each of the indicators. Trends (i.e., increases/positive trends or decreases/negative trends) over time are identified, and county-level data is compared to see if there are any differences between the counties and to rank the counties.

- ***Hawai'i 2050 Sustainability Plan; Hawai'i 2050 Update***

  The *Hawai'i 2050 Plan* (Hawai'i 2050 Sustainability Task Force 2008) identified 55 possible indicators, benchmarks and possible data sources to measure progress towards the goal of sustainability (see Section 3.1.3 for discussion). Following up on the work of the Hawai'i 2050 Task Force, the *Hawai'i 2050 Update* (University of Hawai'i at Mānoa Social Sciences Public Policy Center 2010) validated the findings of the *Hawai'i 2050 Plan,* confirming the availability of the data and identifying additional potential indicators (specific indicators and data were not provided). Implementation of a community-based process to select and develop the specific indicators and data sources is recommended as a follow-on action.

5. OBSERVATIONS

5.1 Ways to Achieve Sustainability

Honolulu's current *General Plan* last underwent a comprehensive review in 1987, at a time when sustainability was not widely publicized or universally considered as a major topic of concern. Although the current Plan includes several elements of sustainability, the current Plan lacks a clear definition of sustainability, and specific objectives and policies to achieve sustainability.

It may not be possible for O'ahu – or Hawai'i as a whole – to be an entirely self-sufficient, self-contained entity that does not consume any imported goods. We are unable to produce all of our food and goods consumed in the State (about 80-90% of our goods are imported), and imported fossil fuels provide almost 90% of our energy (see page 10). In addition, the State economy is heavily dependent on the tourism industry. Despite the

major barriers to self-sufficiency, Honolulu can – like many other cities have done – embrace an ethic of long-term sustainability that strives to balance environmental, economic and social conditions without compromising the ability of future generations to meet their own needs.

Table 3 lists examples of measures that promote sustainability, and demonstrates that the concept of sustainability touches on all subject areas of the *General Plan*. Some of the measures are included in the existing *General Plan*, although many are new concepts not currently addressed in the *General Plan*.

Table 3:
Examples of Sustainability Measures by Honolulu General Plan Subject Areas

Subject Area	Sustainability Measures
1. Population	• Account for available water resources in the consideration of future growth • Direct development towards designated growth areas
2. Economic activity	• Protect agriculture and open space resources • Encourage the development of a diversified, resilient economy • Support local agriculture • Increase production and consumption of local foods and products • Promote energy- and resource-efficient industries • Locate jobs close to housing
3. Natural environment	• Protect and conserve natural resources • Protect and preserve natural areas from incompatible development • Enhance air and water quality • Protect and enhance water quality and quantity • Ensure adequate watershed protection and management • Minimize sediment and pollutant discharges into streams and nearshore coastal waters
4. Housing	• Make efficient use of building materials • Raise energy efficiency standards • Support housing opportunities for all income levels/population groups • Increase the diversity of housing types and forms, promoting multi-family housing as the dominant form • Encourage housing development accessible to jobs and transportation
5. Transportation and Utilities	• Encourage physical improvements and incentives that promote alternative modes of transportation and reduce automobile use • Design and construct streets to support safe and efficient pedestrian and bicycle travel

Subject Area	Sustainability Measures
	• Improve connectivity between neighborhoods and activity nodes • Adopt low-impact development and rural infrastructure standards • Expand recycling, reuse and waste reduction strategies • Expand the use of technologies that increase fuel efficiency and energy conservation • Upgrade/expand the capacity of existing infrastructure systems to accommodate higher-density
6. Energy	• Expand the use of renewable energy sources • Adopt energy efficient codes • Expand the use of technologies that increase efficiency and conservation
7. Physical Development and Urban Design	• Adopt green building standards that promote conservation • Adopt low-impact development and rural infrastructure standards • Encourage compact, mixed use (higher-density) development patterns • Provide for multi-modal transportation networks • Direct development to designated growth areas to maintain agriculture/natural resources • Encourage the use of native plants
8. Public Safety	• Reduce exposure to hazardous materials and waste • Incorporate lighting and design principles known to discourage crime in the design of buildings, roadways and public areas • Establish and maintain response plans for natural hazard and disaster mitigation • Consider coastal hazards and sea level changes in decision-making
9. Health and Education	• Encourage mixed-use developments and other physical improvements that encourage walking/bicycling • Increase public awareness about the importance of environmental ethics and living sustainably • Support educational and job training opportunities that complement Honolulu's major industries • Strive for a measureable reduction in residents' ecological footprint
10. Culture and Recreation	• Preserve and expand open space resources • Integrate urban parks and green spaces with other urban uses • Respect and perpetuate the island's history and cultural values • Protect and preserve historic and cultural resources • Foster participation in civic affairs and community activities
11. Government Operations and Fiscal Management	• Adopt an ethic of sustainability to guide City operations • Establish an administrative commitment for issues relating to sustainability • Practice participatory community planning and decision-making • Encourage public-private collaborations and partnerships • Establish systemic indicators and benchmarks to measure progress

5.2 Recommendations

This report presents general information about sustainability and the key issues relative to the *General Plan*. It is clear from this analysis that there is universal recognition that sustainability is an important theme for the General Plan Update, and that sustainability issues need to be considered at every level of City policy decision-making. Therefore, it is recommended that:

- the *General Plan* should include goals and objectives related to sustainability.
- Honolulu's position on sustainability should be broad, and not confined to climate change initiatives.
- there is a need for public discussion about what policies and measures are appropriate for Honolulu and its *General Plan*.
- strong consideration should be given to establishing implementation tools (including program coordination and a community indicators program).

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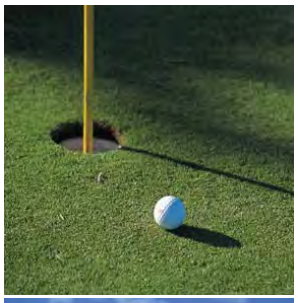
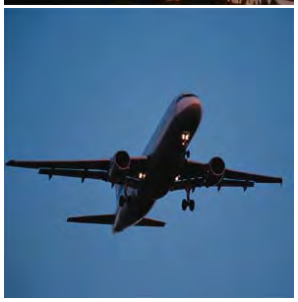


Visitor Industry Analysis
City & County of Honolulu
General Plan Update

Helber Hastert & Fee Planners, Inc



September 7, 2010

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Table of Contents

Introduction 1
Background and Objectives 1

Executive Summary 2

Section I: State of Hawai‘i Visitor Market Overview 4
Introduction 5
Overview of the Hawai‘i Visitor Industry 5
Historical Visitor Arrivals to the State 8
Air Seat Capacity 12
Visitor Expenditures 14
State of Hawai‘i Visitor Demographics 16
U.S West 16
U.S. East 18
Japan 20
Canada 21
First Time versus Repeat Visitors 22
Hawai‘i Hotel Performance 24
Visitor Accommodation Unit Inventory – State of Hawai‘i 26

Section II: O‘ahu Visitor Market Overview 30
Introduction 31
Summary of Highlights 31
Visitor Arrivals 31
Average Daily Visitor Census 32
Visitor Demographics 34
Domestic 34
International 35
Length of Stay 36
Islands Visited 37
Primary Visitor Trends 37

Section III: O‘ahu Lodging Market Overview 39
Introduction 40
Summary Highlights 40
O‘ahu Lodging Overview 40
Visitor Accommodation Types 42
O‘ahu Lodging Market Performance 43
Analysis by Location/District 43
Primary Urban Center 44
Waikīkī 44
Ala Moana 45
Airport 46
Other Honolulu 46
‘Ewa/Wai‘anae 47
Ko‘olauloa/North Shore/Central O‘ahu 48

Koʻolaupoko 49
Bed & Breakfast/IVU Submarket 50

Section IV: Analyses of Selected Oʻahu Lodging Market Topics 54
Waikīkī Life Cycle Analysis 55
Aging Visitor Plant 55
Reinvestment 56
Potential for New Waikīkī Units 60
Future Potential New Development and Conversion Sites 60
Oʻahu's Tourism Carrying Capacity 61
Resort Accommodations versus Community-Based Accommodations 62
Impact of Rail Transit on Tourism 63
Rapid Transit EIS 63
Proposed Rail Line and Tourism 65

Introduction

Background and Objectives

This visitor industry white paper is being prepared in connection with a review by the City and County of Honolulu's Department of Planning and Permitting of visitor industry related policies in the General Plan of the City and County of Honolulu, which was last updated in 1992.

The General Plan states long-term objectives and policies for the Island of O'ahu, including strategies for achieving the objectives. It is considered a dynamic document, reflecting the changing world and evolving community attitudes. As the central component of a planning process that addresses physical, social, economic and environmental concerns, the General Plan serves to guide the future growth of the Island of O'ahu.

As tourism continues to be the largest industry on the Island of O'ahu, the updated General Plan should take into consideration current and emerging trends in tourism. This visitor industry white paper is intended to provide "big picture" insights on certain tourism-related topics. The report will provide a brief narrative overview of Hawai'i State and O'ahu as visitor destinations. The overview will include a limited presentation of historical visitor statistics. It also provides an overview of the Waikīkī and Island of O'ahu lodging markets. This section will provide historical context and current perspective on O'ahu as a visitor destination, using quantitative analysis.

This white paper also provides commentary on certain critical long-term issues, such as lifecycle of Waikīkī as a destination, recent trends in investment in Waikīkī, O'ahu's lodging sub-markets outside of Waikīkī, and an overview of the potential impact on tourism caused by the proposed rail transit system.

Executive Summary

Tourism on the Island of O‘ahu has experienced major shifts in the market since the previous update to the General Plan. In particular, Waikīkī is currently undergoing a major period of renewal and repositioning that began in 2000 and has since accelerated. These efforts have helped to better achieve the high expectations of a more sophisticated and demanding visitor market, and extend the destination life cycle of Waikīkī.

Other highlights of this white paper include the following:

- Completed and planned investment into Waikīkī between 2000 and 2015 total over $3.6 billion. The transformation and destination market repositioning of Waikīkī has been dramatic and crucial in maintaining its position as a world-class tourism destination. The rejuvenation of Waikīkī has helped create a more diverse and upscale product mix that has enabled Waikīkī to attract higher spending visitors.

- While traditional hotel units continue to represent the majority of Waikīkī’s visitor units, there has been a shift in the mix and number of accommodation units away from traditional hotel inventory towards timeshare and resort condominium inventory. This is reflective of the shift in visitor preference to larger accommodation units driven in part by an expanding family travel segment.

- The high percentage of repeat visitors, as well as those visitors seeking adventure and “experiential lifestyle” travel, has led to stronger demand for individual vacation units (“IVU”) and bed and breakfast (“B&B”) rentals. IVUs and B&Bs are defined by the Hawai‘i Tourism Authority as follows:

    - Individual Vacation Unit (IVU): An individual condominium unit (not in a hotel rental operation), house, cabin, villa or cottage with very limited service, often with only basic cleaning supplies provided.
    - Bed & Breakfast (B&B): A lodging facility with a limited number of guest units, which include breakfast in the daily rental rate. Typical bed and breakfast facilities are either small, quaint inns or family homes.

- There appears to be an evolving trend toward development of more “community based” hotels that serve community needs rather than the tourism industry. Such hotels include the Lā‘ie Inn currently being redeveloped into a 220-room hotel to better serve the Brigham Young University-Hawai‘i (“BYUH”) and the North Shore community, as well as the proposed 150-room Koa Ridge hotel to serve central O‘ahu demand, including military, sports and health and wellness travel, and two proposed hotels in Kapolei to serve military, government, and business demand.

- Given the constraints on new development opportunities in Waikīkī, hotel capacity is a longer term concern. Capacity to some extent can be managed through room rate yield management, but once Waikīkī occupancy begins to exceed 85 percent on a continual

basis, pressure will increase for new development, repurposing, or conversion of properties for visitor accommodation use. This will likely add more incentive to expand visitor product outside of Waikīkī.

- Our analysis indicates that O‘ahu’s proposed rail transit system will likely benefit visitors as a new transportation option to popular tourism attractions, but will not likely have a significant impact on O‘ahu’s overall appeal as a visitor destination.

Section I: State of Hawai‘i Visitor Market Overview

Introduction

This section presents an overview of the tourism industry for the state of Hawai‘i, including historical visitor arrivals, characteristics, visitor expenditures and current trends.

Summary of Highlights

The State of Hawai‘i is currently experiencing an unprecedented downturn in its tourism industry. This downturn is largely attributable to the global recession that started in late 2007 and accelerated in 2009. The continuing decline in the Japanese market, which started in the late 1990s, has also contributed to the downturn. Air service to Hawai‘i has declined due to falling demand and high operating costs in the airline industry, which has led to strategies to increase passenger load factors and consolidation of routes. Nonetheless, the long-term prospects for the industry remain positive with continued public and private investment into Hawai‘i’s tourism product. Such investment includes renovation and/or new development of hotels, resort condominiums, timeshare and retail projects.

Overview of the Hawai‘i Visitor Industry

- Admitted into Statehood in 1959, Hawai‘i is comprised of eight major islands divided into five counties: the City & County of Honolulu (representing the Island of O‘ahu), the County of Maui (consisting of the Islands of Maui, Lāna‘i, and Moloka‘i), the County of Hawai‘i (representing the Island of Hawai‘i, also referred to as the “Big Island”), the County of Kaua‘i (consisting of the Islands of Kaua‘i and Ni‘ihau, a privately owned island inaccessible to the public), and Kalawao County (consisting of only the Kalaupapa Peninsula on the Island of Moloka‘i).

- Hawai‘i is approximately 2,300 miles to the east of the West Coast of the continental U.S. and approximately 3,700 miles to the west of Japan. To the south are the South Pacific island chains including the Kiribati Islands, French Polynesia, Samoa, the Marshall Islands, and Micronesia (ranging between 1,000 and 2,500 miles from Hawai‘i).

- Tourism is an approximately $11 billion industry, representing about one-third of Hawai‘i’s total Gross State Product. The State’s lodging supply consists of 75,188 visitor accommodation units, including full and limited service hotel rooms, condominium hotels, vacation rentals, and timeshare. Approximately half of these units are located on O‘ahu. Total statewide room revenues in 2007 set a record at $3.1 billion, driven by an increase in visitors and growing average daily rates. By 2009, room revenues had fallen to $2.4 billion due to the global economic downturn.

- The State consists of four primary islands as follows:

    - Island of Oʻahu: Oʻahu is the third largest island in the Hawaiian chain, but is the State's primary economic and tourism center with Honolulu serving as the State's capital. Waikīkī is located within the City and County of Honolulu and supports approximately half of the State's 75,188 hotel rooms.
    - Island of Maui: Maui is the State's second largest island and is the primary destination for Neighbor Island travel.
    - Island of Hawaiʻi: The Island of Hawaiʻi is commonly referred to as the "Big Island," as its total land area is larger than all of the other major Hawaiian islands combined. The Island of Hawaiʻi is noted for its active volcanoes, deep-sea fishing, and scuba diving.
    - Island of Kauaʻi: The Island of Kauaʻi lies to the northwest of Oʻahu and is noted for its spectacular Nā Pali coastal mountain range.

- There is direct U.S. mainland and Canadian air service to each of the major islands. Honolulu serves as the primary international gateway for the State of Hawaiʻi, however the Big Island has been granted limited authority to permit non-stop flights from Japan and Korea.

- One of the more hopeful signs of future expansion of air capacity is the acquisition of 27 new Airbus wide-bodied aircraft by Hawaiian Airlines, which is envisioned to help Hawaiian Airlines establish non-stop air service between Hawaiʻi and major destinations in Asia.

- Visitor arrivals to the State peaked at 7.5 million in 2006. High season for the visitor industry generally spans between mid-December through mid-March and secondarily between mid-June through mid-August. U.S. mainland visitors comprised approximately 73 percent of total arrivals to Hawaiʻi in 2009 and stayed on average 10 days. Japanese visitors comprised over 17 percent of the market with a length of stay of almost six days per visit.

- The development of Hawaiʻi's tourism industry can be characterized by several milestone periods:

    - 1965 to 1979: Introduction of flights from the U.S. mainland utilizing wide-bodied aircraft during this period helped Hawaiʻi evolve into a mass tourism destination. The market for this time frame can be characterized as primarily wholesale and charter driven leisure travel to Oʻahu and primarily Waikīkī. Much of the Waikīkī hotel inventory was developed during this period.
    - 1980: United Airlines, the largest air carrier to Hawaiʻi, experienced a three month employee strike, which curtailed growth for the year.
    - 1983 to 1990: This period reflected the following:

  - Hawai‘i enjoyed an unprecedented period of tourism growth and development at a time when the U.S. mainland economy was suffering from a deep and prolonged recession combined with substantial hotel over-building.
  - Driven by a strong economy and a 60 percent appreciation of the yen against the dollar, Japanese visitor arrivals to Hawai‘i increased dramatically, from 380,000 Japanese visitors in 1983 to over 1.4 million Japanese visitors in 1990.
  - Japanese investment into Hawai‘i rose sharply, primarily in the acquisition and/or development of luxury hotels and golf courses. Most of the new hotel development occurred on the Neighbor Islands.
  - Westbound arrivals, primarily from the U.S. mainland, began to flatten during the latter half of the 1980s due to a deep recession on the U.S. mainland.

- 1991 to 1993: The Gulf War, the bursting of the Japanese “bubble” economy, and persistent recession in the western region of the U.S. mainland caused visitor arrivals to drop approximately 10 percent during this period.
- 1994 to 1996: This period saw a recovery of the visitor market for Hawai‘i, due in part to a sharp strengthening of the yen to the dollar exchange rate and economic recovery of the west coast U.S. mainland. Japanese divestment started to occur, replaced primarily by U.S. investors.
- 1997 to 2000: Growth in arrivals by U.S. visitors accelerated, driven by strong growth in corporate meetings and FIT markets. Japanese arrivals weakened due to a persistent weak economy and weakening yen to dollar exchange rate. Hotel transactions accelerated as Japanese divestment continued.
- 2001 to 2003: Visitor arrivals weakened due to the September 11, 2001 terrorist attacks, the war in Iraq starting in 2003, and a stagnant U.S. economy. However, reinvestment into Waikīkī’s visitor product began to accelerate, which has led to the current period of repositioning and rejuvenation of Waikīkī’s product base.
- 2004 to 2007: Strong growth in arrivals during this period was driven by a rapidly expanding U.S. economy, although Japanese arrivals continued to decline during the period due to a weak yen and increased competition from other Asia/Pacific destinations.
- Late 2007 to 2009: The global recession led to a steep decline in visitor arrivals and expenditures. This was exacerbated by the bankruptcies of Aloha Airlines and ATA. The corporate meeting and group market dropped sharply due to the economic decline. Many development and renovation projects were cancelled or placed on hold, as the industry entered into a new cycle of distressed hotel loans and foreclosures.
- 2010 January to July: The global recession has started to show signs of a recovery, with Hawai‘i visitor arrivals and hotel occupancies finally showing moderate increases over the prior year. However, hotel property values have

plummeted and numerous hotels continue to move into foreclosure or loan-restructuring. Still, major planning initiatives continue, including major renovation and redevelopment plans for the Princess Ka‘iulani Hotel, the Moana Surfrider Hotel, the International Market Place, the Hilton Hawaiian Village, and the continued development of the Ko ‘Olina Resort.

Historical Visitor Arrivals to the State

- Hawai‘i’s visitor industry has experienced significant growth since the 1960s. In 1966, Hawai‘i received 835,000 visitors by air. By 2006, there were over 7.5 million visitors to Hawai‘i by air. In 2009, the number of visitors fell to 6.4 million due to the recession.

- The visitor mix is comprised of 73 percent domestic arrivals, and 27 percent international visitor. Domestic visitors are comprised of 63.5 percent U.S. West visitors and 36.5 percent U.S East visitors. Japanese make up the majority of international visitors representing 63.9 percent of all international arrivals.

Figure 1 Hawai‘i Statewide Visitors Staying Overnight or Longer: 1966 – 2009 (Arrivals by air)

	BOTH DIRECTIONS		DOMESTIC		INTERNATIONAL	
Year	Visitors	% Change from Previous Year	Visitors	% Change from Previous Year	Visitors	% Change from Previous Year
1966	834,732	21.6%	629,564	16.8%	205,168	39.5%
1967	1,124,012	34.7%	828,849	31.7%	295,163	43.9%
1968	1,313,706	16.9%	952,821	15.0%	360,885	22.3%
1969	1,526,074	16.2%	1,121,714	17.7%	404,360	12.0%
1970	1,745,904	14.4%	1,273,639	13.5%	472,265	16.8%
1971	1,817,941	4.1%	1,363,081	7.0%	454,860	-3.7%
1972	2,233,627	22.9%	1,682,285	23.4%	551,342	21.2%
1973	2,622,376	17.4%	1,942,714	15.5%	679,662	23.3%
1974	2,804,394	6.9%	2,036,203	4.8%	768,191	13.0%
1975	2,818,082	0.5%	2,028,068	-0.4%	790,014	2.8%
1976	3,213,249	14.0%	2,327,399	14.8%	885,850	12.1%
1977	3,413,095	6.2%	2,508,472	7.8%	904,623	2.1%
1978	3,676,967	7.7%	2,766,012	10.3%	910,955	0.7%
1979	3,966,192	7.9%	2,888,521	4.4%	1,077,671	18.3%
1980	3,928,789	-0.9%	2,793,101	-3.3%	1,135,688	5.4%
1981	3,928,906	0.0%	2,778,566	-0.5%	1,150,340	1.3%
1982	4,227,733	7.6%	3,072,543	10.6%	1,155,189	0.4%
1983	4,356,317	3.0%	3,219,219	4.8%	1,137,098	-1.6%
1984	4,827,884	10.8%	3,499,419	8.7%	1,328,466	16.8%
1985	4,843,414	0.3%	3,522,126	0.6%	1,321,288	-0.5%
1986	5,569,067	15.0%	4,063,928	15.4%	1,505,138	13.9%
1987	5,770,585	3.6%	4,040,204	-0.6%	1,730,381	15.0%
1988	6,101,483	5.7%	4,041,878	0.0%	2,059,605	19.0%
1989	6,488,422	6.3%	4,339,507	7.4%	2,148,915	4.3%
1990	6,723,531	3.6%	4,315,161	-0.6%	2,408,370	12.1%
1991	6,518,460	-3.1%	4,068,508	-5.7%	2,449,952	1.7%
1992	6,473,669	-0.7%	3,791,945	-6.8%	2,681,724	9.5%
1993	6,070,995	-6.2%	3,570,059	-5.9%	2,500,936	-6.7%
1994	6,364,674	4.8%	3,813,279	6.8%	2,551,395	2.0%
1995	6,546,759	2.9%	3,743,474	-1.8%	2,803,285	9.9%
1996	6,723,141	2.7%	3,794,113	1.4%	2,929,028	4.5%
1997	6,761,135	0.7%	3,890,798	2.5%	2,870,337	-2.0%
1998	6,595,790	-2.4%	4,014,140	3.2%	2,581,650	-10.1%
1999	6,741,037	2.2%	4,255,621	6.0%	2,485,416	-3.7%
2000	6,948,595	3.1%	4,446,936	4.5%	2,501,659	0.7%
2001	6,303,791	-9.3%	4,224,321	-5.0%	2,079,470	-16.9%
2002	6,389,058	1.4%	4,358,850	3.2%	2,030,208	-2.4%
2003	6,380,439	-0.1%	4,531,289	4.0%	1,849,150	-8.9%
2004	6,912,094	8.3%	4,892,960	8.0%	2,019,134	9.2%
2005	7,416,574	7.3%	5,313,281	8.6%	2,103,293	4.2%
2006	7,528,106	1.5%	5,550,125	4.5%	1,977,981	-6.0%
2007	7,496,820	-0.4%	5,582,530	0.6%	1,914,290	-3.2%
2008	6,713,436	-10.4%	4,901,893	-12.2%	1,811,543	-5.4%
2009	6,419,138	-4.4%	4,671,326	-4.7%	1,747,812	-3.5%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Figure 2 Annual Statewide Visitor Arrivals by Top-Four MMA

Year	US West	% Change from Previous Year	US East	% Change from Previous Year	Japan	% Change from Previous Year	Canada	% Change from Previous Year
1990	2,219,649		1,934,996		1,492,786		229,918	
1991	2,225,838	0%	1,891,128	-2%	1,438,585	-4%	180,784	-21%
1992	2,034,510	-9%	1,613,254	-15%	1,705,860	19%	193,229	7%
1993	1,909,811	-6%	1,419,605	-12%	1,666,275	-2%	214,379	11%
1994	2,049,341	7%	1,461,094	3%	1,819,332	9%	213,091	-1%
1995	2,035,329	-1%	1,457,608	0%	2,048,411	13%	198,213	-7%
1996	2,065,147	1%	1,523,516	5%	2,146,883	5%	210,083	6%
1997	2,071,423	0%	1,444,346	-5%	2,216,890	3%	211,205	1%
1998	2,125,993	3%	1,508,698	4%	2,004,354	-10%	232,592	10%
1999	2,308,836	9%	1,601,238	6%	1,825,588	-9%	252,777	9%
2000	2,432,444	5%	1,712,712	7%	1,817,643	0%	251,843	0%
2001	2,372,070	-2%	1,588,164	-7%	1,528,564	-16%	216,948	-14%
2002	2,486,914	5%	1,582,563	0%	1,483,121	-3%	189,890	-12%
2003	2,609,862	5%	1,653,357	4%	1,340,034	-10%	204,999	8%
2004	2,768,002	6%	1,805,377	9%	1,482,085	11%	217,163	6%
2005	3,032,492	10%	1,929,294	7%	1,517,439	2%	248,617	14%
2006	3,158,526	4%	1,917,919	-1%	1,374,454	-9%	273,167	10%
2007	3,196,233	1%	1,869,770	-3%	1,314,619	-4%	288,150	5%
2008	3,244,707	2%	1,682,673	-10%	1,160,732	-12%	344,457	20%
2009	2,718,404	-16%	1,561,292	-7%	1,117,159	-4%	338,807	-2%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- The table presented above shows annual visitor arrivals from Hawai‘i’s top four major market areas. The U.S. West and Canadian markets have experienced the most growth over the years. The U.S. East market increased during the 2000s due to the introduction of four NCL cruise ships that were marketed primarily to East Coast visitors. All markets declined in 2009 due to the global recession, with the U.S. West market experiencing the steepest declines.

- Arrivals from Japan have been in decline since 1997 due to increased Asia competition and expansion of Japanese travel to Europe. The state received about 1.1 million Japanese visitors in 2009, or approximately half of its peak that was reached in 1997.

- The table below presents visitor arrivals to each island. O‘ahu remains Hawai‘i’s top destination, followed by Maui, the Big Island and Kaua‘i.

Figure 3 Visitor Arrivals by County

Year	Statewide	O'ahu	% Change from Previous Year	Maui	% Change from Previous Year	Kaua'i	% Change from Previous Year	Big Island	% Change from Previous Year
1990	6,723,531	5,139,558		2,284,862		1,228,850		1,127,373	
1991	6,518,460	4,831,027	-6%	2,175,606	-5%	1,182,326	-4%	1,111,035	-1%
1992	6,473,669	4,864,160	1%	2,323,612	7%	881,730	-25%	1,139,978	3%
1993	6,070,995	4,472,235	-8%	2,263,114	-3%	576,366	-35%	1,117,656	-2%
1994	6,364,674	4,629,736	4%	2,340,516	3%	860,719	49%	1,079,535	-3%
1995	6,546,759	4,817,552	4%	2,326,797	-1%	929,150	8%	1,081,047	0%
1996	6,723,141	4,903,884	2%	2,318,610	0%	975,436	5%	1,163,700	8%
1997	6,761,135	4,875,612	-1%	2,330,384	1%	997,087	2%	1,205,081	4%
1998	6,595,790	4,601,834	-6%	2,304,115	-1%	1,078,400	8%	1,340,767	11%
1999	6,741,037	4,560,142	-1%	2,347,002	2%	1,089,289	1%	1,307,720	-2%
2000	6,948,594	4,719,244	3%	2,304,665	-2%	1,074,821	-1%	1,267,965	-3%
2001	6,303,790	4,257,536	-10%	2,104,478	-9%	1,008,698	-6%	1,181,551	-7%
2002	6,389,058	4,276,077	0%	2,139,427	2%	1,005,897	0%	1,243,313	5%
2003	6,380,439	4,090,483	-4%	2,196,447	3%	975,867	-3%	1,207,164	-3%
2004	6,912,094	4,464,551	9%	2,207,826	1%	1,020,922	5%	1,281,156	6%
2005	7,416,574	4,731,843	6%	2,346,480	6%	1,090,147	7%	1,521,537	19%
2006	7,414,613	4,627,484	-2%	2,455,300	5%	1,181,230	8%	1,590,495	5%
2007	7,368,048	4,596,330	-1%	2,522,043	3%	1,271,399	8%	1,598,831	1%
2008	6,699,424	4,176,820	-9%	2,142,225	-15%	1,033,449	-19%	1,324,302	-17%
2009	6,419,138	4,032,198	-3%	2,003,841	-6%	931,425	-10%	1,223,019	-8%

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

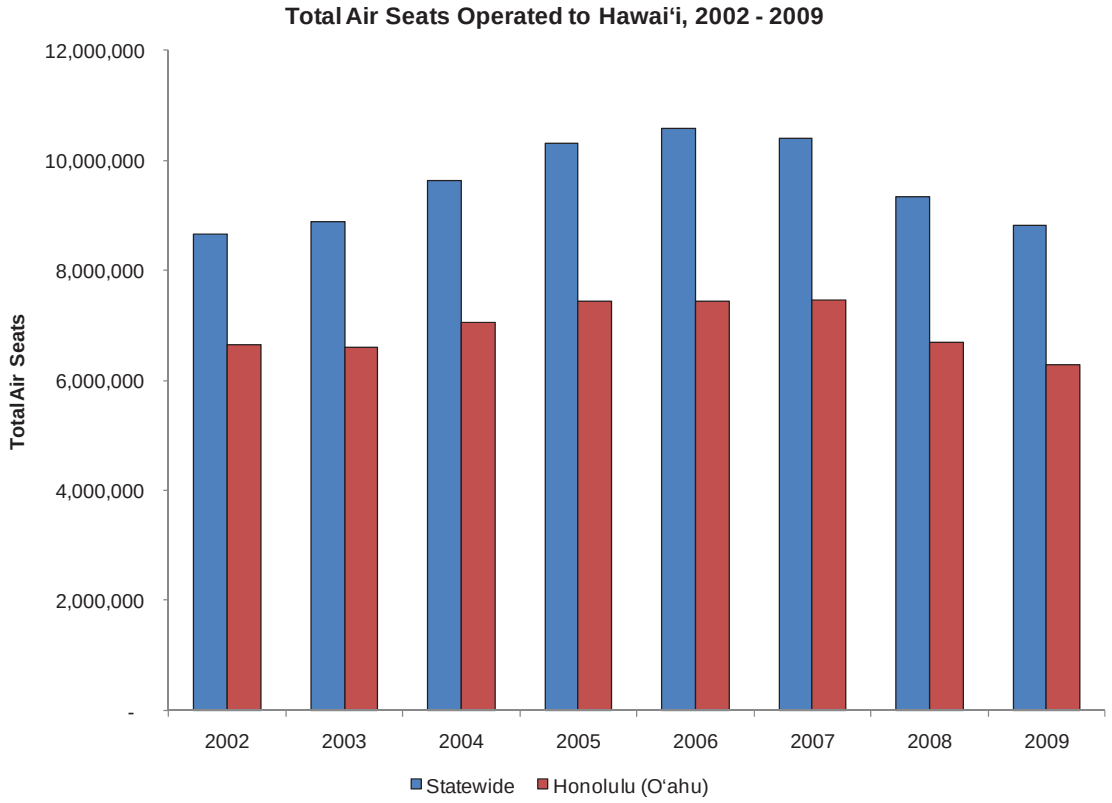
Air Seat Capacity

- Seat capacity has been declining since the mid-2000s, with airlines trying to maximize passenger loads with smaller, more fuel efficient aircraft and route consolidation. Passenger load factors have also risen sharply and are now running in the high 80 percent range compared to the mid 70 percent range during the 1990s. While the cut-back in capacity was substantial during the past several years due to the economic downturn, more lift has been added during the summer of 2010 to accommodate the modest tourism recovery that is currently underway.

- For discussion purposes, air capacity data is compared between the years 2002 and 2009. Domestic seats increased 9.7 percent over this period, while international seats decreased 14.0 percent. Domestic growth was due in large part to a 15.2 percent increase in U.S. West and 8.9 percent increase in lift from the U.S. East market. The decline in international seats was primarily the result of an 18.6 percent decrease in seats from Japan, although Canada and Oceania also experienced double-digit decreases.

  As noted earlier, most of the growth in the State's air seat capacity occurred on the Neighbor Islands, while O'ahu experienced a 5.4 percent decline.

Figure 4



Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

Figure 5 2002 vs. 2009 Total Air Seats Operated To Hawai‘i

	STATEWIDE			HONOLULU			KAHULUI		
	2002	2009	%Chg.	2002	2009	%Chg.	2002	2009	%Chg.
TOTAL SEATS	8,654	8,816	1.9%	6,637	6,278	-5.4%	1,326	1,478	11.4%
Scheduled Seats	8,252	8,677	5.1%	6,321	6,213	-1.7%	1,283	1,442	12.3%
Charter seats	401	139	-65.4%	316	64	-79.7%	43	36	-16.8%
DOMESTIC SEATS	5,795	6,355	9.7%	3,944	3,999	1.4%	1,275	1,386	8.7%
Scheduled Seats	5,462	6,241	14.3%	3,696	3,960	7.1%	1,232	1,350	9.6%
Charter seats	333	114	-65.8%	248	40	-84.1%	43	36	-16.8%
US West	4,640	5,347	15.2%	3,017	3,199	6.0%	1,089	1,216	11.6%
US East	821	895	8.9%	679	761	12.1%	143	134	-6.2%
INTERNATIONAL SEATS	2,859	2,460	-14.0%	2,693	2,278	-15.4%	51	92	78.8%
Scheduled Seats	2,791	2,435	-12.7%	2,625	2,254	-14.2%	51	92	78.8%
Charter seats	68	25	-63.7%	68	25	-63.7%	0	0	
Japan	1,962	1,597	-18.6%	1,847	1,518	-17.8%	0	0	
Canada	314	229	-27.1%	262	126	-51.8%	51	92	78.8%
Other Asia	78	165	111.0%	78	165	111.0%	0	0	
Oceania	211	169	-20.2%	211	169	-20.2%	0	0	
Other	226	276	22.0%	226	276	22.0%	0	0	

	KONA			LĪHU'E		
	2002	2009	%Chg.	2002	2009	%Chg.
TOTAL SEATS	478	613	28.2%	212	447	110.9%
Scheduled Seats	460	594	29.2%	188	428	127.0%
Charter seats	19	19	4.0%	24	19	-17.7%
DOMESTIC SEATS	364	524	44.0%	212	446	110.5%
Scheduled Seats	345	505	46.2%	188	427	126.6%
Charter seats	19	19	4.0%	24	19	-17.7%
US West	345	505	46.2%	188	427	126.6%
US East	0	0		0	0	
INTERNATIONAL SEATS	114	89	-22.0%	0	1	
Scheduled Seats	114	89	-22.0%	0	1	
Charter seats	0	0		0	0	
Japan	114	79	-30.6%	0	0	
Canada	0	10		0	1	
Other Asia	0	0		0	0	
Oceania	0	0		0	0	
Other	0	0		0	0	

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority (Scheduled seats from OAG schedules, charter seats estimated based on reports from State of Hawai'i DOT Airports Division)
Note: Data for Hilo not available

Visitor Expenditures

The following table presents visitor personal daily spending mix by category and major market area:

Figure 6 Visitor Personal Daily Spending by Category and MMA: 2008 (in dollars) (Arrivals by air)

Expenditure Type	Total	U.S. West	U.S. East	Japan	Canada
Average Daily Spending	**$ 178.50**	**$ 146.20**	**$ 183.40**	**$ 288.30**	**$ 153.40**
Total Food and beverage	**19.9%**	**22.2%**	**20.6%**	**15.7%**	**21.3%**
Restaurant food	13.4%	14.5%	14.3%	11.0%	13.1%
Dinner shows and cruises	2.1%	2.0%	2.4%	1.8%	2.0%
Groceries and snacks	4.4%	5.7%	3.8%	2.9%	6.1%
Entertainment & Recreation	**9.3%**	**9.4%**	**10.8%**	**7.6%**	**8.2%**
Total Transportation	**9.1%**	**10.4%**	**10.3%**	**3.9%**	**9.5%**
Interisland airfare	1.7%	1.1%	2.1%	1.0%	1.3%
Ground transportation	0.8%	0.5%	0.6%	1.7%	0.7%
Rental vehicles	5.7%	7.7%	6.5%	1.1%	6.5%
Gasoline, parking, etc.	0.9%	1.1%	1.1%	0.2%	1.0%
Total Shopping	**17.2%**	**13.0%**	**11.6%**	**34.9%**	**12.0%**
Fashion and clothing	6.2%	4.9%	4.0%	9.4%	6.0%
Jewelry and watches	3.1%	3.0%	2.8%	4.5%	2.0%
Cosmetics, perfume	0.6%	0.2%	0.2%	2.0%	0.2%
Leather goods	2.4%	0.4%	0.3%	11.8%	0.3%
Hawai'i food products	1.7%	1.5%	1.1%	4.1%	1.0%
Souvenirs	3.1%	3.0%	3.3%	3.2%	2.5%
Lodging	**37.6%**	**41.3%**	**39.5%**	**31.1%**	**43.7%**
All other expenses [1]	**5.4%**	**3.7%**	**7.2%**	**6.7%**	**5.4%**
Supplemental business	**1.6%**				

Source: State of Hawai'i DBEDT, Year 2009 data not available

[1] *Includes cruise package and on-ship spending on U.S. Flagged Hawai'i home-ported ships.*

- Visitor spending in the State of Hawai'i decreased 11.0 percent in 2008 to $11.4 billion. U.S. West and U.S. East visitors accounted for 63.9 percent of all expenditures, while Japanese contributed 17.1 percent. Visitors from Japan significantly outspent all other visitors, with daily average daily expenditures of $288.30 per person, nearly double that of U.S. West visitors. U.S. East visitors and Canadian visitors had the next highest daily spending of $183.40 and $153.40, respectively.

- Lodging remains the largest portion of expenditures for visitors to Hawai'i. In 2008, lodging represented approximately 38 percent of visitor daily spending. Food and beverage and shopping approximated 20 and 17 percent of daily spending, respectively.

Spending patterns have been fairly consistent among North American visitors, with similar spending behavior among the five major spending categories. However, Japanese visitors spend a lower percentage of their daily spending on lodging at 31 percent, and a much higher percentage on shopping at 35 percent. Japanese also spend much less on transportation, with fewer Japanese renting vehicles.

The following table presents visitor daily spending by category and island:

Figure 7 2008 Visitor Personal Daily Spending by Category by Island (in dollars) (Arrivals by air)

Expenditure Type	O'ahu	Maui	Moloka'i	Lāna'i	Kaua'i	Hawai'i Island
GRAND TOTAL	**198.8**	**190.0**	**128.5**	**324.3**	**169.3**	**164.5**
Total Food and beverage	**22.0%**	**21.3%**	**19.3%**	**20.2%**	**22.6%**	**20.3%**
Restaurant food	15.3%	13.8%	9.2%	18.3%	14.1%	13.6%
Dinner shows and cruises	2.2%	2.5%	0.6%	0.3%	2.3%	1.4%
Groceries and snacks	4.5%	5.1%	9.5%	1.6%	6.1%	5.4%
Entertainment & Recreation	**9.0%**	**9.7%**	**7.5%**	**7.5%**	**12.2%**	**10.7%**
Total Transportation	**9.3%**	**9.6%**	**20.0%**	**3.5%**	**12.4%**	**13.9%**
Interisland airfare	1.0%	1.0%	7.1%	2.0%	1.7%	4.0%
Ground transportation	0.9%	0.3%	0.6%	0.5%	0.2%	0.4%
Rental vehicles	6.2%	7.4%	11.0%	0.8%	9.5%	8.0%
Gasoline, parking, etc.	1.1%	1.0%	1.3%	0.2%	1.1%	1.4%
Total Shopping	**15.4%**	**11.6%**	**7.0%**	**6.4%**	**11.1%**	**11.1%**
Fashion and clothing	5.7%	4.6%	1.8%	2.6%	4.1%	3.7%
Jewelry and watches	3.5%	2.8%	0.8%	1.3%	2.5%	2.0%
Cosmetics, perfume	0.3%	0.2%	0.1%	0.1%	0.1%	0.2%
Leather goods	0.6%	0.4%	0.2%	0.3%	0.1%	0.4%
Hawai'i food products	1.8%	1.0%	1.6%	0.2%	1.1%	1.7%
Souvenirs	3.6%	2.7%	2.6%	1.9%	3.1%	3.2%
Lodging	**39.3%**	**43.4%**	**41.6%**	**52.9%**	**37.7%**	**39.6%**
All other expenses [1]	**5.0%**	**4.4%**	**4.6%**	**9.5%**	**4.0%**	**4.4%**

Source: State of Hawai'i DBEDT, Year 2009 data not available
[1] *Includes cruise package and on-ship spending on U.S. Flagged Hawai'i home-ported ships.*

- Besides Lāna'i, which is primarily comprised of two luxury hotels, O'ahu has the highest daily spending in the State at $198.80 per visitor. This is due to O'ahu having a much higher percentage of high-spending Japanese and US East visitors.

- Visitors using different types of accommodations also have different spending profiles' O'ahu hotel visitors average $189.90 per day, while condo and timeshare visitors average $152.20 and $116.90, respectively. Although timeshare visitors have a lower average

spending, it should be noted that this figure does not include the amount paid for timeshare ownership.

State of Hawai‘i Visitor Demographics

U.S West

- In 2009, 80.9 percent of U.S. West visitors were repeat visitors with an average of 6.89 trips to Hawai‘i. Over 77 percent of U.S. West visitors were independent travelers, who make their own travel arrangements.

- Hotels remain the most popular choice of accommodation for U.S. West visitors with 49.5 percent staying in a hotel. Condominium and timeshare accommodation are the next most popular choices at 22.0 and 15.3 percent, respectively.

Figure 8 U.S. West MMA Visitor Characteristics: 2008 vs. 2009 (Arrivals by air)

	2008	2009	% Change
VISIT STATUS			
First-Time	19.6%	19.1%	-2.4%
Repeat	80.4%	80.9%	0.6%
Average # of Trips	6.78	6.89	1.6%
TRAVEL METHOD			
Group Tour	2.6%	1.9%	-26.3%
Package	22.1%	22.2%	0.2%
True Independent	77.0%	77.2%	0.2%
LENGTH OF STAY			
Statewide (days)	9.41	9.62	2.3%
ACCOMMODATIONS			
Plan to stay in Hotel	49.5%	49.5%	-0.1%
Hotel only	41.5%	41.8%	0.8%
Plan to stay in Condo	23.1%	22.0%	-5.1%
Condo only	18.5%	17.8%	-4.2%
Plan to stay in Timeshare	14.6%	15.3%	5.1%
Timeshare only	11.4%	12.2%	6.8%
Cruise Ship	1.4%	1.2%	-13.5%
Friends/Relatives	12.9%	13.5%	4.7%
Bed & Breakfast	0.9%	0.8%	-9.2%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

The following table presents U.S. West arrivals statistics by state:

Figure 9 2009 Domestic U.S. West MMA Visitor Arrivals by State

REGION/STATE	TOTAL
PACIFIC COAST	**2,143,294**
Alaska	66,063
California	1,490,236
Oregon	176,893
Washington	410,103
MOUNTAIN	**523,350**
Arizona	140,148
Colorado	128,845
Idaho	36,620
Montana	19,265
Nevada	73,551
New Mexico	25,832
Utah	90,172
Wyoming	8,918
TOTAL U.S. WEST	**2,666,644**

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority
Note: Sum may not add up to total due to rounding.

- Approximately 2.7 million U.S. West visitors arrived in Hawai‘i in 2009.
- Most U.S. West visitors were from states along the Pacific Coast, with the large majority coming from California.
- Washington State is the second largest source of U.S. West visitors to Hawai‘i, and has benefitted from increased non-stop air service between Seattle and Hawai‘i in recent years.

U.S. East

- Hawai‘i’s U.S. East visitor market has a higher percentage of first-time visitors than U.S. West, but is still primarily a repeat visitor market, with 57.0 percent having visited Hawai‘i before.

- Hotels remain the most popular choice of accommodation for U.S. East visitors with 61.7 percent staying in a hotel. Condominiums and timeshares followed at 14.6 and 12.2 percent, respectively.

Figure 10 U.S. East MMA Visitor Characteristics: 2008 vs. 2009 (Arrivals by air)

	2008	2009	% Change
VISIT STATUS			
First-Time	43.9%	43.0%	-2.1%
Repeat	56.1%	57.0%	1.6%
Average # of Trips	3.85	3.99	3.6%
TRAVEL METHOD			
Group Tour	6.2%	4.6%	-25.6%
Package	26.8%	25.8%	-3.7%
True Independent	71.7%	72.9%	1.7%
LENGTH OF STAY			
Statewide (days)	10.45	10.42	1.3%
ACCOMMODATIONS			
Plan to stay in Hotel	61.7%	61.7%	0.0%
Hotel only	49.6%	50.2%	1.3%
Plan to stay in Condo	15.5%	14.6%	-6.1%
Condo only	10.6%	10.1%	-4.4%
Plan to stay in Timeshare	11.4%	12.2%	7.1%
Timeshare only	8.0%	8.8%	9.7%
Cruise Ship	5.6%	4.4%	-22.0%
Friends/Relatives	12.1%	12.9%	6.7%
Bed & Breakfast	1.4%	1.3%	-11.9%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

The following table presents U.S. East arrivals statistics by state:

Figure 11 2009 Domestic U.S. East MMA Visitor Arrivals by State (Arrivals by air)

REGION/STATE	TOTAL
W.N. CENTRAL	**185,493**
Iowa	23,440
Kansas	23,885
Minnesota	65,991
Missouri	42,487
Nebraska	16,029
N. Dakota	6,004
S. Dakota	7,656
W.S. CENTRAL	**275,781**
Arkansas	14,012
Louisiana	17,634
Oklahoma	26,120
Texas	218,014
E.N. CENTRAL	**320,563**
Illinois	120,255
Indiana	36,474
Michigan	57,361
Ohio	62,078
Wisconsin	44,397
E.S. CENTRAL	**75,069**
Alabama	18,763
Kentucky	18,140
Mississippi	7,893
Tennessee	30,273

REGION/STATE	TOTAL
NEW ENGLAND	**97,305**
Connecticut	22,874
Maine	7,502
Massachusetts	48,163
New Hampshire	8,320
Rhode Island	5,703
Vermont	4,744
MID ATLANTIC	**229,983**
New Jersey	60,709
New York	106,431
Pennsylvania	62,843
S. ATLANTIC	**336,179**
Delaware	4,565
Washington D.C.	7,616
Florida	85,242
Georgia	51,137
Maryland	47,277
N. Carolina	40,449
S. Carolina	17,528
Virginia	76,704
West Virginia	5,662
TOTAL U.S. EAST	**1,520,372**

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority
Note: Sum may not add up to total due to rounding.

- Most U.S. East visitors to Hawai‘i are from the South Atlantic and Northeast Central regions, which offers a majority of the non-stop air service into Hawai‘i from the U.S. East market. Texas is the largest source state from the U.S. East market, followed by Illinois.

Japan

- Although Hawai‘i’s Japanese arrivals have been in decline since 1997, 42.1 percent of Japanese visitors nonetheless were first-time visitors, with 57.9 percent as repeat visitors.

- The Japanese choice of travel method varies considerably from that of domestic visitors. Only 19.1 percent of visitors from Japan were independent travelers, with the majority of Japanese visitors traveling on group and/or package tours. We note that the percentage of travel method presented below exceeds 100 percent as Japanese group tours and packages can be purchased both individually or in combination.

- Japanese visitors overwhelmingly prefer hotel accommodations, although the use of timeshare and condominium accommodations has been increasing.

- Japanese visitors have the highest daily spending at $288.30, but stay only 5.83 days.

Figure 12 Japan MMA Visitor Characteristics: 2008 vs. 2009 (Arrivals by air)

	2008	2009	% Change
VISIT STATUS			
First-Time	38.7%	37.9%	-0.5%
Repeat	61.3%	62.1%	0.3%
Average # of Trips	3.86	3.96	3.8%
TRAVEL METHOD			
Group Tour	4.1%	2.7%	-12.7%
Package	28.2%	27.7%	-3.0%
True Independent	70.8%	71.6%	22.8%
LENGTH OF STAY			
Statewide (days)	12.88	12.62	0.9%
ACCOMMODATIONS			
Plan to stay in Hotel	51.4%	52.5%	-1.8%
Hotel only	38.6%	40.7%	-1.9%
Plan to stay in Condo	35.4%	34.4%	11.1%
Condo only	27.7%	27.4%	8.9%
Plan to stay in Timeshare	9.8%	11.0%	83.9%
Timeshare only	7.2%	7.7%	75.2%
Cruise Ship	5.1%	3.2%	-30.9%
Friends/Relatives	5.3%	5.3%	14.4%
Bed & Breakfast	1.2%	1.2%	-10.6%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Canada

- The Canadian market is more similar to the U.S. domestic market and has a relatively high percentage of repeat visitors at p 62.1 percent. These visitors have traveled to Hawai‘i an average of 3.96 trips, and 71.6 percent are independent travelers.

With a longer average length of stay of 12.62 days, Canadians chose a broader range of visitor accommodations. While hotels remain popular at 52.5 percent, Canadians also have a strong preference for condominium accommodations at 34.4 percent.

Figure 13 Canada MMA Visitor Characteristics: 2008 vs. 2009 (Arrivals by air)

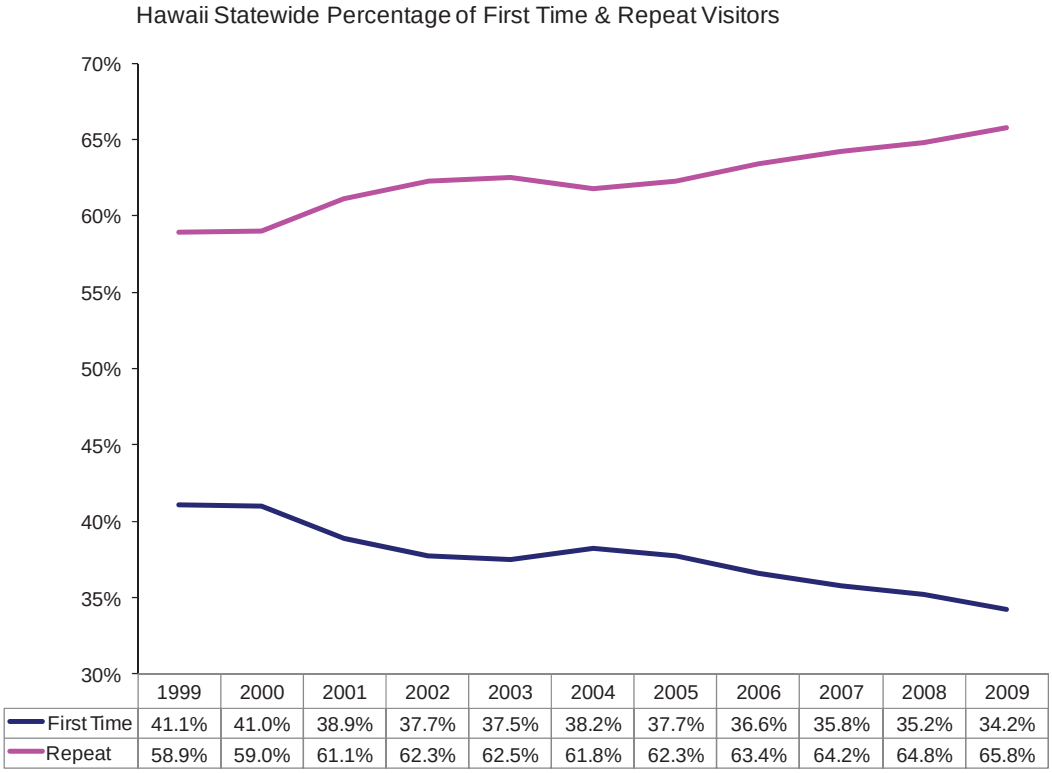
	2008	2009	% Change
VISIT STATUS			
First-Time	38.7%	37.9%	-2.1%
Repeat	61.3%	62.1%	1.3%
Average # of Trips	3.86	3.96	2.6%
TRAVEL METHOD			
Group Tour	4.1%	2.7%	-33.8%
Package	28.2%	27.7%	-1.9%
True Independent	70.8%	71.6%	1.1%
LENGTH OF STAY			
Statewide (days)	12.88	12.62	2.1%
ACCOMMODATIONS			
Plan to stay in Hotel	51.4%	52.5%	2.1%
Hotel only	38.6%	40.7%	5.4%
Plan to stay in Condo	35.4%	34.4%	-2.7%
Condo only	27.7%	27.4%	-1.1%
Plan to stay in Timeshare	9.8%	11.0%	11.6%
Timeshare only	7.2%	7.7%	7.1%
Cruise Ship	5.1%	3.2%	-37.1%
Friends/Relatives	5.3%	5.3%	0.0%
Bed & Breakfast	1.2%	1.2%	0.2%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

First Time versus Repeat Visitors

The following table presents first time and repeat visitor statistics from 1999 to 2009:

Figure 14



	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
First Time	41.1%	41.0%	38.9%	37.7%	37.5%	38.2%	37.7%	36.6%	35.8%	35.2%	34.2%
Repeat	58.9%	59.0%	61.1%	62.3%	62.5%	61.8%	62.3%	63.4%	64.2%	64.8%	65.8%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- The number of repeat visitors to Hawai‘i has steadily increased over the past decade, which present several major implications for Hawai‘i’s tourism industry.
- First time visitors tend to prefer hotel accommodations, whereas repeat visitors increasingly choose other accommodations including timeshare and condominium accommodations.
- First time visitors have a greater tendency to travel on packages, while repeat visitors prefer to travel independently and make their own travel arrangements.
- Only 56.4 percent of repeat visitors visited O‘ahu, while 73.9 percent of first time visitors included O’ahu on their itinerary.

Figure 15 First-Time & Repeat Visitor Characteristics: 2007 vs. 2008 (Arrivals by air)

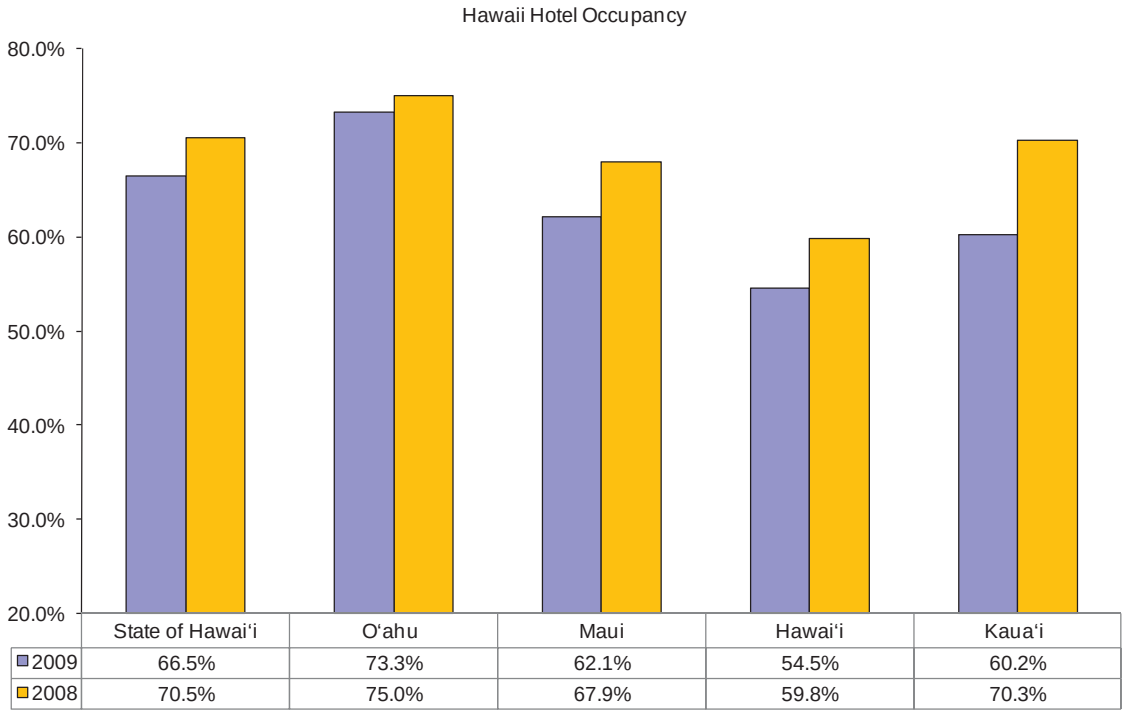
	FIRST TIME			REPEAT		
	2007	2008	% Change	2007	2008	% Change
Total Visitor Days	22,281,679	20,048,015	-10.0%	46,853,631	43,082,118	-8.0%
Total Visitors	2,646,523	2,338,202	-11.7%	4,850,297	4,375,234	-9.8%
VISIT STATUS						
Average # of Trips	1	1	0.0%	6.91	7.05	2.0%
TRAVEL METHOD						
Group Tour	17.5%	16.3%	-7.0%	9.1%	8.4%	-8.0%
Package	51.9%	49.4%	-4.8%	31.0%	28.5%	-8.0%
Group Tour & Pkg	14.9%	13.7%	-7.7%	7.6%	6.9%	-9.1%
True Independent	45.5%	48.1%	5.7%	67.4%	69.9%	3.7%
ISLANDS VISITED						
O'ahu	73.4%	73.9%	0.7%	56.8%	56.4%	-0.7%
Maui County	33.4%	30.6%	-8.3%	33.8%	32.3%	-4.4%
Kaua'i	17.5%	14.3%	-18.1%	17.3%	15.9%	-7.8%
Hawai'i Island	22.8%	20.3%	-11.0%	21.0%	19.4%	-7.9%
LENGTH OF STAY						
Statewide (days)	8.42	8.57	1.8%	9.66	9.85	1.9%
ACCOMMODATIONS						
Hotel	71.8%	73.5%	2.5%	57.2%	56.7%	-0.9%
...Hotel Only	61.9%	65.0%	5.0%	48.6%	48.7%	0.0%
Condo	11.9%	12.0%	1.3%	20.8%	20.9%	0.5%
...Condo Only	8.6%	8.7%	1.1%	16.2%	16.4%	0.8%
Timeshare	5.7%	6.2%	9.2%	10.7%	12.0%	12.9%
...Timeshare Only	4.3%	4.7%	9.2%	8.0%	9.1%	14.3%
Rental House	3.5%	3.7%	6.3%	4.6%	5.0%	7.3%
Bed & Breakfast	1.3%	1.4%	4.3%	0.9%	0.8%	-4.8%
Cruise Ship	8.7%	4.3%	-51.2%	3.5%	1.6%	-54.4%
Friends or Relatives	6.5%	6.5%	0.7%	11.6%	11.6%	0.2%

Source: State of Hawai'i DBEDT, Year 2009 data not available

Hawai‘i Hotel Performance

The following table presents hotel occupancies for the state and islands in 2008 and 2009:

Figure 16



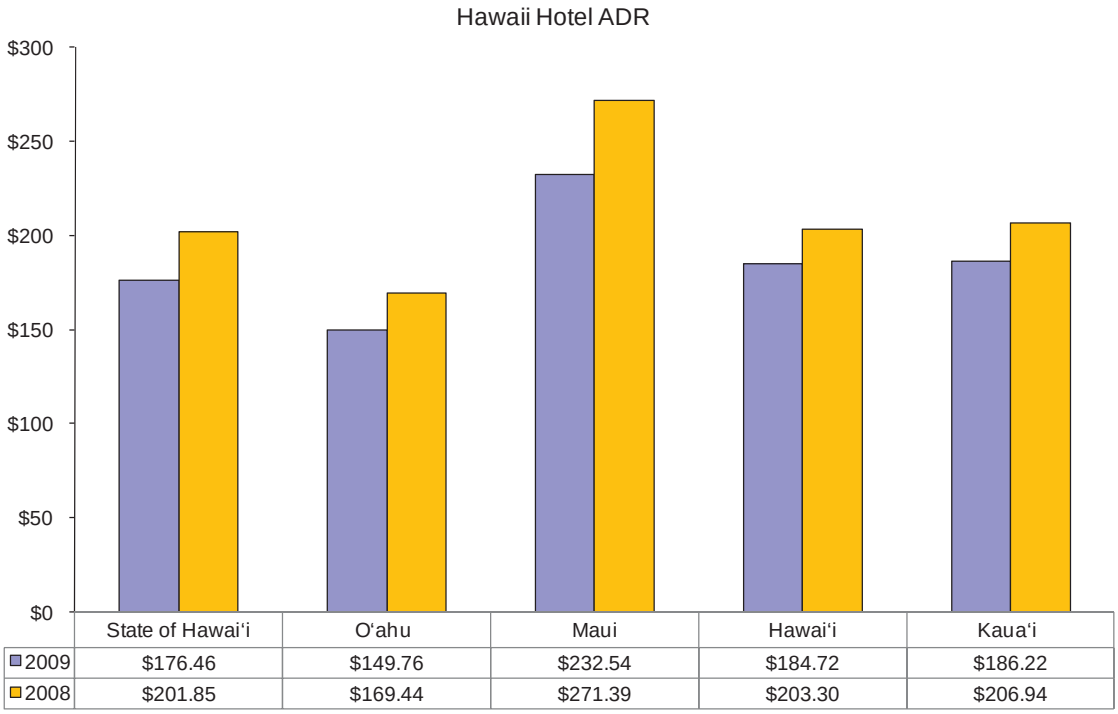
	State of Hawai‘i	O‘ahu	Maui	Hawai‘i	Kaua‘i
2009	66.5%	73.3%	62.1%	54.5%	60.2%
2008	70.5%	75.0%	67.9%	59.8%	70.3%

Source: Smith Travel Research, Hospitality Advisors LLC

- In 2009, statewide hotel occupancy was 66.5 percent, down from 70.5 percent in 2008. O‘ahu had the highest hotel occupancy in the state in 2009 at 73.3 percent. O‘ahu has consistently led the state in occupancy due to the dominance of Waikīkī as the state’s primary destination. In contrast, the Big Island typically has the lowest occupancy in the state, due to the more fragmented nature of its visitor product.

The following table presents hotel average daily rates for the state and islands in 2008 and 2009:

Figure 17



	State of Hawai'i	O'ahu	Maui	Hawai'i	Kaua'i
2009	$176.46	$149.76	$232.54	$184.72	$186.22
2008	$201.85	$169.44	$271.39	$203.30	$206.94

Source: Smith Travel Research, Hospitality Advisors LLC

- Decreased visitor arrivals and hotel occupancies have led to substantial discounting as the statewide average daily rate ("ADR") decreased 12.6 percent in 2009. Maui typically has the highest ADR in the state, while O'ahu has the lowest ADR due to its broader visitor and product base.

Visitor Accommodation Unit Inventory – State of Hawai‘i

The City and County Land Use Ordinance ("LUO") includes definitions for types of units designated for visitor use and collectively refers to these units as "transient vacation units." However, the Visitor Plant Inventory ("VPI") published by the Hawai‘i Tourism Authority uses the following definitions for each categories of visitor units as presented below:

- **Apartment / Hotel ("Apt/Hotel"):** Inexpensive units (usually in a low-rise building) equipped with kitchens and geared for long-term rentals. Front desk operations and maid service are usually limited and sometimes non-existent.

- **Bed & Breakfast ("B&B"):** A lodging facility with a limited number of guest units, which include breakfast in the daily rental rate. Typical bed and breakfast facilities are either small, quaint inns, or family homes.

- **Condominium Hotel ("Condo Hotel"):** A multi-unit property legally classified as a condominium with each unit individually deeded. Generally, units are collectively placed into transient hotel rental operations, offering most of the services of a hotel, such as daily maid service and front desk operations. Condominium units are usually larger than hotel units and include studios and one- to three-bedroom units, with kitchen and laundry facilities, geared for transient use of 30 days or less.

- **Hotel:** A multi-unit lodging facility which provides room accommodations on a daily basis and generally, but not always, restaurant operations and other "away from home" services such as daily maid service and front desk operations. Includes condominiums if a single owner owns all units and the property is operated as defined here.

- **Hostels:** An inexpensive, limited service facility, often with dormitory-style accommodations, appealing primarily to younger travelers.

- **Individual Vacation Unit ("IVU"):** An individual vacation unit can be classified as an IVU-condominium unit (not in a hotel rental operation), and IVU-house, villa, or cottage with very limited service, often with only basic cleaning supplies provided, or an IVU-cabin unit. They can also be reported as unclassified and are listed as an individual vacation unit.

- **Timeshare:** A timeshare is a kind of property ownership that allows guests to acquire a percentage of interest in a hotel unit, condominium/hotel, bed and breakfast, individual vacation home etc. for a specific period of time on a recurring basis. This share could be one week per year (i.e. 1/52 share) or more; some resorts offering one week every other year (1/104 share) or four weeks per year (1/13 share).

    - The timeshare portion of the survey questionnaire asks for information on the number of units registered as timeshare and units operated as timeshare. The number of units registered includes those that are available for sale as well as

those currently in use by visitors. The number of units operated represents the units that have been sold and are used.

- **Other:** Includes residential condominium units, timeshare units, motels, lodges, inns, or any other form of property not included in the above definitions.

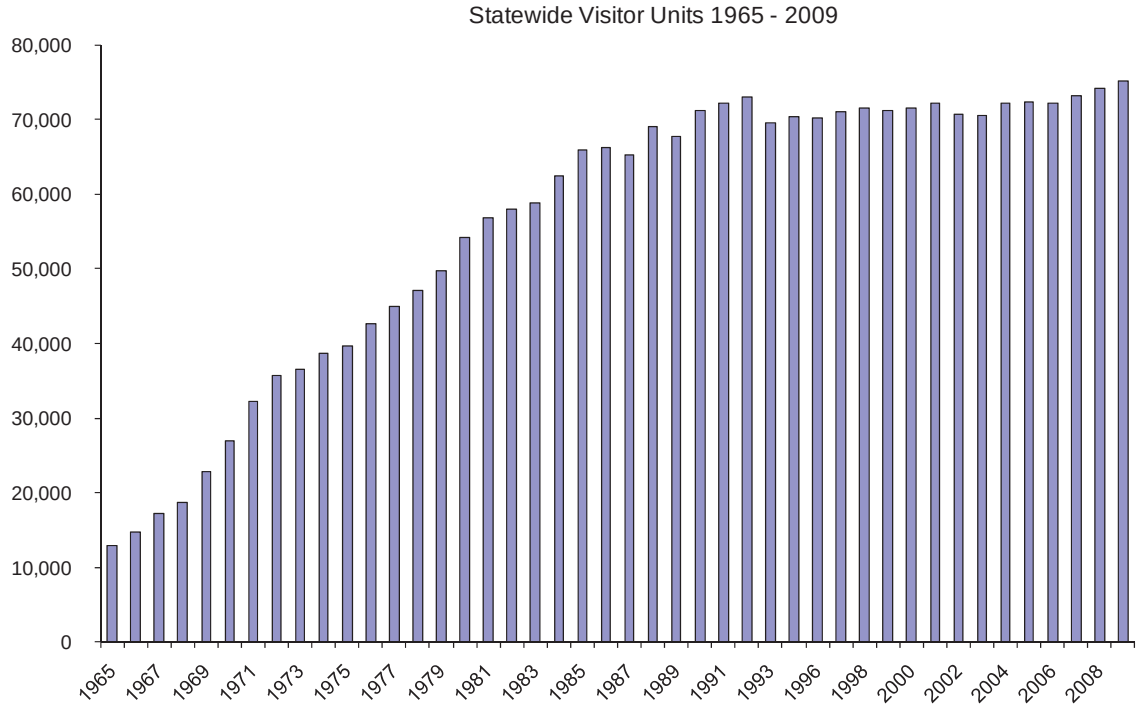
As the VPI is the authoritative source for visitor accommodations data in the State, for the purposes of this report we will use the definitions as provided in the VPI report.

Historical Visitor Plant Inventory

- Between 1965 to 1992, Hawai‘i experienced a significant increase in visitor accommodation units. Hawai‘i had 12,903 visitor units in 1965. In 1992, there were 73,089 visitor units due to new hotel construction, driven primarily by Japanese investment into Hawai‘i. In 1993, over 3,000 units were out of service on Kaua‘i after Hurricane Iniki. Visitor units began to increase starting in 2004, which primarily represented new timeshare and condominium development. In 2009, statewide visitor units were at an all-time high of 75,188, which again was primarily driven by new timeshare and resort condominium development.

- Waikīkī is supported by over 28,000 units, representing 38.0 percent of all visitor accommodation units in the State.

Figure 18



Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- The recent growth in the State's visitor accommodations inventory has been fueled primarily by timeshare development on the Neighbor Islands. Inventory on O'ahu peaked in 1986 and has been falling through 2009 due to conversions to condominium and timeshare product, and reduction in hotel unit count in exchange for larger units.

Figure 19 1965 - 2009 Visitor Plant Inventory - Available Units by County

Year	State Total	O'AHU		HAWAI'I COUNTY		KAUA'I COUNTY		MAUI COUNTY	
		Units	% Share	Units	% Share	Units	% Share	Units	% Share
1965	12,903	10,031	77.7	865	6.7	776	6.0	1,231	9.5
1966	14,827	11,083	74.7	1,387	9.4	860	5.8	1,497	10.1
1967	17,217	12,598	73.2	1,790	10.4	1,115	6.5	1,714	10.0
1968	18,657	13,166	70.6	2,188	11.7	1,260	6.8	2,043	11.0
1969	22,801	15,992	70.1	2,480	10.9	1,914	8.4	2,415	10.6
1970	26,923	18,449	68.5	3,166	11.8	2,565	9.5	2,743	10.2
1971	32,289	22,531	69.8	3,435	10.6	2,628	8.1	3,695	11.4
1972	35,797	24,742	69.1	4,241	11.8	2,719	7.6	4,095	11.4
1973	36,608	25,108	68.6	4,796	13.1	2,629	7.2	4,075	11.1
1974	38,675	25,365	65.6	5,234	13.5	2,868	7.4	5,208	13.5
1975	39,632	25,352	64.0	5,348	13.5	3,102	7.8	5,830	14.7
1976	42,648	25,851	60.6	6,045	14.2	3,520	8.3	7,232	17.0
1977	44,986	27,363	60.8	5,929	13.2	3,657	8.1	8,037	17.9
1978	47,070	28,546	60.6	6,002	12.8	3,786	8.0	8,736	18.6
1979	49,832	30,065	60.3	6,093	12.2	4,202	8.4	9,472	19.0
1980	54,246	34,334	63.3	5,889	10.9	4,322	8.0	9,701	17.9
1981	56,769	33,967	59.8	6,705	11.8	4,738	8.3	11,359	20.0
1982	57,968	33,492	57.8	7,167	12.4	5,147	8.9	12,162	21.0
1983	58,765	34,354	58.5	7,469	12.7	4,193	7.1	12,749	21.7
1984	62,448	36,848	59.0	7,149	11.4	5,313	8.5	13,138	21.0
1985	65,919	38,600	58.6	7,511	11.4	5,656	8.6	14,152	21.5
1986	66,308	39,010	58.8	7,280	11.0	5,922	8.9	14,096	21.3
1987	65,318	38,185	58.5	7,328	11.2	5,956	9.1	13,849	21.2
1988	69,012	37,841	54.8	8,823	12.8	7,180	10.4	15,168	22.0
1989	67,734	36,467	53.8	8,161	12.0	7,398	10.9	15,708	23.2
1990	71,266	36,899	51.8	8,952	12.6	7,546	10.6	17,869	25.1
1991	72,275	36,623	50.7	9,383	13.0	7,567	10.5	18,702	25.9
1992	73,089	36,851	50.4	9,170	12.5	7,778	10.6	19,290	26.4
1993	69,502	36,604	52.7	9,140	13.2	4,631	6.7	19,127	27.5
1994	70,463	36,194	51.4	9,595	13.6	5,870	8.3	18,804	26.7
1995	NA	NA	NA	NA	NA	NA	NA	NA	NA
1996	70,288	36,146	51.4	9,558	13.6	6,760	9.6	17,824	25.4
1997	71,025	35,971	50.6	9,913	14.0	6,589	9.3	18,552	26.1
1998	71,480	36,206	50.7	9,655	13.5	6,969	9.7	18,650	26.1
1999	71,157	35,861	50.4	9,815	13.8	6,872	9.7	18,609	26.2
2000	71,506	36,303	50.8	9,774	13.7	7,159	10.1	18,270	25.6
2001	72,204	36,824	51.0	9,944	13.8	7,202	10.0	18,234	25.3
2002	70,783	36,457	51.5	9,297	13.1	7,037	9.9	17,992	25.4
2003	70,579	35,541	50.4	9,478	13.4	7,257	10.3	18,303	25.9
2004	72,176	35,769	49.6	9,857	13.7	8,105	11.2	18,445	25.6
2005	72,307	33,926	46.9	10,940	15.1	8,221	11.4	19,290	26.7
2006	72,274	33,606	46.5	10,831	15.0	8,266	11.4	19,571	27.1
2007	73,220	33,588	45.9	11,061	15.1	8,692	11.9	19,879	27.1
2008	74,177	34,081	45.9	11,240	15.2	9,203	12.4	19,653	26.5
2009	75,188	34,027	45.3	11,541	15.3	9,469	12.6	20,151	26.8

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority
Note: An update survey was not conducted in 1995.

Section II: O‘ahu Visitor Market Overview

Introduction

This section provides an overview of O‘ahu’s visitor market. Included in this section are analyses of visitor arrivals, visitor demographics, and other trends within O‘ahu’s visitor market.

Summary of Highlights

O‘ahu and Waikīkī continue to be Hawai’i’s primary destination with over four million visitors coming to O‘ahu annually. Approximately 74 percent of all first-time visitors spend part or all of their time on the island. The predominant market segments for O‘ahu are from the U.S mainland, Japan and Canada. O‘ahu also has the highest average daily census among the Hawaiian Islands, with over 81,000 visitors on O‘ahu on any given day.

Visitor Arrivals

- Presented below are historical visitor arrivals to O‘ahu, which totaled over 4 million visitors in 2009, of which 2.4 million were domestic visitors and 1.6 million international arrivals. Japanese visitors accounted for 68 percent of international visitors, with Canadians second at 11 percent.

Figure 20 O‘ahu Visitors Staying Overnight or Longer: 1990 – 2009 (Arrivals by air)

	BOTH DIRECTIONS		DOMESTIC		INTERNATIONAL	
Year	Visitors	% Change from Previous Year	Visitors	% Change from Previous Year	Visitors	% Change from Previous Year
1990	5,139,558		2,900,484		2,239,074	
1991	4,831,027	-6.0%	2,573,476	-11.3%	2,257,551	0.8%
1992	4,864,159	0.7%	2,421,637	-5.9%	2,442,522	8.2%
1993	4,472,235	-8.1%	2,258,534	-6.7%	2,213,701	-9.4%
1994	4,629,736	3.5%	2,284,181	1.1%	2,345,555	6.0%
1995	4,817,552	4.1%	2,216,896	-2.9%	2,600,656	10.9%
1996	4,903,884	1.8%	2,227,349	0.5%	2,676,535	2.9%
1997	4,875,611	-0.6%	2,173,316	-2.4%	2,702,295	1.0%
1998	4,601,834	-5.6%	2,222,551	2.3%	2,379,283	-12.0%
1999	4,560,141	-0.9%	2,347,040	5.6%	2,213,101	-7.0%
2000	4,719,244	3.5%	2,485,058	5.9%	2,234,186	1.0%
2001	4,257,535	-9.8%	2,379,285	-4.3%	1,878,250	-15.9%
2002	4,276,077	0.4%	2,423,169	1.8%	1,852,908	-1.3%
2003	4,090,483	-4.3%	2,415,386	-0.3%	1,675,097	-9.6%
2004	4,464,552	9.1%	2,612,029	8.1%	1,852,523	10.6%
2005	4,731,843	6.0%	2,808,467	7.5%	1,923,376	3.8%
2006	4,688,117	-0.9%	2,891,187	2.9%	1,796,930	-6.6%
2007	4,694,750	0.1%	2,950,383	2.0%	1,744,367	-2.9%
2008	4,193,685	-10.7%	2,554,895	-13.4%	1,638,790	-6.1%
2009	4,032,198	-3.9%	2,446,652	-4.2%	1,585,546	-3.2%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Figure 21 Annual O‘ahu Visitor Arrivals by Top-Four MMA

Year	US West	% Change from Previous Year	US East	% Change from Previous Year	Japan	% Change from Previous Year	Canada	% Change from Previous Year
1990	1,460,081		1,296,310		1,453,410		161,162	
1991	1,397,469	-4%	1,212,590	-6%	1,404,712	-3%	122,735	-24%
1992	1,273,962	-9%	1,041,212	-14%	1,645,678	17%	115,836	-6%
1993	1,185,748	-7%	912,310	-12%	1,513,844	-8%	133,362	15%
1994	1,214,270	2%	883,100	-3%	1,732,139	14%	125,793	-6%
1995	1,192,807	-2%	870,823	-1%	1,991,761	15%	116,267	-8%
1996	1,198,822	1%	920,619	6%	2,031,359	2%	130,249	12%
1997	1,138,463	-5%	825,128	-10%	2,169,959	7%	120,223	-8%
1998	1,049,019	-8%	960,646	16%	1,950,068	-10%	124,659	4%
1999	1,141,244	9%	971,788	1%	1,752,551	-10%	135,927	9%
2000	1,188,392	4%	1,093,606	13%	1,720,362	-2%	137,911	1%
2001	1,178,104	-1%	1,024,148	-6%	1,465,731	-15%	122,736	-11%
2002	1,211,804	3%	1,025,097	0%	1,429,346	-2%	106,959	-13%
2003	1,210,386	0%	1,033,553	1%	1,276,468	-11%	113,712	6%
2004	1,274,318	5%	1,133,855	10%	1,418,747	11%	123,099	8%
2005	1,378,411	8%	1,202,244	6%	1,456,376	3%	143,225	16%
2006	1,430,018	4%	1,176,607	-2%	1,303,374	-11%	154,849	8%
2007	1,467,123	3%	1,155,999	-2%	1,256,723	-4%	159,723	3%
2008	1,254,836	-14%	1,029,778	-11%	1,127,441	-10%	195,034	22%
2009	1,254,952	0%	960,831	-7%	1,081,366	-4%	173,955	-11%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Average Daily Visitor Census

- The table below presents the average daily census for the island of O‘ahu from 1990 to 2009. The average daily census combines the average length of stay and visitor arrivals to estimate the number of visitors that are on the island on any given day. Average daily census is an important measure of the vitality of the market, as well as the daily impact the market has on the island’s infrastructure. For example, in 2009, there were over 81,000 daily visitors on O‘ahu, which is roughly ten percent of the island’s *de facto* population that shares the resources of the island, but also provides substantial employment.

- The statewide average daily census has shown a relatively stable upward trend due primarily to the growth in visitor arrivals to the Neighbor Islands. However, as a result of Waikīkī’s rejuvenation, O‘ahu average daily census has also increased substantially during the past ten years, the current downturn notwithstanding.

Figure 22 State of Hawai‘i and O‘ahu Visitor Days and Average Daily Census

	Annual Visitor Days		Average Daily Census	
Year	State	O‘ahu	State	O‘ahu
1990	56,398,499	30,215,944	154,516	82,783
1991	53,772,839	27,378,022	147,323	75,008
1992	55,723,013	28,469,480	152,249	77,785
1993	53,836,611	28,509,549	147,498	78,108
1994	57,169,825	29,757,067	156,630	81,526
1995	57,340,911	29,697,086	157,098	81,362
1996	57,936,622	29,584,826	158,297	80,833
1997	57,373,493	27,794,774	157,188	76,150
1998	57,446,913	26,507,565	157,389	72,623
1999	60,020,237	29,016,511	164,439	79,497
2000	61,721,150	31,077,256	168,637	84,911
2001	57,760,242	29,091,282	158,247	79,702
2002	58,471,088	29,033,518	160,195	79,544
2003	58,782,699	28,023,305	161,048	76,776
2004	62,761,989	30,640,704	171,481	83,718
2005	67,687,479	32,767,952	185,445	89,775
2006	69,145,854	32,545,981	189,441	89,167
2007	69,135,310	32,153,400	189,412	88,092
2008	62,905,608	29,555,809	171,873	80,754
2009	60,553,721	29,622,503	165,901	81,158

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Visitor Demographics

Domestic

- O‘ahu’s domestic visitor market is a mature market, as the majority of visitors are repeat visitors. In 2008 (last available data on an individual island basis), 62.2 percent of domestic visitors were repeat visitors to Hawai‘i with an average of 5.06 trips to O‘ahu.
- In 2008, 70.5 percent of U.S. visitors to O‘ahu were independent travelers rather than participants in a tour group or travel package. This primarily reflects the high repeat mix of visitors to O‘ahu, which prefer to make their own travel arrangements.
- Approximately two-thirds of O‘ahu’s domestic visitors stay on O‘ahu only, while the remaining one-third include Neighbor Island travel.
- O‘ahu visitors stayed an average of 7.74 days on the island and 10.08 days in the state.
- Hotels remain the most popular choice of accommodation for domestic visitors with 66.3 percent staying in a hotel. Condominiums and timeshare are the next most popular choices at 11.2 and 8.0 percent, respectively.

Figure 23 O'ahu Domestic Visitor Characteristics: 2007 vs. 2008

	2007	2008	% Change
PARTY SIZE			
Avg Party Size	1.90	1.86	-2.1%
VISIT STATUS			
First-Time	38.7%	37.8%	-2.4%
Repeat	61.3%	62.2%	1.5%
Average # of Trips	4.85	5.06	4.3%
TRAVEL METHOD			
Group Tour	7.1%	5.7%	-19.4%
Package	32.0%	28.1%	-12.4%
Group Tour & Pkg	5.6%	4.3%	-23.1%
True Independent	66.4%	70.5%	6.1%
ISLANDS VISITED			
O'ahu	100.0%	100.0%	0.0%
Maui County	24.5%	20.8%	-14.7%
Kaua'i	17.3%	13.1%	-24.3%
Hawai'i Island	19.7%	15.4%	-21.5%
O'ahu Only	62.4%	66.2%	6.1%
LENGTH OF STAY			
O'ahu (days)	7.34	7.74	5.4%
Statewide (days)	9.89	10.08	2.0%

	2007	2008	% Change
ACCOMMODATIONS [1]			
Condo Only	6.1%	6.3%	4.3%
Timeshare	7.2%	8.0%	10.3%
Timeshare Only	4.4%	4.9%	10.7%
Rental House	4.4%	4.9%	11.6%
Bed & Breakfast	1.0%	1.1%	11.1%
Cruise Ship	11.1%	5.4%	-51.2%
Friends or Relatives	14.9%	15.7%	5.5%
PURPOSE OF TRIP			
Pleasure (Net)	76.2%	74.1%	-2.7%
Vacation	71.8%	69.9%	-2.7%
Honeymoon	4.6%	4.4%	-3.4%
Get Married	1.0%	1.0%	-3.5%
MC&I (Net)	6.9%	6.7%	-3.7%
Other Business	6.0%	6.3%	4.8%
Visit Friends/Relatives	14.5%	15.3%	5.4%
Sport Events	2.1%	2.5%	16.5%

Source: State of Hawai‘i DBEDT, Year 2009 data not available

[1] *Accommodations here do not indicate the number of visitors who used a particular accommodation just on O'ahu but statewide.*

International

- Only 28.5 percent of international visitors were independent travelers, with the remainder traveling on group tours, travel packages, or a combination of both.

- As the Big Island is the only Neighbor Island destination that permits limited international service, Honolulu continues to remain the principal international gateway into Hawai‘i. This benefits O‘ahu given the short-stay nature of the Japanese market, which makes Neighbor Island travel more problematic.

- Similar to statewide statistics, O’ahu’s international visitors prefer hotel accommodations, although there is a trend towards choosing timeshares and condominium product. International visitors to O‘ahu also have shorter lengths of stay than domestic visitors and travel in larger party size.

Figure 24 O'ahu International Visitor Characteristics: 2007 vs. 2008

	2007	2008	% Change
PARTY SIZE			
Avg Party Size	2.72	2.59	-4.8%
VISIT STATUS			
First-Time	45.8%	46.5%	1.6%
Repeat	54.2%	53.5%	-1.3%
Average # of Trips	3.34	3.39	1.5%
TRAVEL METHOD			
Group Tour	33.7%	31.3%	-7.1%
Package	69.8%	67.8%	-2.9%
Group Tour & Pkg	29.8%	27.6%	-7.6%
True Independent	26.3%	28.5%	8.3%
ISLANDS VISITED			
O'ahu	100.0%	100.0%	0.0%
Maui County	11.1%	10.5%	-5.0%
Kaua'i	5.5%	4.5%	-17.7%
Hawai'i Island	14.6%	14.0%	-4.4%
O'ahu Only	76.6%	77.2%	0.9%
LENGTH OF STAY			
O'ahu (days)	6.02	6.19	2.9%
Statewide (days)	6.97	7.18	2.9%

	2007	2008	% Change
ACCOMMODATIONS [1]			
Condo Only	6.2%	6.6%	7.9%
Timeshare	1.5%	1.9%	24.9%
Timeshare Only	1.0%	1.2%	26.8%
Rental House	0.9%	1.1%	17.8%
Bed & Breakfast	0.5%	0.4%	-17.9%
Cruise Ship	1.9%	1.0%	-44.6%
Friends or Relatives	3.3%	3.1%	-4.9%
PURPOSE OF TRIP			
Pleasure (Net)	85.7%	85.2%	-0.6%
Vacation	72.5%	70.9%	-2.3%
Honeymoon	12.1%	13.5%	12.3%
Get Married	4.3%	3.9%	-8.8%
MC&I (Net)	4.6%	5.1%	10.3%
Other Business	1.4%	1.4%	4.6%
Visit Friends/Relatives	3.7%	3.5%	-7.0%
Sport Events	2.6%	2.6%	0.7%

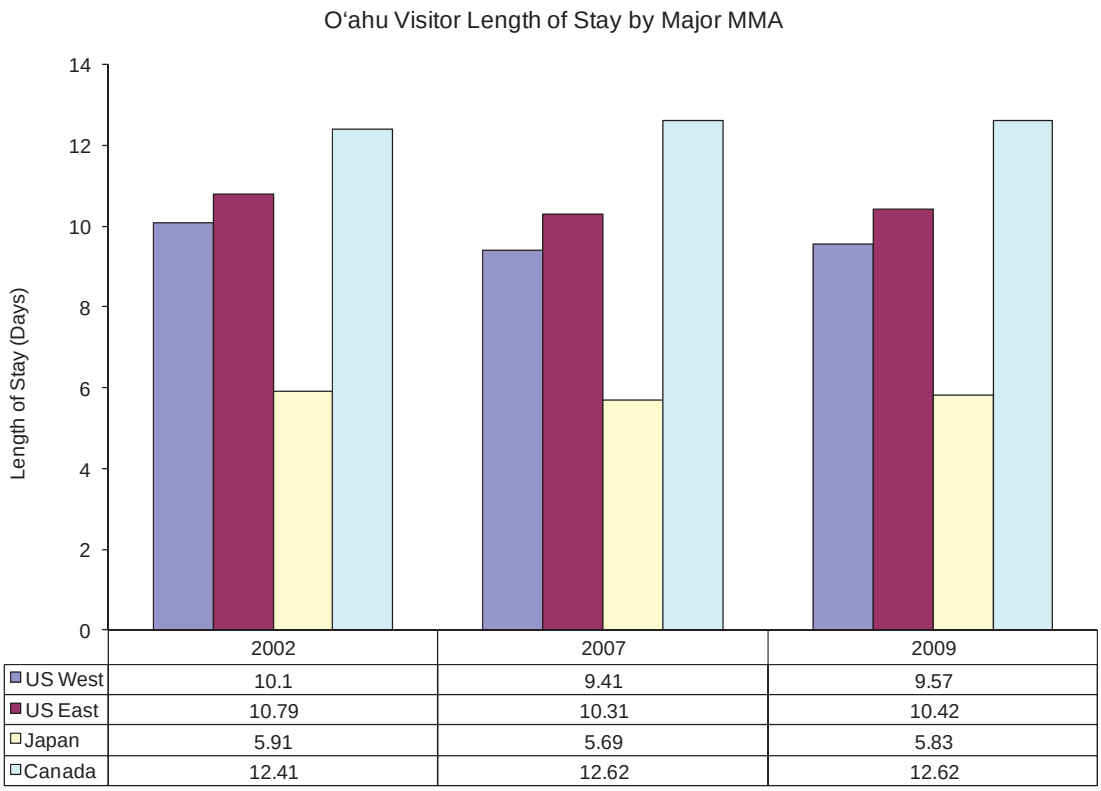
Source: State of Hawai‘i DBEDT, Year 2009 data not available

[1] *Accommodations here do not indicate the number of visitors who used a particular accommodation just on O'ahu but statewide.*

Length of Stay

The following chart presents visitor length of stay to O'ahu by major market area:

Figure 25



	2002	2007	2009
US West	10.1	9.41	9.57
US East	10.79	10.31	10.42
Japan	5.91	5.69	5.83
Canada	12.41	12.62	12.62

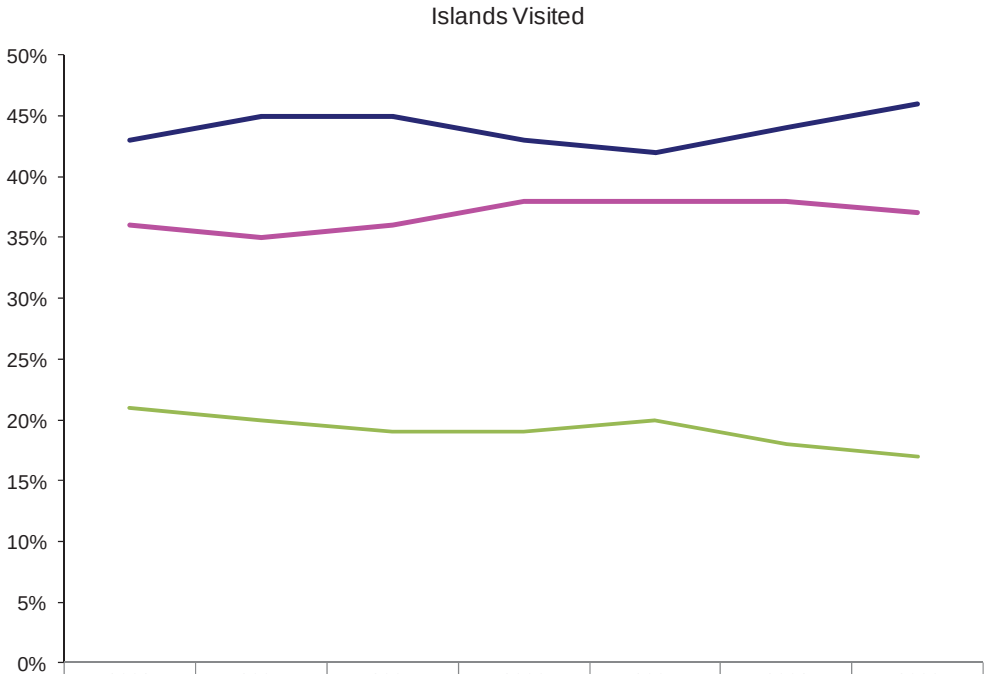
Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- Canadian visitors to O'ahu have the longest length of stay among the four major market areas, staying an average of 12.62 days. In 2009, Japanese visitors stayed an average of 5.83 days, while the U.S. West and East visitors stayed an average of 9.57 and 10.42 days, respectively.

Islands Visited

- The following chart presents the percentage of visitors that visited O‘ahu and/or the Neighbor Islands, which indicates a slight increase in the percentage of visitors choosing to stay exclusively on O‘ahu. This can be attributed to the market repositioning of Waikīkī and the rise in timeshare ownership.

Figure 26



	2003	2004	2005	2006	2007	2008	2009
Oahu Only	43%	45%	45%	43%	42%	44%	46%
N.I. Only	36%	35%	36%	38%	38%	38%	37%
Oahu and N.I.	21%	20%	19%	19%	20%	18%	17%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Primary Visitor Trends

- Major shifts in visitor demographics and preferences for both domestic and Japan arrivals began to surface during the mid 1990s. These shifts have largely influenced the direction of product renewal and redevelopment during the last ten years both in the Neighbor Islands and more particularly on O‘ahu, and will likely continue through the medium term.

- The primary change has been the substantial rise in the level of sophistication in the visitor market, which in turn has increased visitor expectations and demand

segmentation. This trend, combined with the need to remain competitive with other destinations, has helped spur the current cycle of product renewal in Waikīkī and O‘ahu.

- While hotel accommodations remain the top choice, there has been a growing trend to use alternative accommodations, including timeshare, resort condo hotels, vacation home rentals, and bed and breakfasts.

- One of the major trends occurring is the increase in family travel, which often seeks larger unit accommodations and kitchen facilities. This trend has helped timeshare and resort condominium sales, as well as redevelopment to fewer but larger units.

- The current economic downturn aside, an “upscaling” of demand has also been evident both nationally and in Hawai‘i. This was most evident in Waikīkī during the mid 2000s, where a number of hotels underwent major renovation and product repositioning.

- Prior to this renovation cycle, the Waikīkī upscale market had shrunk considerably as a number of hotels dropped into the mid-priced or lower categories due to deterioration during the 1990s downturn. This created a large product gap between luxury hotels and the remaining market. After the renovated hotels were reintroduced into the market, the price increases and inventory were absorbed into the market fairly quickly. This indicated that there was pent-up demand for higher quality product in Waikīkī. The ability to offer higher quality hotel and retail product in Waikīkī has also helped to attract higher spending visitors, which continues to be one of the State’s strategic tourism goals.

- The demand for eco, historical and cultural tourism continues to increase, as evidenced by the increase in such tours and activities across the state. For example, there has been a sharp increase over the past several years of tours to non-traditional areas such as Kailua Beach and the North Shore. Such tours are typically day trip activities, although a portion of the market desires to have a life style “community” experience finding accommodations in these areas. While the demand for accommodations directly related to such travel has not been studied, likely beneficiaries include individual vacation rentals and B&B accommodations outside of Waikīkī.

- There is currently an evolving segment of accommodation demand that relates primarily to community needs rather than servicing the visitor industry. Instead, demand is driven by more localized dynamics. Such is the case of the planned redevelopment and expansion of the prior Lā‘ie Inn to a 220-room hotel to serve the BYUH university community, two proposed hotels in Kapolei to better serve government, military and expected community demand from Kapolei, and the proposed Koa Ridge hotel to serve military demand, as well as anticipated community demand including demand from statewide and international athletic events at the Waipi‘o Soccer Complex and the Central O‘ahu Recreational Park.

Section III: O‘ahu Lodging Market Overview

Introduction

This section presents an overview of accommodation supply on the island of O‘ahu. Particular attention is given to O‘ahu’s existing visitor accommodation unit inventory, which is discussed by location and type. Future supply additions will be briefly discussed where appropriate.

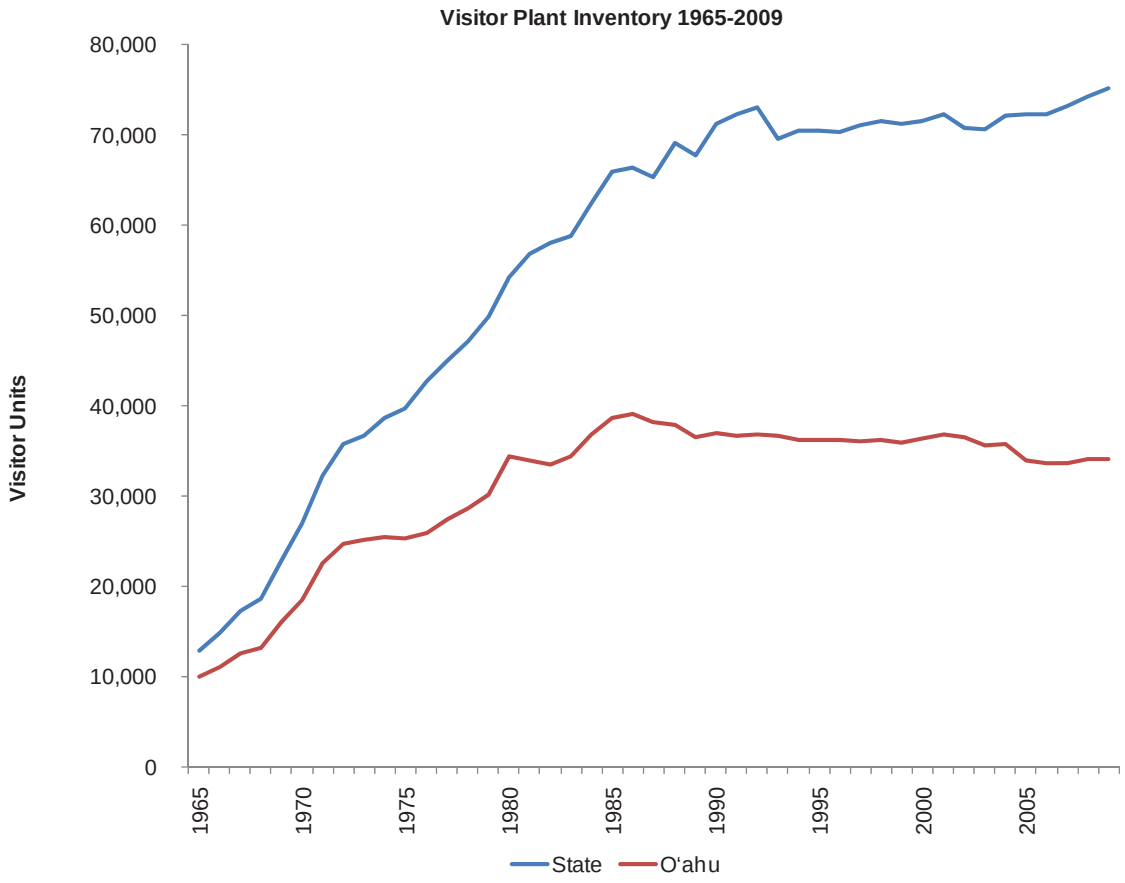
Summary Highlights

The island of O‘ahu continues to welcome the majority of visitors to the State of Hawai‘i. Its visitor accommodation inventory is generally older than that on the Neighbor Islands, but is more diverse and generally achieves higher occupancy levels. In 2009, there were 34,027 visitor units on O‘ahu, including hotels, condominium hotels, apartment hotels, timeshare, bed and breakfasts, hostels, and individual vacation units.

O‘ahu Lodging Overview

- In 1965, O‘ahu had 10,031 visitor units, or 77.7 percent of the State’s total units. By 1971, the number of units had more than doubled as tourism evolved into a major industry. Growth continued until 1986, when visitor units peaked at 39,010.

Figure 27



Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

Visitor Accommodation Types

The following table presents O'ahu visitor unit inventory by type for the years 1992, 2002, and 2009:

Figure 28

ACCOMMODATION TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Apartment/ Hotel	303	307	93
Bed & Breakfast	38	28	105
Condominium Hotel	7,530	3,088	4,695
Hostel	172	213	251
Hotel	28,432	31,178	25,786
Individual Vacation Unit	113	228	653
Timeshare	671	981	2,362
Other	20	434	82
Total	**37,279**	**36,457**	**34,027**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- Hotels continue to dominate the mix of transient accommodations on O'ahu. The number of hotel units has decreased since 2002 due to conversions to resort and/or residential condominiums, timeshare and reduction in property unit count in exchange for larger unit size.

- The number of condominium units increased to 4,695 by 2009, or 13.8 percent of O'ahu's inventory. The increase is attributable primarily to hotel conversions and new condominium development on the island.

- Clear upward trends can be seen in bed and breakfasts, individual vacation units, and timeshare units between 1992 and 2009. Bed and breakfasts and timeshare units both approximately tripled during this period, and individual vacation units increased almost six-fold.

- In 2002, hotel rooms accounted for 85.5 percent of the visitor rooms on O'ahu. By 2009, traditional hotel rooms represented 75.8 percent of O'ahu's accommodation mix. The trend of diversification in O'ahu's visitor unit supply is expected to continue in the coming years, as most of the planned future supply additions involve timeshare and condominium hotels.

O‘ahu Lodging Market Performance

- Presented below are hotel operating statistics for the O‘ahu market by class of property. Most of the luxury and upscale hotel inventory are beach front hotels or along Kalākaua Avenue. Budget through midpriced hotels are primarily off-beach hotels and are often smaller and unbranded hotels.

Figure 29 Occupancy

	YE 2009	YTD June 2010
O‘ahu Luxury	75.6%	76.9%
O‘ahu Upscale	71.3%	75.6%
O‘ahu Midprice	68.4%	69.1%
O‘ahu Economy	74.3%	75.1%
O‘ahu Budget	79.5%	80.5%
Waikīkī	74.9%	76.1%
O‘ahu Island	73.3%	75.0%

Source: Smith Travel Research, Hospitality Advisors LLC

Figure 30 Average Daily Rate

	YE 2009	YTD June 2010
O‘ahu Luxury	$202	$196
O‘ahu Upscale	$134	$127
O‘ahu Midprice	$102	$98
O‘ahu Economy	$78	$71
O‘ahu Budget	$68	$64
Waikīkī	$149	$144
O‘ahu Island	$150	$145

Source: Smith Travel Research, Hospitality Advisors LLC

Figure 31 Revenue Per Available Room

	YE 2009	YTD June 2010
O‘ahu Luxury	$153	$150
O‘ahu Upscale	$95	$96
O‘ahu Midprice	$70	$68
O‘ahu Economy	$58	$53
O‘ahu Budget	$54	$52
Waikīkī	$112	$110
O‘ahu Island	$110	$108

Source: Smith Travel Research, Hospitality Advisors LLC

Analysis by Location/District

- This section presents an analysis of O‘ahu’s existing visitor accommodation unit inventory by location and type using snapshots of O‘ahu’s accommodation inventory for the years 1992, 2002, and 2009. Future supply additions will be briefly discussed where appropriate. For the purposes of unit identification, O‘ahu has been divided into seven markets: Waikīkī, Ala Moana, Airport, Other Honolulu, Leeward O‘ahu, North Shore, and Windward O‘ahu.

Primary Urban Center

- There are currently 31,386 units in O'ahu's Primary Urban Center ("PUC"), accounting for 92 percent of O'ahu's visitor units. The PUC includes Waikīkī, as well as the Ala Moana, Airport and Other Honolulu sub-markets.

Figure 32

AREA	1992 UNITS	2002 UNITS	2009 UNITS
PRIMARY URBAN CENTER	35,512	34,651	31,386

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- The Department of Planning and Permitting (DPP) is estimating a decline in visitor units in the Primary Urban Center (PUC)/East Honolulu area, which consists of Waikīkī, Ala Moana, Airport, and Other Honolulu. By 2035, DPP is forecasting 30,142 visitor units in the PUC and 352 units in East Honolulu, for a total of 30,494 units or 77 percent of O'ahu's total visitor unit inventory.

Waikīkī

- Waikīkī had the highest concentration of inventory supply with 28,567 of O'ahu's 34,027 units, or 84.0 percent, in 2009. This is down from 32,539 units, or 87.3 percent in 1992. In the Waikīkī area, 81 percent are hotel rooms, 11 percent are condominium hotels, and five percent are timeshare. From 2002 to 2009, Waikīkī's hotel room count decreased by more than 4,000 rooms, while the number of condominium hotel units and timeshare units increased by approximately 700 units.

Figure 33

Area	Type	1992 Units	2002 Units	2009 Units
Waikīkī/Honolulu	Apartment/ Hotel	115	212	82
	Bed & Breakfast	2		5
	Condominium Hotel	6,853	3,010	3,094
	Hostel	82	153	161
	Hotel	24,846	27,241	23,060
	Individual Vacation Unit	1	106	538
	Timeshare	640	948	1,552
	Other		47	75
	Total	**32,539**	**31,717**	**28,567**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- Recent new development includes the Trump International Hotel & Tower, which consists of 462 condo hotel units and was completed in 2009. Grand Waikīkīan, a 331-unit timeshare tower in the Hilton Hawaiian Village, was completed in 2008. Hilton also is undergoing planning and permitting to add 550 units in two additional timeshare towers within the Hilton Hawaiian Village, with construction planned to start in 2013.

- The 300-room Marriott Edition Hotel, which was formerly part of the Ilikai hotel, is scheduled to reopen in late 2010.

- Kyo-ya Co. Ltd. has announced plans to redevelop the Princess Kaʻiulani Hotel and the Diamond Head Tower of the Moana Surfrider Hotel. Plans include the demolition of two older towers of the Princess Kaʻiulani and development of a 210-unit condominium hotel and residential condominium tower. The Diamond Head Wing of the Moana Surfrider is slated for demolition, replaced by a new 185-room hotel and residential tower.

- Waikīkī's visitor room supply is discussed in greater detail in Section IV.

Ala Moana

- The Ala Moana area has 1,586 visitor accommodation units. The majority of these units belong to the 1,086 unit Ala Moana Hotel, which converted from hotel to condominium hotel in 2005. Other units in the area represent economy and budget hotels.

- This area tends to attract kamaʻāina visitors, inter-island business people, and other business travelers who prefer to be closer to the downtown area. The area is also close to Ala Moana Beach Park and adjacent to the Ala Moana Shopping Center.

- In the past, developers have analyzed the feasibility of new hotels near the Hawaiʻi Convention Center. To date, none of these proposed hotels have moved forward, but could potentially be revived should convention demand strengthen sufficiently in the future.

Figure 34

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Ala Moana Area	Apartment/ Hotel	85		
	Condominium Hotel	47		1086
	Hostel			26
	Hotel	1574	1628	474
	Other		19	
	Total	**1,706**	**1,647**	**1,586**

Source: State of Hawaiʻi DBEDT, Hawaiʻi Tourism Authority

Airport

- The visitor inventory of the Airport area on O'ahu has 719 units, primarily representing three budget hotels. These hotels primarily provide transitional housing to military personnel moving to or from O'ahu, military contractors, local business demand, as well as demand from airport layovers, cancelled flights and airline crews.

Figure 35

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Airport Area	Hostel		20	20
	Hotel	716	701	699
	Total	**716**	**721**	**719**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

Other Honolulu

- The Other Honolulu area encompasses visitor units outside of Waikīkī and Ala Moana, such as the Kāhala Hotel & Resort and approximately 124 units contributed to a hotel pool at the Executive Centre in downtown Honolulu. The Executive Centre Hotel, which converted to condominium hotel in 2002, is the only hotel accommodation in Honolulu's downtown central business district. It serves business travelers and government contractors. The Kāhala Hotel & Resort is located in the exclusive residential Kāhala neighborhood and enjoys a loyal repeat market and upscale FITs. There are currently 514 units in the Other Honolulu area.

Figure 36

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Other Honolulu	Apartment/Hotel			
	Bed & Breakfast	12	8	3
	Condominium Hotel			124
	Hostel	40	40	40
	Hotel	499	513	338
	Individual Vacation Unit		5	2
	Other			7
	Total	**551**	**566**	**514**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

‘Ewa/Wai‘anae

- The Leeward O‘ahu area has 1,761 visitor units. The Leeward area consists of the Maili-Mākaha coastline, the master-planned Ko ‘Olina Resort area, and the Kapolei/’Ewa area.

Figure 37

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Leeward/Mākaha Side	Apartment/ Hotel	81	45	
	Bed & Breakfast			1
	Condominium Hotel	629	78	356
	Hotel	256	387	589
	Individual Vacation Unit	1	52	5
	Timeshare	31	33	810
	Other	12	348	
	Total	**1,010**	**943**	**1,761**

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- The Maili-Mākaha area has sunny weather and beautiful beaches, but is largely residential in character. The area has limited dining and shopping options for visitors. The 173-room Mākaha Resort & Golf Club is the only hotel in this area and is popular among golfers and local business. Its inland location has been considered a drawback, as visitors to Hawai‘i generally prefer proximity to a beach. In recent years, the property has been partially converted to fractional ownership, targeting the long-staying Canadian snow bird market.

- In April 2010 it was announced that the owners of approximately 300 acres in Mākaha Valley, including the Mākaha Valley Country Club (one of two golf courses in Mākaha Valley), would be donated to Kamehameha Schools and the State of Hawai‘i Department of Hawaiian Homelands for development of a learning center and housing for native Hawaiians.

- The donation and planned conversion of the golf course out of recreational use to educational and residential use, the apparent low occupancy of the existing hotel, and the lack of development activity of additional entitled visitor units in Mākaha Valley suggest that demand for accommodations in Mākaha does not at this time support further resort development.

- In contrast to Mākaha, the pace of development within the Ko ‘Olina Resort & Marina has accelerated in recent years. Previously, the JW Marriott Ihilani Resort hotel was the only hotel built in this master-planned resort which originally was envisioned to support six hotels. However, over that past several years, the resort has seen the completion of the Beach Villas at Ko ‘Olina resort condominium project, and the partial completion of

the Marriott Ko ʻOlina Beach Club timeshare property. As part of this project, Marriott plans to continue to add additional timeshare units, for a total of 750 by 2013.

- Disney's Aulani Resort is currently under development and is expected to be completed in late-2011 with 360 hotel rooms and 481 timeshare units. With the arrival of Disney's Aulani, the vision of Ko ʻOlina as a world-class destination resort will move closer to realization. The build-out of additional visitor units on the remaining development parcels is anticipated to occur as market conditions warrant.

- In ʻEwa, the new Hoakalei Resort - the western portion of the new Ocean Pointe residential community - is beginning to take shape. The Ernie Els-designed golf course has opened, dredging is underway on the 600 to 800-slip marina and approximately half of the total project's 5,000 unit master-planned community has been built. Developer Haseko has entitlements to build up to 950 hotel rooms in resort portion. Current plans call for 250 visitor units to be built by 2014, adjacent to the marina.

- The type and mix of visitor units to be built (hotel, timeshare, etc.) has not been determined and will depend on market conditions. Demand for the planned accommodations is expected to be generated by marina users and those visiting friends and family who live in Hoakalei and the surrounding area. While Ko ʻOlina could be described as a destination resort with a marina component, Ocean Pointe/Hoakalei Resort appears to be primarily a master planned residential community and large-scale recreational marina with a hotel component.

- Developer DeBartolo Development LLC has announced plans to build 300 new hotel rooms as part of its proposed Ka Makana Aliʻi shopping center in Kapolei. In early 2009 DeBartolo announced a project completion date in 2013, Hotel demand is expected to come from business and military/government travel, as well as other community-based demand as Kapolei evolves into the "second city" of Oʻahu.

Koʻolauloa/North Shore/Central Oʻahu

- The North Shore of Oʻahu has 736 visitor units. The majority of these are associated with the Turtle Bay Resort and the Inn at Schofield Barracks. The North Shore also has 66 individual vacation units.

Figure 38

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
North Shore	Apartment/ Hotel	5	50	2
	Bed & Breakfast	4		3
	Condominium Hotel			35
	Hostel	50		4
	Hotel	486	684	626
	Individual Vacation Unit	93	27	66
	Other	3	17	
	Total	**641**	**778**	**736**

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- Expansion of the Turtle Bay Resort has been stalled for many years and faces additional challenges. The original EIS was approved in 1985 and allowed for an additional 2,500 hotel rooms and 1,000 condominium units for future development. In 2010, the Hawai‘i State Supreme Court ruled that a new EIS will need to be completed, and future plans currently remain uncertain.

    - Turtle Bay’s remote location and climate are considered to be major challenges for development at the resort, including the ability of the resort to compete effectively against Neighbor Island resorts which generally have more favorable location and weather dynamics.

- The 49-room Lā‘ie Inn was demolished in early-2010, with plans to develop a 220-room hotel in its place. Construction is expected to start in 2011, and would serve the BYUH campus, Polynesian Cultural Center, and other North Shore visitors.

- Castle & Cooke has announced plans to include a 150-room hotel as part of its proposed 3,500 home Koa Ridge community in Central O‘ahu. The planned hotel is envisioned to serve demand from the surrounding residential communities, as well as demand generated by Schofield Barracks and other area military facilities.

- DPP is forecasting visitor units for this area to more than double by 2035. Visitor unit inventory is expected to increase to 1,630 or 4 percent of O‘ahu’s total visitor units.

<u>Ko‘olaupoko</u>

- The Ko‘olaupoko district had a reported total of 144 visitor units in 2009, compared with 85 in 2002. All but ten of these units are either B&B or IVUs. It should be noted that that the official census of B&Bs and IVUs may be understated. Because the data are self-reported in the property census conducted for the annual State of Hawai‘i Visitor Accommodations Inventory, it is possible that some operators are no longer participating

in the survey, or are under-reporting units due to concerns about the legal status of their operations.

Figure 39

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Windward Side	Apartment/ Hotel	17		9
	Bed & Breakfast	20	20	93
	Condominium Hotel	1		
	Hotel	55	24	
	Individual Vacation Unit	18	38	42
	Other	5	3	
	Total	**116**	**85**	**144**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- The launch of websites, such as Vacation Rentals by Owner ("VRBO"), has made it easier and less expensive for operators of B&B and IVUs to market their properties globally. The VRBO website listed 59 different available vacation rental properties in the residential neighborhood of Lanikai alone during a recent review of the site.

- Unlike the bed and breakfast industry on the Big Island and Kaua'i, the industry on O'ahu appears more fragmented with respect to representation by an authoritative association body or advocacy group.

Bed & Breakfast/IVU Submarket

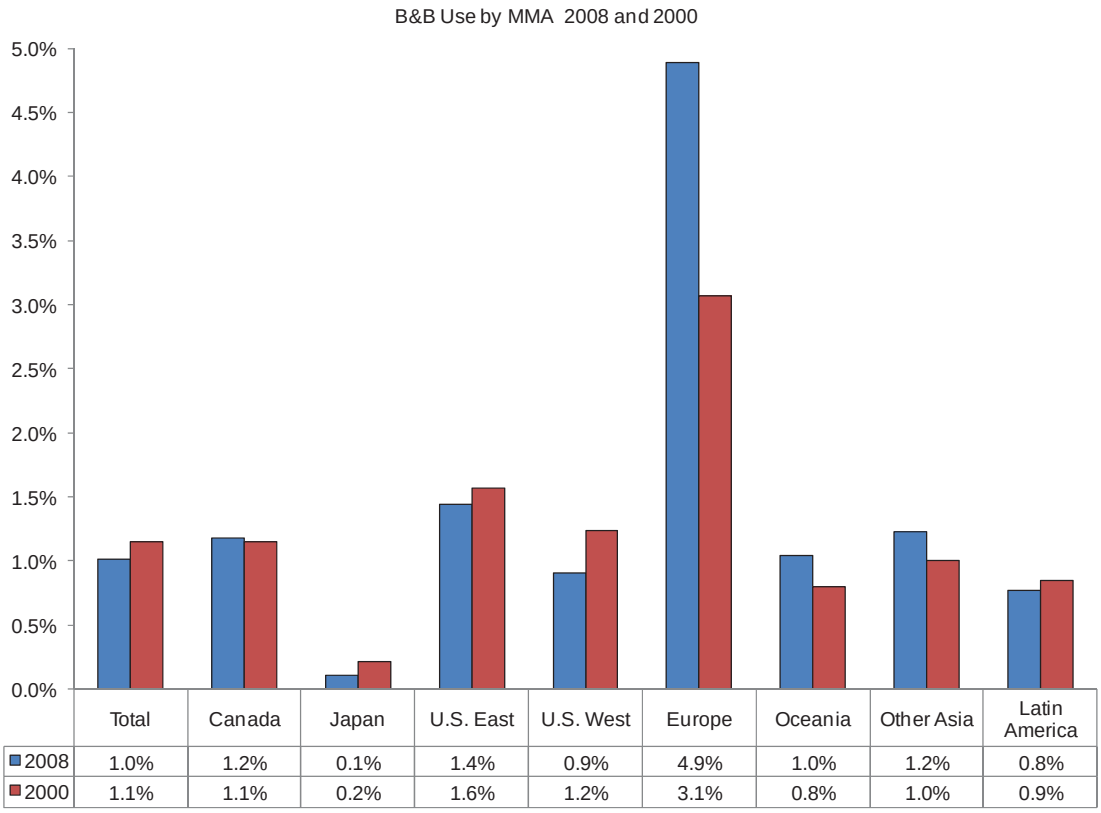
- The Hawai'i Tourism Authority defines Individual Vacation Units (IVUs) and Bed & Breakfast (B&B) accommodations as follows:
  - Individual Vacation Unit (IVU): An individual condominium unit (not in a hotel rental operation), house, cabin, villa or cottage with very limited service, often with only basic cleaning supplies provided.
  - Bed & Breakfast (B&B): A lodging facility with a limited number of guest units, which include breakfast in the daily rental rate. Typical bed and breakfast facilities are either small, quaint inns or family homes.

- B&Bs appeal to a more adventurous traveler interested in small scale accommodations within the community. IVUs range from condominiums in Waikīkī to single family vacation rentals located in residential neighborhoods around the island. IVUs are attractive as they appeal to families that prefer full kitchen facilities and room accommodations suitable for large party size.

- With its residential neighborhoods and miles of white sandy beach, the Windward side of O'ahu accounts for the vast majority of B&Bs. In 2009, 93 of the island's reported 105 units, or 89 percent, were located in Windward O'ahu. Reported B&B units on the

Windward side increased four-fold between 2002 to 2009; however, the count is likely understated due to the self-reporting nature of the data.

Figure 40

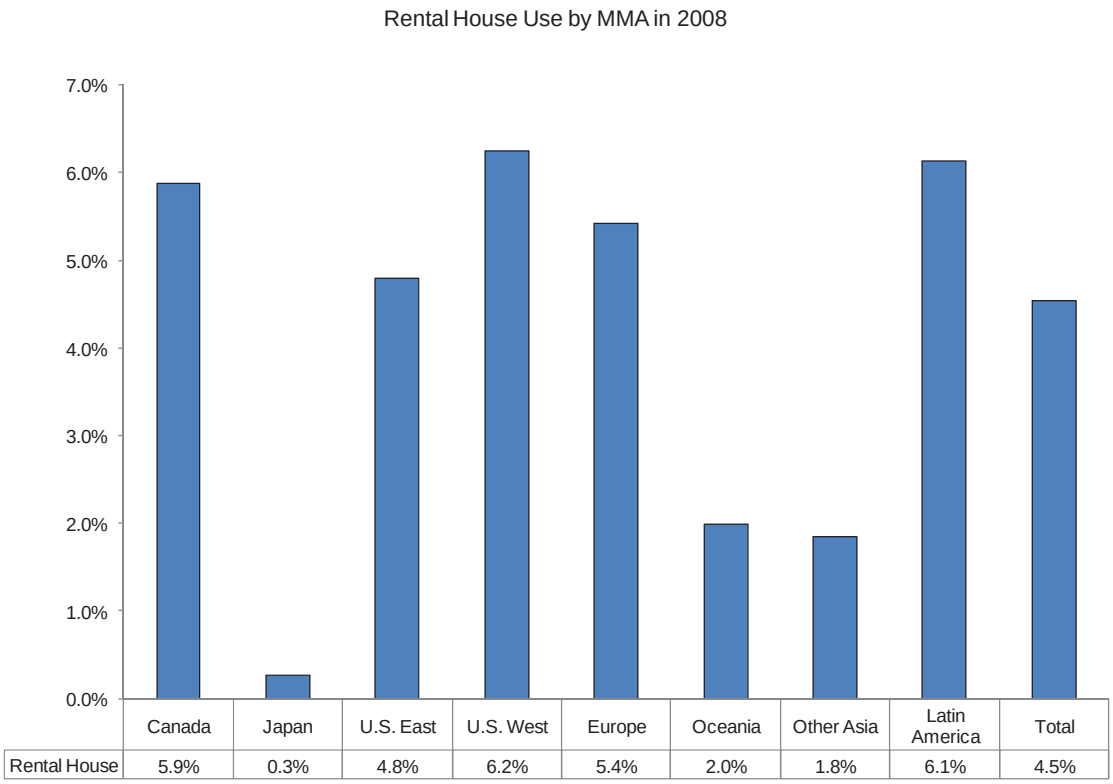


	Total	Canada	Japan	U.S. East	U.S. West	Europe	Oceania	Other Asia	Latin America
2008	1.0%	1.2%	0.1%	1.4%	0.9%	4.9%	1.0%	1.2%	0.8%
2000	1.1%	1.1%	0.2%	1.6%	1.2%	3.1%	0.8%	1.0%	0.9%

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority, Year 2009 data not available

- Europeans, by far, have the highest preference for B&Bs and IVUs with 4.9 percent of visitors staying in a B&B and 5.4 percent staying in a rental house during 2008. The U.S. West and Canadian markets had the next highest preference for these types of accommodations.

Figure 41



	Canada	Japan	U.S. East	U.S. West	Europe	Oceania	Other Asia	Latin America	Total
Rental House	5.9%	0.3%	4.8%	6.2%	5.4%	2.0%	1.8%	6.1%	4.5%

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority, Year 2000 and Year 2009 data not available

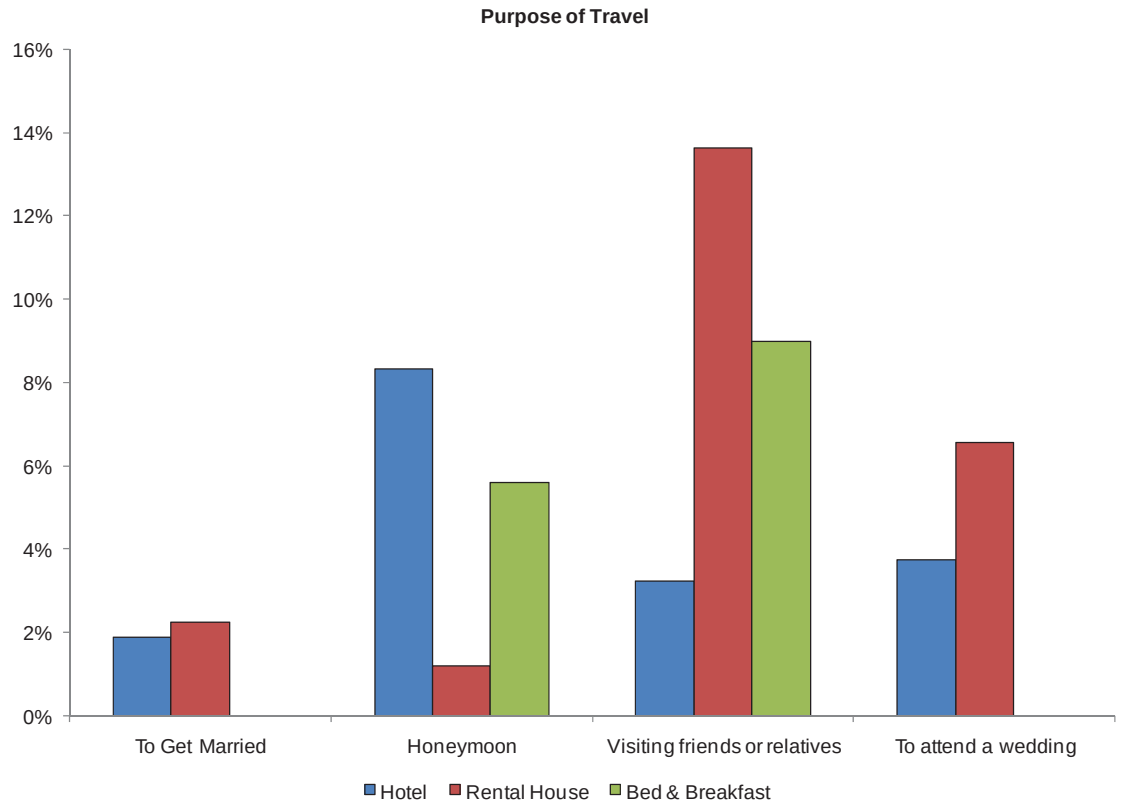
- B&Bs and IVUs can appeal to value-oriented visitors. For example, the average room rate for a Waikīkī hotel approximates $150.00. For the same rate however, a visitor could alternatively rent a one-bedroom detached cottage near Kailua Beach.

- Visitors that stay in rental vacation homes have the longest length of stay of 13.93 days in 2009, compared with 6.45 days for visitors staying in hotels. Rental visitors had relatively low per person per day spending of $110.70, and a larger party size of 4.32 persons. B&B visitors had a shorter length of stay of 6.98 days. B&B visitors had a higher per person per day spending of $169.80, but have a smaller average party size of 2.43.

- The majority of rental house visitors are repeat visitors at 58.1 percent, while B&Bs attract more first-time visitors at 56.7 percent. Rental house and B&B visitors are much more likely to be independent travelers than hotel users, with 84.5 percent of rental house visitors and 69.2 percent of B&B travelers traveling independently, compared with 36.3 percent of hotel visitors.

- Rental house and B&B visitors are more likely to be visiting friends or relatives than are hotel visitors.

Figure 42



Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- In recent years, the increase in B&Bs/IVUs has created controversy in local communities. Some residents of neighborhoods with a high proportion of B&Bs/IVUs are opposed to such units, citing noise, congestion, parking issues, and loss of residential neighborhood character. Others voice concern regarding the potential impact on property values. Supporters of B&Bs/IVUs maintain that such accommodations are simply responding to demand, and that the B&B industry contributes to the local economy. Amid much controversy, a bill proposing to lift the ban of new B&Bs failed to pass in late-2009.

Section IV: Analyses of Selected O‘ahu Lodging Market Topics

Waikīkī Life Cycle Analysis

- Waikīkī continues to be the primary visitor destination in the state and on O'ahu. Waikīkī's viability is, therefore, critical to the success of Hawai'i's tourism industry. Various models of resort destination life cycles have been posited based on observations of resort destinations around the world. One of the most widely-cited of these models was proposed by Butler (Canadian Geographer, 1980), which describes six phases of resort evolution, briefly described as follows:

1. **Exploration:** an isolated and attractive beach with no hotels or tourism infrastructure is 'discovered' by adventurous travelers.
2. **Involvement:** The first hotels and other tourism infrastructure are built.
3. **Development:** More hotels are built. Additional housing is also built to accommodate the destination's workforce. Food is imported, as the area can no longer produce enough for the growing numbers of tourists and residents.
4. **Consolidation:** Larger high rise hotels farther from the beach are built. Residential areas continue to grow. Much of the economy is now tourism-related. The growth rate of the number of visitors starts to slow.
5. **Stagnation:** The destination has become urbanized, altering and degrading the environment that had made it appealing to the early, adventurous travelers. Although the destination is well-known, existing hotels could start to become less valuable.
6. **Post-Stagnation:** The destination either declines or is rejuvenated.

- Based on the above, we have prepared a market profile regarding the life cycle of Waikīkī below.

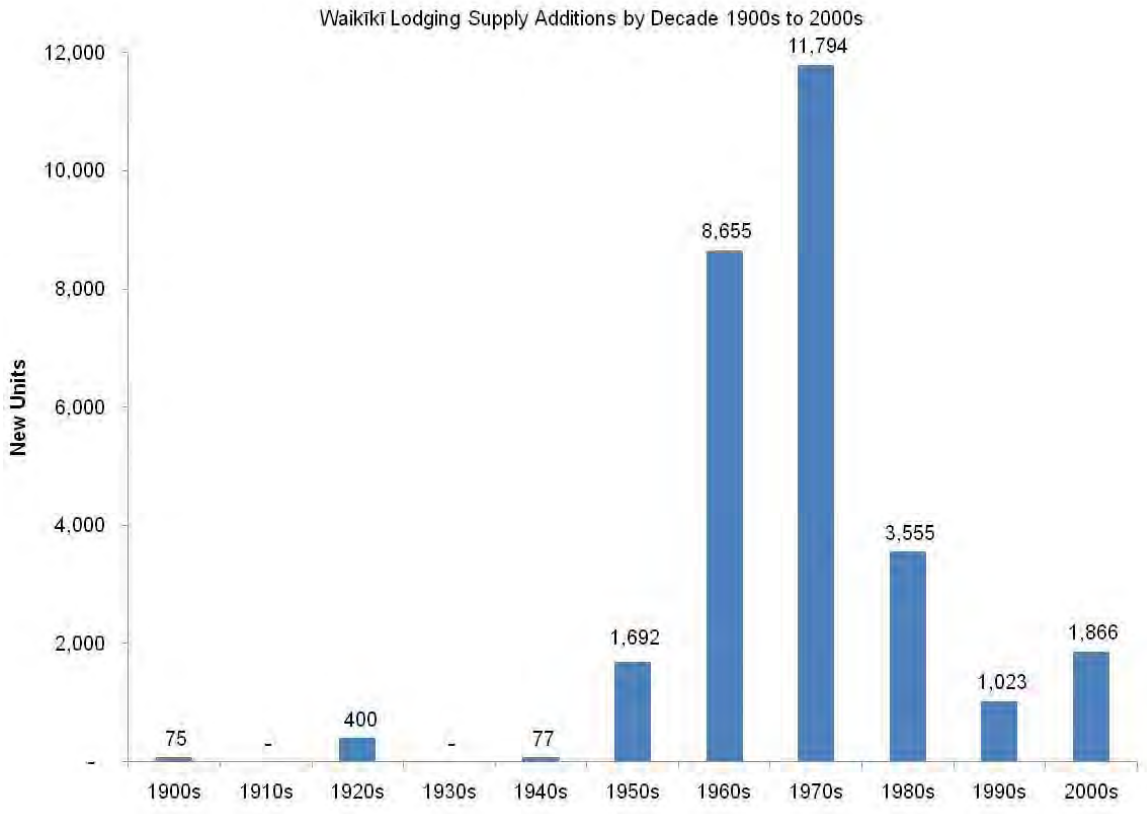
Aging Visitor Plant

- The construction of new visitor rooms in Waikīkī peaked in the 1960s and 1970s, as outlined on the chart below. According to data from the Visitor Plant Inventory, 8,655 new rooms were added during the 1960s and 11,794 rooms were built during the 1970s, comprising the majority of the rooms in Waikīkī.

- New construction fell to 3,555 units during the 1980s, with 1,023 units built in the 1990s. Although 1,866 new rooms were added during the past ten years it should be noted that 616 of these 'new' units were redevelopment of hotels constructed during in the 1950s and 1970s. These redeveloped hotels include the Embassy Suites Beach Walk and the Wyndham at Waikīkī Beach Walk timeshare resorts.

- As most of the inventory in Waikīkī is between 30 and 50 years old, a number of challenges arise. Consumer expectations of hotel rooms have evolved over time and a number of such older rooms no longer meet visitors' expectations. The guestrooms in many of the Waikīkī hotels built during the 1950s and 1960s tend to be smaller than current standards.

Figure 43



Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority, Hospitality Advisors LLC
Note: Of the 1,866 units added during the 2000s, 616 were conversions of hotels built in the 1970s (former OHANA Waikīkī Village and Waikīkī Tower, now Embassy Suites at Beach Walk) and 1950's (former OHANA Reef Towers, now Wyndham at Waikīkī Beach Walk).

Reinvestment

- The map on the following page illustrates the re-investment in Waikīkī hotels and retail projects that have taken place over the past ten years, as well as planned and likely projects that will likely be undertaken during the coming five years. As can be seen on the map, substantial reinvestment has been made in many of Waikīkī's major properties.

- Between 2000 and 2010, an estimated $2.85 billion in private investment has been made in Waikīkī's hotel and retail properties. Total budgets for selected projects planned for the period 2011 to 2015 raises the value of improvements to approximately $3.59 billion for the 15 year period.

Figure 44 Estimated Waikīkī Hotel & Retail Investment 2000 to 2010, and 2011 to 2015 Planned

Periods	Hotel	Retail	Total
2000 to 2005	$119,325,000	$150,000,000	$269,325,000
2006 to 2010	$1,850,580,000	$733,000,000	$2,583,580,000
2011 to 2015 Planned	$740,000,000	$0	$740,000,000
Total	**$2,709,905,000**	**$883,000,000**	**$3,592,905,000**

Source: Hospitality Advisors LLC

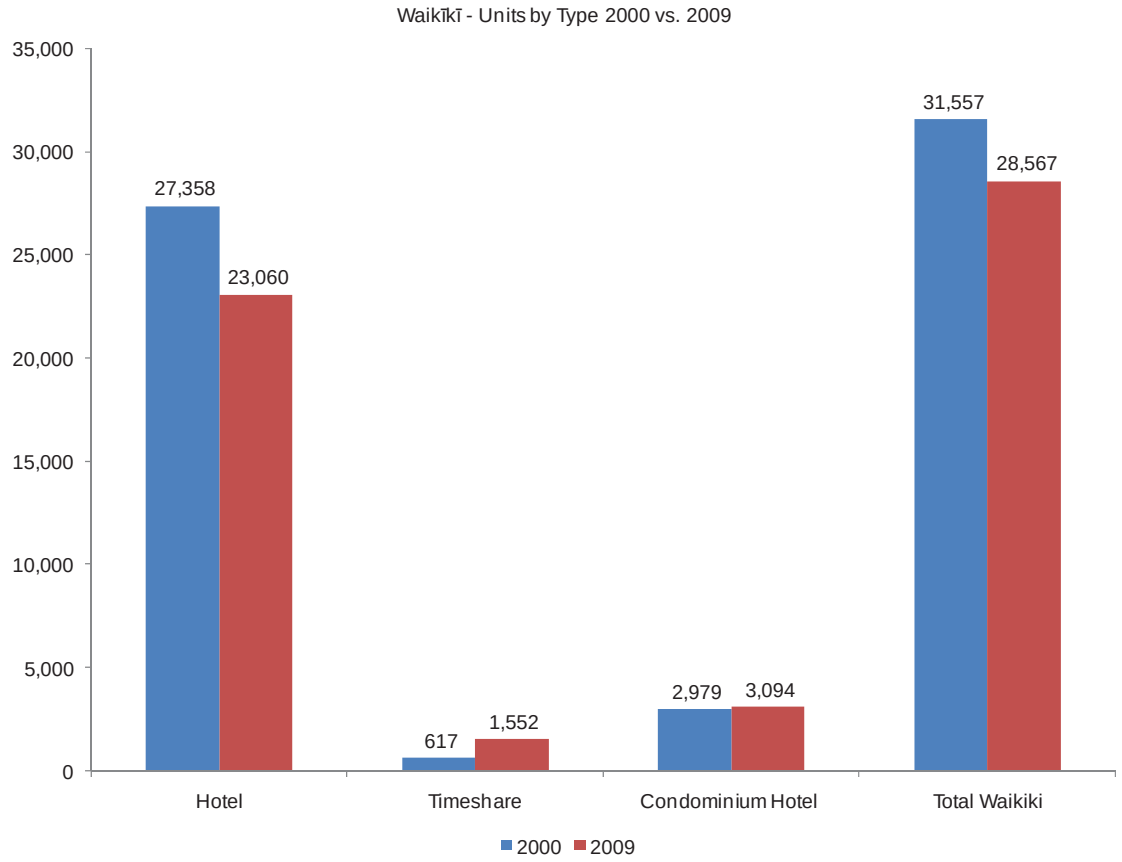
- Hotels continue to be the dominant form of visitor accommodations on O‘ahu, although there has been recent investment in Waikīkī in timeshare and condo-hotel construction and conversion. The chart below illustrates the change in the hotel room count in Waikīkī between 2000 and 2009, as well as the corresponding increase in timeshare and condo-hotel units.

- The second chart on the following page provides examples of recent projects that have resulted in lower hotel room counts in Waikīkī.

Figure 45

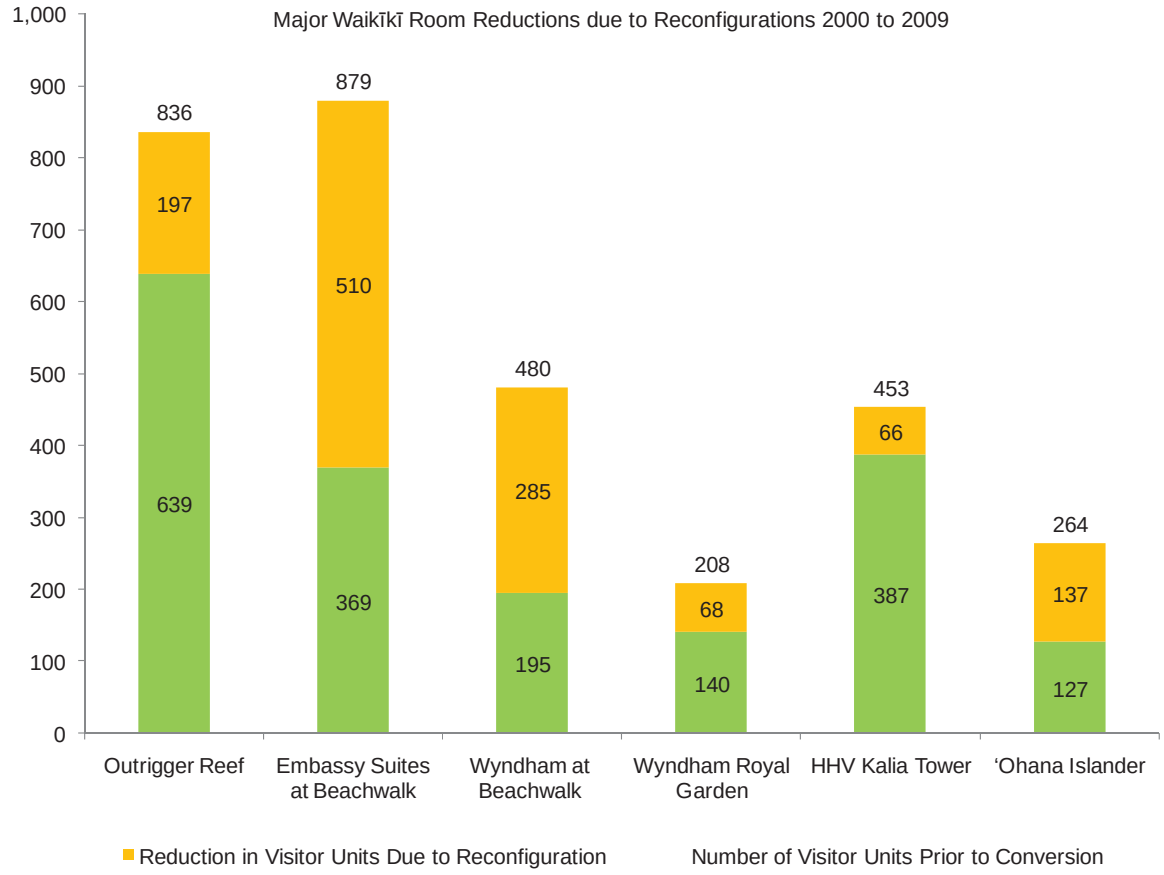
Source: Hospitality Advisors

Figure 46



Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Figure 47



Source: Hospitality Advisors LLC

- The current wave and scale of investment in Waikīkī indicates that it is in the midst of rejuvenation that has substantially extended its life cycle. The new and redeveloped physical product of Waikīkī has positioned the destination to better meet the market demands over the medium term.

Potential for New Waikīkī Units

Future Potential New Development and Conversion Sites

An analysis conducted by staff of the Department of Planning and Permitting of the City & County indicates that approximately 1,000 new units in Waikīkī are possible based on existing zoning. Additional hotel development would likely require zoning changes or variances.

- The most likely sites are believed to include the Beach Walk area, the vicinity *mauka* of the Hyatt Regency Waikīkī and the Kealohilani/Ohua block.

- The Beach Walk area *mauka* of Trump Tower between Saratoga Road and Beach Walk includes sites currently occupied by small walk up hotels and apartment buildings built in the 1940s, 1950s and 1960s. The potential development site consists of a number of parcels in the 5,000 square foot range, some leasehold, belonging to several different owners. Although off-beach, the location across the street from Ft. DeRussy would afford ocean views from units in a future high rise. In addition, the potential for future development has likely been enhanced by completion of Trump Tower.

- The area between Ka‘iulani Avenue and Uluniu Avenue, near the Hyatt Regency Waikīkī, is currently improved with mostly low-rise buildings, including apartments and hostel units. Because of its proximity to the beach and potential for viewplanes between the two towers of the Hyatt Regency, it could offer an opportunity for a developer to consolidate smaller lots into a larger development site.

- The block between Kealohilani and Ohua Avenues, including the St. Augustine Church site and its small amount of frontage on Kalākaua Avenue, also has future development potential. With unobstructed ocean views and a Kalākaua St. address, this is considered a prime future development site, should the Catholic Church reconsider its earlier decision not to sell its portion of the block.

- Two smaller areas with Resort Mixed Use zoning also have at least some redevelopment potential. One is just east of Uluniu Avenue, along Prince Edward Street; the other is midblock on both sides of Cartwright Road.

O‘ahu’s Tourism Carrying Capacity

- With a limited amount of land and a tourism-based economy, O‘ahu’s tourism carrying capacity is a critical issue. There is, however, no objective, definitive answer to the question of how many visitors O‘ahu can or should accommodate.

- Most recently, the State of Hawai‘i Department of Business, Economic Development & Tourism (“DBEDT”), along with the State of Hawai‘i Office of Planning and the Hawai‘i Tourism Authority, studied the issue in “Planning for Sustainable Tourism,” a multi-year project that concluded in 2006. Among other findings, this study concluded that the major private sector constraint on O‘ahu’s visitor industry was, “an impending shortage of hotel rooms.”

- Alternate projections of Waikīkī occupancy that take into account the dynamic nature of the variables involved, including length of stay and Waikīkī hotels decreasing share of O‘ahu’s transient room night demand, show occupancy in Waikīkī stabilizing in the mid-to-high 80 percent rate.

- If visitor arrivals continue to increase at some rate, as projected by DBEDT, and the supply of visitor rooms does not keep pace, market occupancy will increase. Under this scenario, at a certain point Waikīkī hotels will start seeing more sold-out, 100 percent

occupancy during peak periods. Operators can be expected to respond to these market conditions by increasing room rates, to maximize revenues.

- Hospitality Advisors prepared an overview room demand model that takes into account DBEDT projections for visitor arrivals and growth rates, visitors' average length of stay, known future additions to supply, and Waikīkī's share of O'ahu's hotel room supply.

- Our model forecasts annual occupancies for Waikīkī hotels to exceed 90 percent in 2027. A more aggressive forecast approach shows occupancies exceeding 90 percent in 2019. Although demand does not exceed supply on an annual basis in these forecasted scenarios, there will many peak days and periods when hotels are sold-out or become prohibitively expensive, the impact of which would need to be considered in future planning.

- The current policy of the HTA focuses on visitor spending as the key metric for Hawai'i tourism. During the growth phase of Hawai'i's visitor industry, goals were defined in terms of visitor arrivals or visitor days. In recognition of the growth constraints that are inherent to being an island state, the focus has shifted to managing the yield from tourism, in form of visitor spending, rather than the number of 'bodies.'

- The issue of hotel capacity is complex and dynamic. A formal analysis and projection of hotel capacity is well beyond the scope of the current assignment. Therefore, our model and analysis presented here is overview in nature and is intended to provide a basis for general discussion only, and are not to be relied upon for any other purpose.

- Several developers have considered plans for small inns or alternative lodging products outside of designated resort areas. However, high development costs, unfavorable economics of small lodging facilities, and community opposition represent challenges for such developers. Nonetheless, demand for such products appear to be growing as visitors increasingly seek alternative and low density accommodations.

Resort Accommodations versus Community-Based Accommodations

- As discussed previously, the increase of community-based visitor accommodations in the form of B&Bs and IVUs has emerged as a contentious issue in some communities on O'ahu. The policy has been for visitor accommodations to be confined to designated areas, including Waikīkī, downtown, the Honolulu International Airport and other designated resort areas around the island. The growth in B&Bs and IVUs in neighborhoods such as Kailua and the North Shore shows that demand exists for visitor units outside of the previously-designated resort areas, but there is an absence of data to determine the impact of this industry segment.

- The proposed hotels in Kapolei and Koa Ridge (and to a lesser extent the primarily residential community of Hoakalei) reflect interest in including hotel accommodations as part of the commercial component of residential communities. The proposed Courtyard by Marriott in Lā'ie is an example of a community-based hotel that is envisioned to

primarily serve demand generated by the nearby BYUH campus, the Mormon Temple, and friends and family visiting area residents. The adjacent Polynesian Cultural Center is also expected to generate some leisure demand for the hotel but is not expected to be its primary demand generator. Currently, transient demand generated by BYUH, the Mormon Temple and the Lā‘ie resident population is accommodated either in private homes or the resort hotel at Turtle Bay, which is approximately seven miles away.

- The carrying capacity of O‘ahu’s tourism industry will likely continue to be a complex and critical issue for the residents of O‘ahu. In the past, mechanisms such as the Waikīkī room cap and the policy of confining hotels to designated areas around the island were employed to prevent unbridled hotel development around the island.

- The debate over O‘ahu’s tourism carrying capacity has shifted. Previously, the debate focused on how many hotel rooms should be allowed in Waikīkī and the designated resort areas. For Windward residents, the issue currently centers on the emergence of growing numbers of visitor units in their community, in the form of B&Bs and IVUs.

Impact of Rail Transit on Tourism

Rapid Transit EIS

- As observed earlier in this report, O‘ahu’s average daily visitor census is more than 81,000, which pushes the *de facto* population of O‘ahu close to the 1 million mark. Visitors therefore are expected to be major users of O‘ahu’s transportation infrastructure.

- According to the Final EIS for the Honolulu High-Capacity Transit Corridor Project, trips by visitors are projected to total 430,700 daily trips (Daily trips includes all modes of transportation, including private vehicle, public transit, taxi, bicycle, walking and tour bus) by 2030 if the project is not built. This would represent approximately 10.7 percent of all daily trips. Under the three rail alignment alternatives considered, total daily trips by visitors were estimated to be between 431,200 and 431,400.

Figure 48 Islandwide Mode Shares – 2030 No Build and Build Alternatives

Trip Type	2030 No Build Alternative		2030 Project	
	Number	Percent	Number	Percent
Trips by Residents				
Automobile – private	2,815,800	81.5%	2,767,600	80.1%
Transit	205,400	5.9%	255,500	7.4%
Bicycle and walk	432,800	12.5%	431,700	12.5%
Total Trips by Residents	**3,454,000**	**100%**	**3,454,800**	**100%**
Trips by Visitors				
Automobile – private	160,100	37.2%	157,800	36.6%
Transit	19,700	4.7%	23,500	5.5%
Taxi	9,700	2.3%	9,600	2.2%
Bicycle and walk	163,600	38.0%	163,600	38.0%
Tour Bus	77,500	18.0%	76,200	18.7%
Total Trips by Visitors	**430,600**	**100%**	**430,600**	**100%**
Ground Access Trips by Air Passengers				
Automobile – private	27,500	26.5%	26,800	25.8%
Transit	1,200	1.2%	3,500	3.4%
Taxi	16,400	15.8%	15,800	15.2%
Bicycle and walk	20,800	20.0%	20,800	20.0%
Tour Bus	38,000	36.6%	37,000	35.6%
Total Trips by Air Passengers	**103,900**	**100%**	**103,900**	**100%%**
All Daily Trips				
Total daily automobile trips - private	3,003,400	75.3%	2,952,200	74.0%
Total daily transit trips	226,300	5.7%	282,500	7.1%
Total daily bicycle and walking trips	596,400	15.0%	595,300	14.9%
Total daily trips – other modes	162,400	4.1%	159,300	4.0%
Total Daily Trips (All)	**3,988,500**	**100%**	**3,989,300**	**100%**

Source: Honolulu High-Capacity Transit Corridor Project Final EIS

- According to the EIS, five percent of visitors' daily trips were taken on public transit in 2007, compared with six percent of total daily trips for residents. Visitors are less likely to make trips by private automobile than residents (32 percent of trips and 82 percent of trips, respectively) and more likely to travel by walking or bicycle than residents (45 percent versus 12 percent for residents. In addition, about 15 percent of visitors' daily trips were estimated to be taken by tour bus.

Figure 49 Islandwide Person Trips by Trip Purpose - 2007

	Daily Person Trips	Percentage of Total Daily Trips
Trips by Residents		
To and from work	933,000	28.6%
While at work	173,300	5.3%
To and from school/university	288,200	8.8%
To and from shopping/other	995,000	30.5%
Do not end at work or home	401,800	12.3%
Total Trips by Residents	**2,791,300**	**85.6%**
Other Trips		
Trips by truck	44,700	1.4%
Ground access trips by air passengers	60,000	1.8%
Trips by visitors	364,400	11.2%
Total Daily Trips (All)	**3,260,400**	**100%**

Source: Honolulu High-Capacity Transit Corridor Project Final EIS
Numbers are rounded to nearest hundred.

Figure 50 Daily Trips by Mode – 2007

	Daily Trips by Mode	Percentage of Total Daily Trips
Residents		
Automobile – private	2,291,800	82%
Transit	166,400	6%
Bicycle and walk	333,000	12%
Total Daily Trips by Residents	**2,791,200**	**100%**
Visitors		
Automobile – private	116,400	32%
Transit	17,600	5%
Bicycle and walk	165,100	45%
Taxi	9,300	3%
Tour Bus	56,000	15%
Total Daily Trips by Visitors	**364,400**	**100%**

Source: Honolulu High-Capacity Transit Corridor Project Final EIS
Numbers are rounded to nearest hundred.

Proposed Rail Line and Tourism

We analyzed the proposed rail transit alignment with respect to tourism by considering visitor accommodations and potential visitor destinations within walking distance of the proposed line. The findings are presented in the map and tables on the following pages. Although the ultimate impact of the proposed rail system on tourism will depend on the location of the station, we have identified possible impacts on visitors' transportation options as follows:

- **Transportation to and from the Airport:** The rail transit system is currently envisioned to have a station serving Honolulu International Airport ("HNL"). There are several hotels within walking distance of proposed transit stations, including the Aston Executive Center Hotel in Downtown Honolulu and the Ala Moana Hotel. There is a planned future extension into Waikīkī, which would connect Waikīkī's 28,000 plus visitor rooms with HNL. The proposed first phase will end at Ala Moana Shopping Center. At present, there are several municipal bus routes connecting Ala Moana Shopping Center with Waikīkī's hotels. Current policies, however, do not permit large suitcases on TheBus. The Ko 'Olina Resort, which is expected to have approximately 2,405 visitor units at the time the initial phase of the system is operational, is located approximately seven miles from the western end of the proposed rail transit line. Some sort of resort shuttle service could be provided to link the resort and the Kapolei rail station.

- **Transportation to Visitor Attractions:** There are a number of major visitor destinations that will be served by nearby rail transit stations, including:

  - The Arizona Memorial (World War II Valor in the Pacific National Monument in Pearl Harbor), the most popular visitor attraction on the island, with over one million visitors each year.
  - Aloha Stadium, which hosts major sporting events such as the Pro Bowl, and the popular Swap Meet.
  - Downtown Honolulu/Honolulu Civic Center, which is near visitor attractions such as the Mission Houses Museum and Kawaihao Church, 'Iolani Palace, the statue of King Kamehameha and Aloha Tower, where a number of dinner cruises embark.
  - Kaka'ako, which is within walking distance of Ward Warehouse, Ward Center and Kewalo Basin, which is the embarkation point for a number of tour boats.
  - Kapolei, which as previously discussed is seven miles from the end of the rail transit line, is similarly located to two popular commercial lū'au grounds, Germaine's and Paradise Cove.

- The proposed rail transit system will provide an alternate means of transportation for visitors making trips to destinations near transit stations, including the popular World War II Valor in the Pacific National Monument in Pearl Harbor. The proposed rail transit system will also benefit residents who work in Waikīkī and live in areas served by the transit line.

- We have not performed a detailed analysis of the expected impact of the proposed rail transit system on O'ahu tourism, as defined in the project's EIS. Our overview analysis indicates that the proposed system will provide a new option to visitors seeking transportation to certain popular destinations, but will not likely represent a significant tourism driver for the island. We do not expect the proposed rail transit system to have a meaningful impact, positive or negative, on the decision-making process of potential visitors choosing a vacation destination.

Figure 51

1. Ko Olina Resort (1,230 current lodging units; 2,405 units by 2018)
2. Paradise Cove Luau
3. Germaine's Luau
4. Wet 'n' Wild Hawaii
5. Hoakalei Resort at Ocean Pointe
15. OHANA Airport Hotel
16. Best Western Plaza Hotel
17. The Shower Tree Hostel
18. Pacific Marina Inn
19. Various helicopter tour operators

Source: Google Maps, State of Hawaii Visitor Plant Inventory

F

KEY PLANNING ISSUES

June 2011

KEY PLANNING ISSUES

O‘ahu 2035: General Plan Focused Update.
Your Island.
Your Future.

City and County of Honolulu
Department of Planning and Permitting

KEY PLANNING ISSUES

O‘ahu 2035: General Plan Focused Update.
Your Island. Your Future.

PROJECT PURPOSE

The General Plan is a guide for all levels of government, private sector organizations, and individual citizens, with specific guidance for 11 areas:

1. Population
2. Economic activity
3. Natural environment
4. Housing
5. Transportation and utilities
6. Energy
7. Physical development and urban design
8. Public safety
9. Health and education
10. Culture and recreation
11. Government operations and fiscal management.

The current General Plan was adopted in 1977, and was last updated in 2002.

This current revision being conducted by the Department of Planning and Permitting is focused on updating objectives and policies related to O‘ahu’s overall growth, the economy, affordable housing, and sustainability. The following summarizes the key planning issues, or “hot topics,” noted by the Department of Planning and Permitting to be the critical concerns for the future development of O‘ahu.

Table of Contents

1. *Future Growth Pressures and Constraints.....2*
2. *Regional Population Distribution..... 4*
3. *Regional Employment and Mobility Patterns..... 6*
4. *The Changing Character of Population and Housing 8*
5. *Affordable Housing Needs..... 9*
6. *Economic Strength and Prosperity.....11*
7. *Waikīkī’s Future Role as a Visitor Destination..... 13*
8. *Other Changes in the Visitor Industry 15*
9. *Keeping Agriculture’s Future Healthy..... 17*
10. *Preparing for the Impacts of Global Warming 19*
11. *Adding Sustainability as a Fundamental City Policy 21*

1. FUTURE GROWTH PRESSURES AND CONSTRAINTS

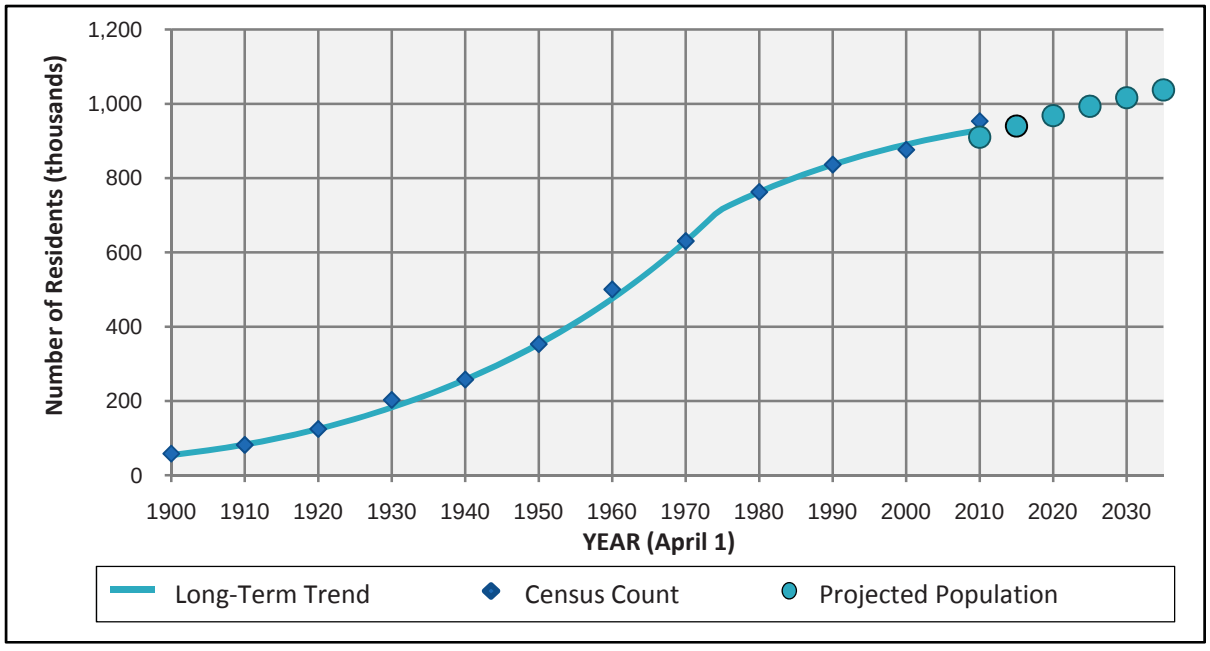
Defining the Issue

Over the past century, O'ahu has seen its population increase more than 15 times since 1900 (from about 58,500 in 1900 to 953,207 in 2010). Although projections indicate a slower rate of growth in the future due to an aging population and a mature economy, some growth will occur. One of the fundamental objectives of the General Plan is to direct growth to appropriate areas of O'ahu.

Key Trends

Since 1960, O'ahu has seen explosive development and the near doubling of its population. However, since 1975 the pace of growth has slowed drastically. As Figure 1 shows, our total population has risen from an estimated 500,000 in 1960 to about 953,000 in 2010, but the growth per year has dropped from 13,000 in the 1960s and 1970s to about 6,000 per year over the last two decades. Furthermore, O'ahu has been in the "mature" stage of economic growth since around 1990, and periods of flat economic growth are becoming common.[1] As a result, the State government has been revising its population projections for O'ahu downward, and the long-term trend line (see Figure 1) suggests that increasingly slower growth will continue.

Figure 1. O'ahu's Long-term Population Growth Trends 1900 to 2035



Sources: U.S. Census Counts, State DBED&T Projections

[1] State Department of Business, Economic Development & Tourism. State of Hawaii Data Book, 2009. Table 13.03

1. FUTURE GROWTH PRESSURES AND CONSTRAINTS

Prospects for the future are that resident births and deaths will add fewer people in decades to come, and future economic growth will continue to attract in-migrants. With our military population projected to remain stable, the population is expected to see net in-migration add 3,000 more people a year up through 2035, while the natural increase (births minus deaths) should drop from 3,000[2] per year today to only 1,000 people per year by 2035, for a total population gain of only 4,000 more residents a year by 2035.

O'ahu will continue to grow, but at a slower rate than previously experienced due to an aging population and a mature economy.

General Plan Issues

The General Plan requires the City to plan for future population growth and, to the extent possible, to control the pace and geographic distribution of development through the City's regulatory and fiscal powers. Both goals are being achieved. On the first matter, the City's land use and infrastructure plans are striving to provide sufficient land and infrastructure capacity to satisfy the State's population projections. On the second matter, City regional plans and zoning controls along with City and State permitting processes and capital improvement budgets are influencing the pace and location of physical development and population growth.

Source: http://www.soest.hawaii.edu/coasts/data/oahu/oblique_south/images/057_ala_moana_park_jpg.jpg

[2] Recent evidence from the 2010 Census suggests that net in-migration will be higher than previously projected.

2. REGIONAL POPULATION DISTRIBUTION

Defining the Issue

The City adopted the current General Plan in 1977. The plan initiated the City's "directed growth" policy, which calls for: (1) greater intensity of use in the urban core; (2) a new "second city" in ʻEwa; and (3) strict limits on development in the rest of the island, especially in rural areas. A later revision added parts of Central Oʻahu as a growth area for housing.

The City's ongoing program to update the eight regional Development Plans and Sustainable Communities Plans is finding that the General Plan's directed growth policy has been effective, except for some discrepancies in the population percentages for the Primary Urban Center (PUC), ʻEwa and Waiʻanae.

Key Trends

Since 1980, ʻEwa, Central Oʻahu and the PUC have been the three main growth areas, just as the General Plan's directed growth policy calls for. ʻEwa has seen significant growth since 1990; Central Oʻahu continues its rapid growth; and the PUC, which grew rapidly during the 1980s, is now only seeing infill developments and redevelopments at higher densities. As a result, growth in the other five development plan areas (East Honolulu, Koʻolau Poko, Koʻolau Loa, North Shore and Waiʻanae) has slowed greatly, as the General Plan calls for.

In the last three decades, the PUC, ʻEwa and Central Oʻahu together have received the majority of the island's growth, increasing their share of island-wide growth from 69% to over 85% of all new residents and all new homes, and rising from 88% to 98% of all new non-construction jobs. In contrast, growth has slowed greatly in Koʻolau Poko, Koʻolau Loa and the North Shore areas; only East Honolulu and Waiʻanae are still growing steadily. Population projections for the year 2035 indicate that two areas – Koʻolau Loa and the North Shore – will grow more and more slowly, while Waiʻanae will continue to grow slightly, and populations in Koʻolau Poko and East Honolulu may even decrease beginning in 2020.

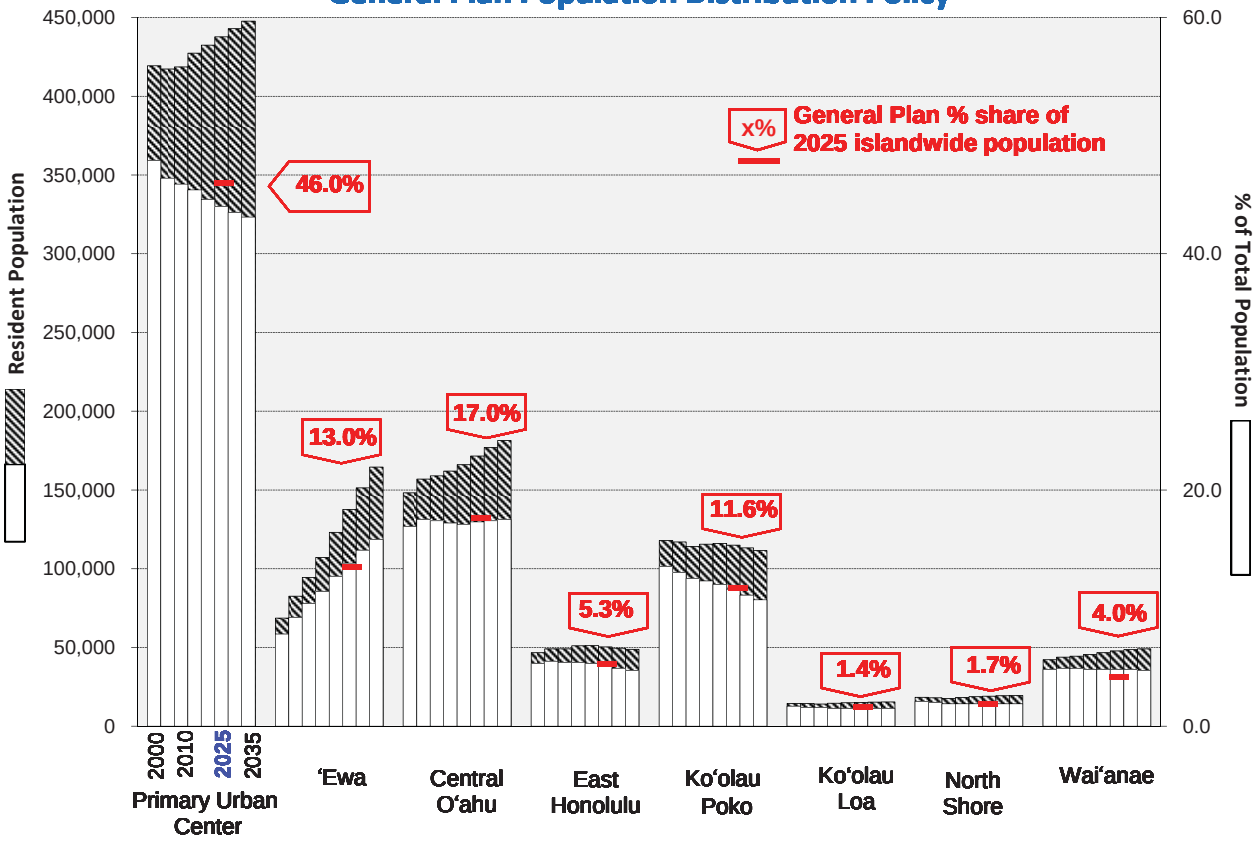
General Plan Issues

To guide the implementation of this "directed growth" policy, the General Plan provides a set of population percentages (in Objective C Policy 4) to describe the desired distribution of the island's population amongst the eight planning areas for the year 2025. These percentages are intended to serve as "markers" to measure how well the directed growth policy is being achieved. Figure 2 displays the area population growth trends from 2000 to the year 2035, both in terms of population numbers and in terms of each area's share of the total Oʻahu population. Superimposed on the graph are the General Plan markers, which have been placed at the year 2025. The graph shows clearly that all the planning areas are trending in the direction envisioned by the

2. REGIONAL POPULATION DISTRIBUTION

General Plan, except Wai'anae, which appears unlikely to approach its General Plan marker. The graph also shows that the PUC population share is expected to decline faster than the GP vision, while 'Ewa's share is expected to increase slightly faster. The other areas are essentially "on target," except again for Wai'anae. At issue is whether the General Plan markers for the PUC, 'Ewa and Wai'anae should be revised to better reflect current land use and demographic realities.

Figure 2. Population Growth Trends and General Plan Population Distribution Policy



3. REGIONAL EMPLOYMENT AND MOBILITY PATTERNS

Defining the Issue

The General Plan calls for 'Ewa to become O'ahu's second major center for economic activity. This is indeed happening, but slowly. Since 1990, 'Ewa has achieved only about 30% of the new permanent jobs projected by 2035. The percent of residents who live and work in 'Ewa is also projected to increase from 17% in 1990 to 46% by 2030. Even with this increase of residents who both live and work in 'Ewa, it is anticipated that a majority of residents will still commute to jobs outside the region. Considering future mobility trends, the current policy to add jobs and economic growth in 'Ewa will continue to be an important strategy to reduce the demand on regional highway networks.

Key Trends

Since the 1970s, the City's policy has been to direct growth to 'Ewa and to support the development of Kapolei as O'ahu's second city. The physical transformation of the 'Ewa plain from agricultural to urban use is apparent, as new residential communities, commercial and office complexes, and a major resort area are being built on lands once used for sugarcane production. More than 7,000 new homes were constructed in the region between 1997 and 2005, and the region accounted for over half of O'ahu's population growth between 1990 and 2005. In addition, 1.5 million square feet of new commercial space and 4,500 new jobs were added between 1990 and 2002. By 2035, the number of homes and residents living in the 'Ewa region is projected to more than double from 2005, increasing from 25,400 homes and 82,600 residents in 2005 to an estimated 56,300 homes and 164,600 residents by 2035. Projections also indicate greater employment opportunities in the region, with employment projected to increase from 37,900 jobs in 2005 to 103,400 in 2035.

Since the late 1970s, growth has been directed to 'Ewa, in support of developing Kapolei as O'ahu's second city.

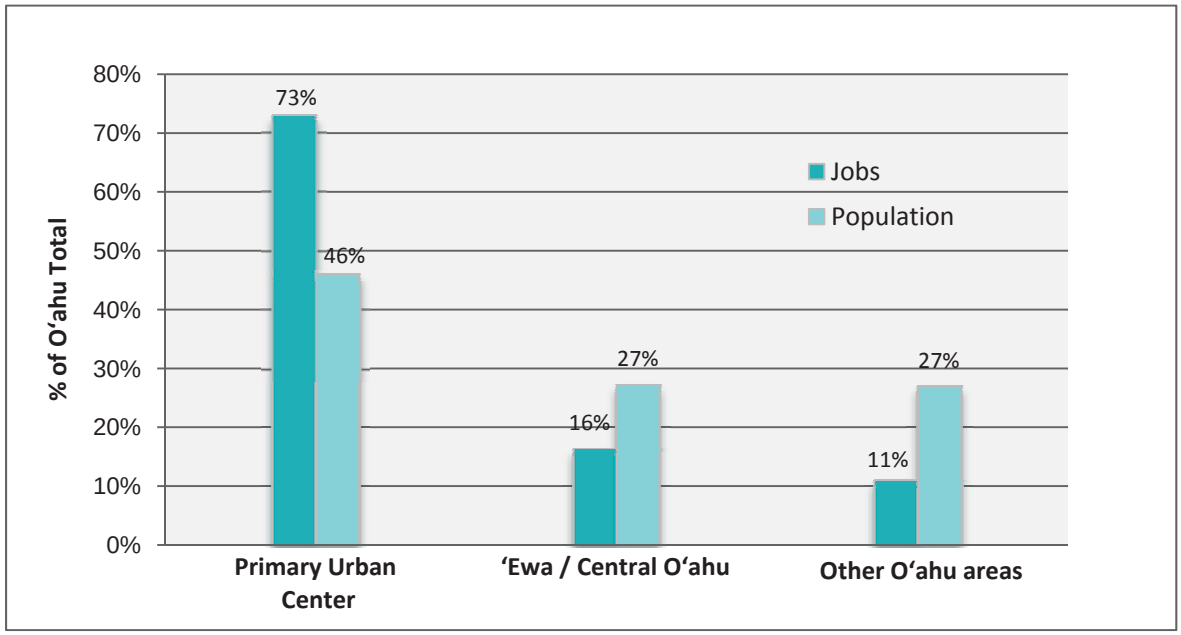
Although the projections for future job growth remain optimistic, area residents are presently living with the reality that the majority of jobs are still centralized within the Primary Urban Center, and that regional job growth has not occurred in concert with the pace of residential development in 'Ewa and Central O'ahu.

3. REGIONAL EMPLOYMENT AND MOBILITY PATTERNS

Figure 3 shows the percent share of the island's population and jobs in the 'Ewa and Central O'ahu areas, as compared to those in the PUC in 2007. The PUC had 73% of the island's jobs, but only 46% of the island's population. In contrast, the 'Ewa and Central O'ahu areas had a combined 27% of the population, but only 16% of the jobs. This concentration of employment in the PUC, combined with the significant population base in the 'Ewa and Central O'ahu areas, has resulted in severe gridlock for commuters.

Traffic congestion and long travel times between West O'ahu and Downtown Honolulu negatively affect the quality of life for O'ahu's residents, and future highway commuting times are expected to be no better than the present, even with planned transportation system improvements. In planning for the future, the City is supporting public infrastructure projects and private sector developments to encourage regional job growth in 'Ewa and Central O'ahu. Providing alternative modes of transportation, including the Honolulu Rail Transit project, to connect Downtown Honolulu and 'Ewa is an alternative strategy that addresses the demand for residents working outside the region.

Figure 3. Share of O'ahu Population and Jobs in 2007



Source: DPP Estimates.

QUESTION

Should the General Plan emphasize the need for additional jobs and economic growth directed towards 'Ewa?

4. THE CHANGING CHARACTER OF POPULATION AND HOUSING

Defining the Issue

Future demographic trends indicate that household sizes on O'ahu will continue to decrease. These trends include fewer children per household, the aging of O'ahu's population, the rise in "empty nest" households, and the rise in single-occupant households. These factors will lead to changes in demand for both the type and location of housing units and the services necessary to support various elements of the population. In addition, these factors suggest that demand for housing will continue to exceed the rate of population growth. Since 2000, the increase in housing units has been 1.7 times faster than population growth.

Key Trends

As the first of the baby boomer generation (those born between 1946 and 1964) reach retirement age, the 65+ age cohort will increase rapidly. Projections estimate that the proportion of O'ahu's population over 65 years old will increase from 13.4% to 23.9% between 2000 and 2035. Hawai'i's percentage of elderly already exceeds the national average, so in the future overall housing and service priorities and programs may shift as a consequence of this aging population.

Among Hawai'i's elderly population, 2000 census data reveal that 21.9% are considered low income and qualify for public housing assistance. Moreover, 18.9% of elderly homeowners and 48.7% of renters spend over 30% of their income on housing, indicating that housing affordability remains a burden on much of the elderly population. As this cohort increases, the affordable housing stock will have to be adjusted for elderly needs, including accommodations for wheelchair-accessible units and housing located convenient to public transit, social and medical services and shopping areas. Also, the aging population will increase the demand for medical and health-related services, such as nursing homes, assisted living, hospitals and outpatient clinics, as well as housing with pedestrian access to social services and public transportation.

QUESTION

Does the General Plan give enough direction on population and housing, given continuing demographic changes and their implications for future housing and service needs?

5. AFFORDABLE HOUSING NEEDS

Defining the Issue

The issue of adequate affordable housing has been a compelling concern in Hawai'i for decades. Existing language in the General Plan supports the desire to provide all O'ahu residents with safe, affordable places to live. Although the City has recently formalized long-practiced policies regarding the provision of affordable housing through approvals for residential zone changes, solutions for all of our affordable housing problems, including homelessness, require continual effort. Many of the forces that affect the affordability of housing are shaped by factors beyond the County's control, such as development-financing practices and policies.

Key Trends

In 2009, the median price of a single-family home on O'ahu was $570,000, and Honolulu had the second highest housing prices in the nation, exceeded only by the San Francisco metropolitan area.[3] The need for affordable housing is indisputable, as approximately 53% of O'ahu residents spend more than 30% of their income on housing (i.e., overspending)[4] and Hawai'i was ranked in 2008 as having the third largest homeless population after Oregon and Nevada.[5]

Since the 1970s, the City has been able to deliver more than 14,000 affordable housing units by requiring developers to build such units when they receive zoning approvals for residential development projects.

[3] State Department of Business, Economic Development and Planning, Office of Planning. *Hawai'i Statewide Comprehensive Economic Development Strategy 2010 Prefinal*. Honolulu. 2010.

[4] Helber Hastert & Fee, Planners. *Honolulu General Plan Update Affordable Housing Trend Report.* Honolulu, 2010.

[5] Department of Housing and Urban Development. *The 2008 Annual Homeless Assessment Report to Congress.* July 2009.

5. AFFORDABLE HOUSING NEEDS

Another longstanding source of homes for qualified Native Hawaiians is the State Department of Hawaiian Home Lands (DHHL). On O'ahu, DHHL has homestead communities in Wai'anae, Nānākuli, Kapolei, Waimānalo and Papakōlea. Over the last decade, DHHL has increased the number of homes built by pursuing an aggressive development program.

In urban Honolulu, where land values are higher than other parts of the island and affordable housing is in high demand, gentrification[6] and higher-density redevelopment may reduce the supply of lower-cost housing over time. This is especially true in low-rise areas such McCully, Mō'ili'ili, Kaimukī, Kapahulu, Liliha and Kalihi. Given that low-income residents depend on relatively low housing costs in these neighborhoods, any large-scale changes which significantly increase rents or property taxes may displace a significant number of lower-income families and workers.

QUESTIONS

What aspects of the continuing demand for affordable housing need to be added to the General Plan?

Should the City's role in addressing the problem of homelessness be addressed in the General Plan?

Should the General Plan facilitate the maintenance and construction of affordable housing units when existing urban areas are redeveloped?

[6] The Brookings Institution Center on Urban and Metropolitan Policy defines gentrification as "the process of neighborhood change that results in the replacement of lower income residents with higher income ones, changing the essential character and flavor of that neighborhood" (Kennedy and Leonard, 2001).

6. ECONOMIC STRENGTH AND PROSPERITY

Defining the Issue

Chapter II of the General Plan lays out a framework for a healthy economic environment for O'ahu. It pays special attention to the visitor industry, federal spending, agriculture and ocean activities, and the geographic distribution of employment centers. Since the General Plan was initially conceived, there have been many changes to O'ahu's economy, including: (1) the evolution of the agricultural industry away from plantation agriculture to smaller farms; (2) technological advancements that have reshaped our ability to conduct business; (3) higher energy and transportation costs; (4) potential changes in the pattern of federal spending; and (5) the vulnerability of Hawai'i's economy to global events. It is important to re-evaluate the General Plan Objectives for economic activity in this context.

Key Trends

Tourism has been Hawai'i's major industry since the early 1970s, when it surpassed federal spending and agriculture as Hawai'i's primary industry. It is currently an approximately $11 billion industry, representing about one-third of Hawai'i's total Gross State Product.[7] O'ahu hosts about 4 million visitors annually, with an estimated 81,000 visitors on the island on any given day (accounting for roughly 10% of O'ahu's de facto population). Although concerns that we are overly dependent on tourism are not new, public discussions about tourism's dominant role in our economy and the need for economic diversification are increasing, largely due to an industry subject to fluctuating visitor levels and international economic forces such as the recent downturn in tourism caused by the global recession.

Despite the recent global downturn in the travel industry, tourism continues to be Hawai'i's primary industry, accompanied by federal spending and construction. In 2007, total visitor spending of $13 billion was well over the $9 billion in federal salaries and military expenditures.[8]

[7] Hospitality Advisors LLC. *Visitor Industry Analysis City and County of Honolulu General Plan Update.* Prepared for Helber Hastert & Fee, Planners. Honolulu, September 2010.

[8] State of Hawai'i Department of Business, Economic Development and Tourism. *State of Hawai'i Data Book* 2009.

6. ECONOMIC STRENGTH AND PROSPERITY

While Hawai'i will always be an essential strategic location for U.S. military defense programs, reduced federal spending is likely in the near future due to new national policies aimed at reducing the federal deficit.

Following the closure of O'ahu's sugar cane and pineapple plantations, the diversified agricultural industry continues to grow as small farms emphasize the value of locally-grown agricultural products. Sales of farm products grown on O'ahu have steadily increased from an estimated $107 million in 1997 to almost $168 million in 2008.[9]

General Plan Issues

Tourism and federal spending will likely continue as our major economic drivers because Hawai'i's natural beauty and mild climate, cultural and racial diversity, and strategic location between Asia and the U.S. Mainland create a strong competitive advantage for these sectors. Even so, it is the long-term interest of our community to move towards a more diverse and resilient economy capable of withstanding volatility and substantial changes in global economic conditions. Components of a sustainable economy are built upon industries that promote economic self-sufficiency and sustainable trade, environmental stewardship, and competitive locally-produced goods to reduce imports into the State (even though total economic self-sufficiency and self-reliance are very ambitious goals for an island state like ours). Industries that support a sustainable economy and are compatible with Hawai'i's natural assets include diversified agriculture (including aquaculture grown for both local consumption and export), innovation and science-based industries, health care, film and digital media, and renewable energy to reduce our dependence on imported oil.

[9] State of Hawai'i Department of Business, Economic Development and Tourism. *State of Hawai'i Data Book 2009.*

7. WAIKIKI'S FUTURE ROLE AS A VISITOR DESTINATION

Defining the Issue

The General Plan currently identifies Waikīkī as one of the key drivers of the City's economy. Waikīkī has matured as an international visitor destination. In order to remain competitive with other destinations, over the last several years there has been a significant amount of re-investment in Waikīkī to redevelop properties and to revitalize aging buildings. This re-investment, along with changes to provide larger, high-end visitor units, has resulted in fewer but often larger visitor units in Waikīkī. It has also resulted in a more "up-scale" ambience for Waikīkī. The end result is a visitor destination area re-positioned to better compete with other tourist destination areas around the world. This re-investment comes at an important juncture of Waikīkī's life cycle as a visitor destination.

Waikīkī accounts for approximately half of the State's 75,000 hotel rooms and is the anchor for the State's visitor industry.

Key Trends

Waikīkī is a major employment center for O'ahu, accounting for nearly half of the State's hotel rooms and employing nearly 32,700 workers and paying total wages of $881 million in 2008. Waikīkī's effectiveness in competing for visitors and providing them a satisfying vacation experience is important for the stability and growth of both the state's and island's economy.[10] Completed and planned investment in Waikīkī between 2000 and 2015 total over $3.6 billion.[11]

The transformation and destination market repositioning of Waikīkī has been dramatic and crucial in maintaining its position as a world-class destination. Within the short-term, a significant percentage of Waikīkī's hotel and commercial properties will have undergone renovation or redevelopment, positioning the entire Waikīkī beachfront as a diverse urban resort that attracts more upscale visitors. Approximately 57% of O'ahu's visitors units in 2010 were in the luxury and deluxe price ranges, marking a period of ongoing rejuvenation rather than decline, in comparison

[10] State of Hawai'i Department of Business and Economic Development. "The Economic Contribution of Waikīkī E-Report." May 2003.

[11] Hospitality Advisors LLC. *Visitor Industry Analysis City and County of Honolulu General Plan Update.* Prepared for Helber Hastert & Fee, Planners. Honolulu, September 2010.

7. WAIKIKI'S FUTURE ROLE AS A VISITOR DESTINATION

to 2000 when the number of luxury and deluxe units accounted for about 27% of O'ahu's total inventory.

While traditional hotel units continue to represent the majority of Waikīkī's visitor units, there has been a shift in the mix and number of units away from traditional hotel inventory towards timeshare and resort condominium inventory. This is reflective of the shift in visitor preference to larger units driven in part by an expanding family travel segment. The number of visitor units in Waikīkī has dropped over 12% between 1992 and 2010, from 32,539 to 28,546. Although the number of units has declined, market demand for accommodations in Waikīkī had been gaining momentum, with occupancy rates and room rates rebounding from 2008-2009 recession-period lows, until Japanese visitor arrivals fell sharply immediately following the March 11, 2011 catastrophic earthquake and tsunami in Japan. Despite such fluctuations, Waikīkī continues to be a major employment and income center and also a central component to the overall economic health of the City and County of Honolulu.

QUESTIONS

Should the General Plan continue to support Waikīkī as O'ahu's primary resort area?

Given the trend toward larger, but fewer units, is there still a need to prohibit further growth in the permitted number of hotel and resort condominium units in Waikīkī?

8. OTHER CHANGES IN THE VISITOR INDUSTRY

Defining the Issue

Policies for the visitor industry in the *General Plan* also focus on identifying appropriate areas for resort destinations. Specifically, the *General Plan* recognizes Waikīkī as O'ahu's primary resort area, and recognizes secondary resort areas at West Beach (Ko Olina Resort), Kahuku[12], Mākaha, and Lā'ie. One of the proposed large-scale resort areas identified in the General Plan is successfully being developed, but as two other areas that have been previously identified as secondary resort areas (Mākaha and Kahuku) have not expanded much beyond their original hotels, and there are concerns about the scale of resort development that infrastructure can support in those rural areas. Against the backdrop of planned resort areas, two market-driven trends for smaller non-resort visitor facilities have emerged: (1) proposals for smaller hotels to serve existing demand in select communities around the island; and (2) continuing debate about the negative impacts of bed and breakfast units (B&Bs) and transient vacation units (TVUs) in certain residential neighborhoods that have appeal for visitors.[13]

Key Trends

Ko Olina Resort has clearly been successful, and is approaching the halfway mark in its overall development. The Turtle Bay Resort began as a single hotel and golf course (with some resort condominiums), as the Del Webb Kuilima Resort and Country Club in the 1970s. Since that time, there has not been any major progress on the resort master plan approved in 1985. Mākaha Valley Resort has had difficulties attracting visitors, and in recent years converted some of its units to fractional ownership. One of the resort's golf courses (300 acres) is being donated to Kamehameha Schools and the State Department of Hawaiian Home Lands for the development of a learning center and housing for Native Hawaiians. This is one more sign that the market does not support further resort development at Mākaha at this time.

[12] The General Plan defines Kahuku as the area encompassing Kuilima (currently Turtle Bay Resort).

[13] Hospitality Advisors LLC. Visitor Industry Analysis City and County of Honolulu General Plan Update. Prepared for Helber Hastert & Fee, Planners. Honolulu, September 2010.

8. OTHER CHANGES IN THE VISITOR INDUSTRY

There appears to be an evolving interest in "community based" hotels that serve community needs rather than the tourism industry. Such hotels include the Lā'ie Inn (currently proposed for redevelopment into a 220-room hotel to better serve the Brigham Young University-Hawai'i and the Ko'olau Loa community), the proposed 150-room Koa Ridge hotel to serve Central O'ahu demand (including military, sports and health and wellness travel), and at least two hotels proposed in Kapolei to serve military, government, and business demand.

In recent years, the increase in B&Bs/TVUs has created controversy in local communities. Some residents of neighborhoods with a high proportion of B&Bs/TVUs are opposed to such units, citing noise, congestion, parking issues, and loss of residential neighborhood character. Others voice concern regarding the potential impact on property values. Supporters of B&Bs/TVUs maintain that such accommodations are simply responding to demand, and that the B&B industry contributes to the local economy. Amid much controversy, a bill proposing to lift the ban of new B&Bs failed to pass in late-2009.

QUESTIONS

Should the General Plan recognize small, community-based hotels as appropriate in some neighborhoods?

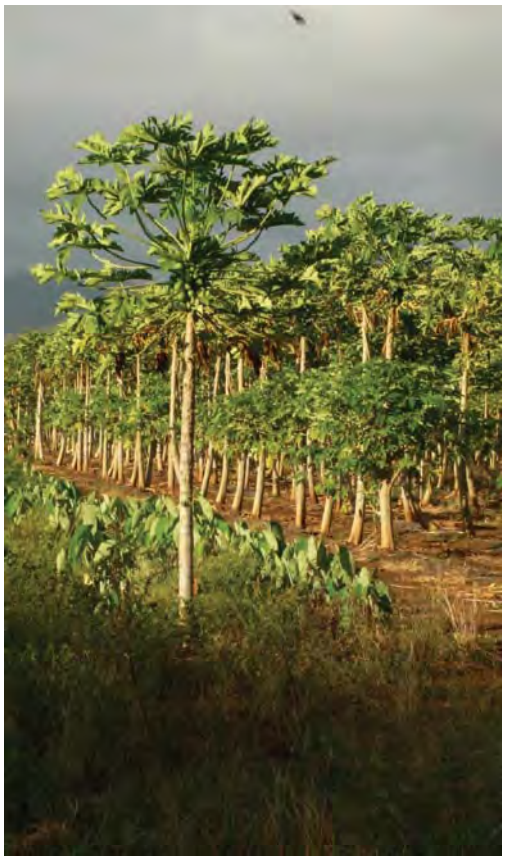
Should the General Plan recognize the changes in the visitor industry that have created a demand for smaller de-centralized visitor accommodations?

9. KEEPING AGRICULTURE'S FUTURE HEALTHY

Defining the Issue

The agricultural industry has undergone a fundamental shift since the General Plan was originally conceived. This was due to the demise of plantation agriculture. Acreage in agricultural production has declined by almost 37,000 acres since 1980; livestock production has decreased by at least 70% since 1980; and O'ahu's last major dairy closed in 2008. There are also serious concerns about food security and the ability to grow our own food in an international agricultural marketplace where many out-of-state food products are cheaper than locally-produced commodities.

Considering that approximately 30,000 acres of productive agricultural land on O'ahu are fallow or used for low-value grazing, and that the agricultural industry has been slow to find new uses for former plantation land, the City's challenge is to identify and preserve O'ahu's agricultural resources (land, water resources, irrigation systems and road networks) for future generations. The systemic issues that are preventing existing and aspiring farmers from accessing and making productive use of fallow acreage need to be addressed, along with proactive measures that enable the growth of food production on O'ahu. Another challenge is to balance the preservation of agricultural land and the diversification of the industry against the demand to urbanize for future growth.



Key Trends

As of 2008, there were approximately 11,000 acres of land in agricultural production, with a majority of that acreage (over 6,000 acres) being used for specialty crops (primarily seed corn, pineapple, and floriculture and nursery products).[14] This amount includes about 2,425 acres in 'Ewa and Central O'ahu designated for future urban growth. Over 9,500 acres are slated to stay in agricultural use. Statewide, Hawai'i farmers supplied about 32% of the fresh fruit consumed locally, about 34% of the fresh vegetables and melons, about 20% and 10% of the eggs and milk respectively, and less than 5% of the beef and pork consumed.

[14] Plasch Econ Pacific, LLC. *O'ahu Agriculture: Situation, Outlook and Issues.* Prepared for Helber Hastert & Fee, Planners. Honolulu, February 2011.

9. KEEPING AGRICULTURE'S FUTURE HEALTHY

About 85% of total farm and livestock sales in 2008 were sold for export, indicating that agricultural exports continue to make up the majority of agricultural sales.

This data suggests that a greater volume of local food products could be consumed locally. Anecdotally, local retail grocers have said they could sell more local produce than is currently available. The language in the current version of the General Plan is left over from the days when sugar cane and pineapple were the two leading crops that were grown on tens of thousands of acres ("*Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries*"). Emphasis has been placed on agriculture as an economic activity, and not as a sustainable practice that feeds island residents.

QUESTIONS

Should the General Plan be amended to recognize that the era of plantation agriculture has ended?

Should the General Plan be amended to suggest that agriculture on O'ahu has a sustainable role that includes providing a larger market share of the food products consumed by its residents?

Should the General Plan be amended to underscore the importance of defining and protecting high-quality agricultural land, similar to how it underscores the need to define urban growth areas?

10. PREPARING FOR THE IMPACTS OF GLOBAL WARMING

Defining the Issue

Significant scientific research and data indicate that average temperatures around the world are rising, and there is concern about the effects these changes may have on coastal communities susceptible to a rise in sea level. These effects include increased shoreline erosion, increased exposure to devastating tsunamis and storm surges, and flooding in low-lying areas due to higher water tables. Projections are also being made for possible changes in rainfall patterns on O'ahu. Global warming is a relatively recent concern, and was not obvious in the 1970s when the General Plan was written. Suggestions that these concerns be included in City policy documents have increased.

Key Trends

Scientists at the University of Hawai'i School of Ocean and Earth Science and Technology estimate that a one meter rise in sea levels (which is predicted to occur at the end of this century) will have a dramatic effect on O'ahu's developed areas. It is projected that coastal areas such as Waikīkī, Māpunapuna/Airport and 'Ewa Beach/Kapolei will be flooded at high tide when the sea level increase reaches the one meter mark. Furthermore, projections indicate that wetlands may develop in *mauka* areas such as McCully and Makiki due to the higher water table and the lack of drainage capacity. O'ahu's windward communities along the coastal Kamehameha Highway are also at risk. Given this scenario, it is necessary to consider the long-term effects that rising sea levels will have on O'ahu's physical development. Planning for the future should consider the need to safeguard our existing developed areas and should ensure adequate protection for future developments. Strategies to address this concern include increasing shoreline setbacks to encourage future development away from coastal areas, infrastructure investments to protect or re-locate coastal roadways, and drainage system improvements.

In addition to adapting to the effects of global warming, reducing greenhouse gas emissions that contribute to global warming is also important. Assuming that global warming is a worldwide problem that needs to be addressed, there is a major effort by governments and individuals to promote sustainability and "green" practices. Some examples of these strategies include reducing

10. PREPARING FOR THE IMPACTS OF GLOBAL WARMING

energy consumption through building design and the use of alternative energy sources, reducing automobile dependency by providing transportation choices and encouraging mixed-use developments, reducing waste by encouraging recycling, and emphasizing the importance of consuming local products.

A number of critics remain unconvinced that human activities are influencing global warming, and question the value of investing in strategies to protect against rising sea levels. This opposing viewpoint debates the accuracy of the scientific predictions and the need to take action to reduce the impacts global warming.

QUESTIONS

Should the General Plan recognize that O'ahu is a contributor of greenhouse gases, and include policies to reduce emissions that contribute to global warming?

Should the General Plan include policies to modify existing land use patterns as needed to help communities adapt to the potential effects that rising sea levels and increased flooding may have on coastal areas?

11. ADDING SUSTAINABILITY AS A FUNDAMENTAL CITY POLICY

Defining the Issue

Over the last few decades, there has been worldwide recognition that communities large and small must recognize that there are limits to the complex network of systems (social, economic, and environmental) that define our lives. Within this context, we all must strive to achieve a balance between using the resources necessary to move society forward and leaving sufficient resources for future generations. While this is a very simplistic definition, this paradigm is widely called "sustainability." Several recent City programs, projects, and plans have been imbued with some discussion of sustainability. However, the General Plan (the County's overarching land use planning document) is currently silent on this subject, although taken as a whole, its objectives and policies reflect many sustainability principles.

Sustainability strives to balance environmental, economic and social conditions without compromising the ability of future generations to meet their own needs.

Key Trends

The movement to promote sustainability is influencing the choices we are making in our daily lives and is also shaping future development on O'ahu. Some examples of land use planning strategies that promote sustainability are:

- land use development forms that encourage compact and mixed-use development at higher densities
- multi-modal transportation networks and transit-oriented developments to reduce automobile use
- energy-efficient building design and technology to reduce energy consumption
- increased public awareness about reducing consumption and expanding reuse/recycling to promote waste stream reduction
- renewable energy sources to reduce dependence on imported fossil fuels
- emphasizing a diversified, resilient economy, and
- preserving and protecting agricultural, natural, and open space resources.

Encouraging self-sufficiency and self-reliance at the local level – including using local resources to generate energy, consuming locally-grown food, and minimizing waste – are major elements of sustainability.

11. ADDING SUSTAINABILITY AS A FUNDAMENTAL CITY POLICY

As participants in a modern economy, O'ahu residents and businesses import products that cannot be produced in Hawai'i (e.g., items made from metals, plastics, etc.). Thus, it is not possible for O'ahu – or Hawai'i as a whole – to be an entirely self-sufficient, self-contained entity. We are currently unable to produce all of our food and goods consumed in the State (about 80-90% of our goods are imported), and imported fossil fuels provide almost 90% of our energy. In addition, the State economy is heavily dependent on the tourism industry and Federal spending. Despite the major barriers to self-sufficiency, Honolulu can – like many other cities have done– embrace an ethic of long-term sustainability that strives to balance environmental, economic and social conditions without compromising the ability of future generations to meet their own needs.

QUESTIONS

Should the General Plan specifically reference sustainability?

Should the General Plan continue to focus on reducing our dependence on imported fossil fuels and on conserving energy, or should they be broadened to address increased self-sufficiency to the extent economically feasible?

Given Hawai'i's overall dependence on imports and the barriers that keep us from being completely self-sufficient, what are the specific policies and measures that are appropriate for O'ahu and its General Plan?

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FOCUS GROUP MEETINGS

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY **October 12, 2010**

Date:	September 14, 2010	**Project Name:**	General Plan Update
Time:	4:00 to 6:30 pm	**Recorded by:**	Corlyn Orr
Location:	Fasi Municipal Building, 9th Floor Conference Room		
Subject:	Tourism Focus Group Meeting		
Attendees:	Antya Miller (North Shore Chamber of Commerce) Barry Wallace (Outrigger Enterprises Group) Daniel Dinell (Hilton Grand Vacations Company) Jim Mak, (UH Economics Dept., Retired) Marsha Weinert (Governor's Tourism Liaison) Paul Kosasa (ABC Stores) Peter Apo (Peter Apo Company) Sandi Weir (Norwegian Cruise Lines/ Roberts HI) Suzanne Case (Nature Conservancy) Hal Senter, Kathy Sokugawa, Mike Watkins, and Randy Hara (DPP) Joe Toy (Hospitality Advisors) Corlyn Orr and Scott Ezer (Helber Hastert and Fee Planners) Mike Hamasu, Colliers Monroe Friedlander		

Scott Ezer convened the meeting at 4:10 pm. Kathy Sokugawa opened the meeting and thanked everyone for participating. Introductions were completed, then Scott Ezer provided a brief overview of the General Plan and the project purpose.

The meeting purpose was to discuss the future of tourism on O'ahu and any possible revisions that may be needed to the existing General Plan. Meeting participants were emailed several items to be reviewed and considered in preparation for the meeting discussion, including: (1) 1992 General Plan; (2) Visitor Industry Analysis Report prepared by Hospitality Advisors; (3) draft meeting agenda; and (4) a list of possible discussion questions. (See attached for meeting agenda, discussion questions, and policy evaluation questionnaire that was handed out at the end of the meeting.)

Scott Ezer facilitated the meeting discussion, which is summarized as follows:

Evolving Markets

The assumption that tourism will overwhelm O'ahu without proper management is intrinsic to the 1992 General Plan. The perspective of needing to "control" the growth of tourism's physical plant is no longer needed. Current economic conditions are much different than when the General Plan was originally written. Tourism is not growing like it was during the 1970s timeframe, and future significant growth is not expected. O'ahu is seeing a reduction in hotel room counts, particularly because hotel rooms are being renovated and enlarged (combined with other rooms) or converted to condos. Incentives to stimulate investment in the industry may be more appropriate than the current perspective of control. Update should encourage entrepreneurship and not try to control the market.

Visitors are choosing destinations in Asia. Hawai'i cannot compete with the new infrastructure and amenities being built in Asia. Renovating properties and redeveloping Waikīkī's physical plant is the most important element to maintaining O'ahu as a viable tourist destination, since most buildings in Waikīkī were built in the 1960s and 1970s.

80% repeat visitors is an unhealthy industry. Need to grow new markets and consider the type of visitors we are attracting. Composition of tourism will be different in the future. Hawai'i share of the Japanese market has fallen drastically since 1997, and is flattening out. Like the Japanese market, Hawai'i's U.S. mainland visitor market has faced growing completion from other destinations. For example, U.S. travelers have found foreign (overseas) destinations becoming relatively more attractive to visit than Hawai'i. Future increases for visitors more likely to be Chinese and Korean.

Major tourism growth of the late 1940s-1970s was due primarily to technological advancements in airplane travel that made it easier to reach Hawai'i. Technology has since changed the airline industry and affected Hawai'i's attractiveness as a destination. Planes can now travel greater distances, and no longer have to stop here to fuel up, on trips between Asia and the U.S. Mainland, such that Hawai'i is no longer the "Crossroads of the Pacific." A slow down in air travel is predicted unless major transportation innovations occur. High travel costs to Hawai'i will limit visitor markets, and Asia will continue to be primary market.

Tourist-Related Activities and Attractions

Discussion of tourism in the General Plan should be expanded to include the visitor experience, and not be limited to visitor accommodations. The visitor experience is not a current measure used by visitor industry executives in Hawai'i like in other international markets (typical indicators are generally limited to economic factors such as jobs, sales, etc.). Honolulu has been a terrible host, and is not taking proper care of the visitor. Poor signage makes navigation difficult, park/restroom facilities are inferior, visitor information is lacking in most communities outside Waikīkī. Emphasizing the overall visitor experience would encourage physical improvements and investment in supporting facilities and infrastructure.

Existing tourist activities and attractions are not being upgraded, and there is nothing new for visitors to see or do. Marketing efforts should emphasize experiencing the whole island, and not be limited to a certain area or a few attractions.

Integration Among Plan Elements

1992 General Plan addresses each subject area in isolation, resulting in obvious inconsistencies and contradictions between the objectives and policies of the varying Plan elements. An acknowledgement of where the Plan elements clash is missing, and there is no indication that there are limitations among the various Plan elements (i.e., not realistic to have tourism, transportation and affordable housing, while still preserving agriculture and the natural environment). Important for the Update to recognize the integration between the various Plan elements, and consider tourism's impacts on other subject areas discussed in the Plan (i.e., tourism and agriculture).

Updated General Plan Should Prioritize Residents' Needs Above Tourism
Updated General Plan should address tourism from the residents' perspective, and include a clear objective statement that the "well-being of O'ahu's residents is paramount." With this perspective, the priority will be investing in infrastructure and facilities that residents enjoy, and protecting our natural resources for future generations. For example, improvements at beach parks and other county facilities that are popular with locals directly benefits residents, while also expanding/enhancing the visitor experience.

Portland is a good example of a city that balances tourist needs with the needs of the local population.

Hawai'i has a natural competitive advantage (i.e., its natural beauty) that has made tourism our top industry. It is dangerous and unrealistic to think that another industry can replace tourism. Within this context, open space preservation, protecting the natural resources that attract visitors, respecting urban growth boundaries, and ensuring stability to replace the industry's current volatility become increasingly important. George Kanahele advocated taking care of the place since the place is fundamental to the quality of the visitor experience.

Agriculture currently provides open space. Tourism can be leveraged as major market in support of sustainable agriculture. In addition to food production, renewable energy is another future potential industry in Hawai'i that can be integrated with tourism (e.g., marketing green initiatives to visitors).

Visitors are looking for opportunities to experience the natural environment, such as Hanauma Bay, Pūpūkea Marine Conservation District, and Diamond Head hiking trail. Creating a lei of underwater parks around the island and investing in recreational facilities would help to relieve pressure on existing marine areas, and benefit both visitors and residents.

Transportation networks to move visitors should be identified and developed. Bus service for visitors could help to alleviate North Shore traffic.

Recognition of the Native Hawaiian Culture
Native Hawaiians are the greatest host society in the world, yet they are not a major player involved with or benefitting from tourism. Local festivals and events are not shared/marketed to visitors.

Current tourism model is hotel-based, limited to resort areas and large hotel footprints. Other models – such as the community tourism model (where the community becomes part of the visitor's experience) – should be considered as possible approaches to maintain Hawai'i's viability. The community tourism model is one way to integrate the Native Hawaiian culture with tourism. Mākaha Resort owners marketed the hotel and golf course as the destination. In hindsight, Mākaha may have been successful if the surrounding community was interfaced with the hotel and was part of the destination (because of the culture and nature of Mākaha residents).

Harbor Facilities
Updated General Plan should address harbor facilities and ocean-based accommodations. Cruises and ocean activities are an important sector of the tourism industry.

Relationship to Tourism Strategic Plans
Emphasis of HTA's recent Strategic Plan is branding. In theory, the General Plan should drive HTA's Strategic Plan. State Tourism Strategic Plan also needs to be updated.

Secondary Resort Areas (Visitor Accommodations Outside Waikīkī)
Current resort model supported by the General Plan requires a significant amount of rooms to be successful. This model is often referred to as a "Destination Resort." Examples include Kāʻanapali, Kapalua, Wailea, Poʻipū, Princeville, and Ko ʻOlina. Typical resort areas are large urban developments with golf courses, retail complexes, and second homes that change the entire landscape. The effect of this type of development is like the wave of a nuclear bomb spreading.

The emphasis of the original General Plan was to create markets for future resorts. Ko ʻOlina/West Beach Estates, which was originally proposed about 40 years ago, is only now being built. Other secondary resort areas (e.g., Mākaha, Lāʻie and Turtle Bay Resort) have not developed as expected. Ko ʻOlina and Waikīkī are the "successes." Suggested revisions to secondary resort areas include:

- Defining the size, scale and number of rooms that comprise secondary resort areas
- Using the term "destination resort" (defined as a place where people spend extended time), which is more appropriate than "secondary resort area"
- Demarcating Ko ʻOlina and Waikīkī as Oʻahu's resort destinations, and specifying "no new resort areas." Land preservation and limited development would be the focus of previously-identified resort areas
- Decentralizing decision-making about where small-scale visitor accommodations can be built.

Current trend has seen an increase in the number of vacation rentals operating illegally in residential communities such as the North Shore. This trend is not unexpected as return visitors typically look for other types of accommodations, and there are no real alternatives to supplement the concentration of WaikĪkĪ hotels. Small community-based hotels (or inns) may be an appropriate mechanism to accommodate this market.

The City needs to do a better job regulating and enforcing illegal vacation rentals.

Various communities, including Mililani and Kapolei, have discussed the possibility of hosting a small hotel that would serve out-of-town relatives and business travelers. Each community should have a chance to decide if a small hotel is appropriate for their community. There is currently no provision in the LUO to allow a hotel outside of Resort zoning. A business hotel is a commercial establishment that should be allowed in a commercial-zoned area. There should be a permitting process for small community-based hotels based on community dialogue and input.

Meeting Wrap-Up
Each participant was asked to take home and complete a policy evaluation questionnaire, and return it to HHF in the pre-addressed/stamped envelope.

Meeting was adjourned at 6:30 pm.

TOURISM FOCUS GROUP, POLICY EVALUATION QUESTIONNAIRE Summary Findings

This questionnaire was distributed to focus group participants to gather feedback on the validity and timeliness of the current General Plan objectives and policies relating to affordable housing.

Six completed questionnaires were returned. The following is a summary of those responses. The first column lists the objective or policy statement in the current General Plan. The numbers in the next five columns indicate the total number of responses received in each category. The letters (A-E) below the number indicate the individual's response and the suggested changes submitted by the individual respondents (as documented in the last column).

Under Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Objective B ***To maintain the viability of Oahu's visitor industry.***	**3** C D E	**0**	**2** A B	**0**	**1** F	A. To encourage a successful visitor industry that honors the culture, enhances and protects the environment, creates meaningful employment and stimulates the economy (or something like this) B. Change approach that issue isn't unconstrained growth, but long-term sustainability. We need a diverse mix of visitor product (hotel, timeshare, B&B, small lodges, etc.). Let the market decide and allow most any use in any commercial district. It is after all a legitimate legal business. (Totally get why you do not want to allow in residential zoned areas, but what harm does Pagoda hotel have on Kaheka area?)
Policy 1 ***Provide for the long-term viability of Waikiki as Oahu's primary resort area by giving the area priority in visitor industry related public expenditures.***	**3** C D E	**0**	**2** A B	**0**	**1** F	A. Provide for the long term success of Waikiki as Oahu's primary resort area. (It's more than giving the area priority in visitor industry related expenditures though. It's supporting the number one industry on the island.) Also need to add something about the balance between residential community and vibrant resort area. B. Don't limit to Waikiki. All infrastructure island-wide needs to be addressed. Good improvements for residents (e.g. clean beach bathrooms), help visitors too.
Policy 2 ***Provide for a high quality and safe***	**3**	**2**	**0**	**0**	**1**	A. It's also about protecting B. The Waikiki BID (something we didn't discuss) has done a

Under Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
environment for visitors and residents in Waikiki.	C D E	A B			F	great job. Kind of sad though when you think about it - the businesses have to self assess themselves (tax) and then do the work themselves. Still the model has worked and should be encouraged wherever such a need exists.
Policy 3 ***Encourage private participation in improvements to facilities in Waikiki.***	**2** D E	**1** B	**0**	**0**	**3** A C F	A. Develop public private partnerships that will enhance Waikiki as a visitor destination and residential resort area B. As a General Plan, you want to remain broad, but the BID, tax incentives, the PD-R process, all are helpful to encourage private investment. Just need to mention and highlight.
Policy 4 ***Prohibit major increases in permitted development densities in Waikiki.***	**1** E	**0**	**4** A B C D	**0**	**1** F	A. This was not discussed but prohibiting means that there is not much room for economic growth B. Density isn't the issue - open space is. Waikiki, as many participants said, is good in that it's bounded by the Ala Wai canal/Kapiolani Park ... the Waikiki Special District does just fine. C. Disagree. Waikiki's designation is urban resort. I prefer incentives to remove older, aging, inefficient buildings with thinner, taller, prettier (opinion) buildings. I constantly run into restrictions on density for a simple two story nonconforming building on a small parcel. With setbacks and open space requirements, the end result is to do nothing. An architecturally pleasing building is far more beneficial, both economically and aesthetically. D. Encourage renovation of low rise to high rise with more open space at ground level. Use financial (tax) incentives.
Policy 5 ***Prohibit further growth in the permitted number of hotel and resort condominium units in Waikiki.***	**0**	**0**	**3** A	**2** B	**1** F	A. The market will dictate the needs of accommodations in Waikiki. No one is developing hotels. Properties are now 'mixed use' with timeshare, condominium and hotel units. All

Under Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
			C D	E		sharing common elements of the facility. B. It's already been dropped in the zoning – policy makers didn't take care of this, the economy did. C. If there is to be growth, Waikiki is it. D. Condition growth. Allow/encourage higher heights but more open space footprint.
Policy 6 ***Permit the development of secondary resort areas in West Beach, Kahuku[1], Makaha, and Laie.*** ***[1]Kahuku is the area encompassing Kuilima***	**0**	**1** C	**2** A B	**2** D E	**1** F	A. Discussion centered around the need to allow for some community based lodging accommodations in non-resort areas. B. Should be community driven. Define a process. C. Need to allow access for the community. Not gated resorts. Beachfront homes should not be the primary mechanism for development.
Policy 7 ***Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.***	**1** C	**2** E	**1** A B	**1** D	**1** F	A. Discussion centered around the need to allow for some community based lodging accommodations in non-resort areas B. Nice statement, platitudes. Is it real? E. "Manage the development of ~~secondary~~ resort areas <u>outside of Waikiki</u> in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area."
Policy 8 ***Preserve the well-known and widely publicized beauty of Oahu for visitors as well as residents.***	**4** B C D E	**0**	**1** A	**0**	**1** F	A. This doesn't say anything. Preserve and protect the lifestyle and environment of the island for Oahu residents and visitors will benefit. B. Absolutely. F. The islands' natural beauty is the single highest value and most "sold" or "marketed" product by the visitor industry on Oahu

Under Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						and across the State. Yet very little is invested in the care and maintenance of this product when compared to the built infrastructure of Waikiki and other visitor accommodations, attractions, facilities, and services. Nature and the benefits it provides to people are not free or limitless. We can and are exhausting them. The State, County and private visitor industry should invest in the direct management and care of its most marketed product by investing in forested watersheds, streams, coastlines, nearshore areas, and coral reefs to ensure that they are healthy, functioning and free of invasive pests and diseases. Healthy natural areas not only maintain their beauty for visitors and residents, but they are also better able to continue to provide direct benefits to people like fresh water, clean air, food, quality of life, and protection against runoff and high surf during storms.
Policy 9 Encourage the visitor industry to provide a high level of service to visitors.	**3** C D E		**1** A	**1** B	**1** F	C. Not sure this belongs in a planning document; if a business that operates in a competitive environment doesn't provide a good/useful/desired service, it will go out of business.

Please provide comments on any other existing objectives and policies in the General Plan, as follows:

Suggestions for new General Plan policies under Chapter II. Economic Activity, Objective B:

A. Ag tourism should be encouraged as a way to expand agricultural activities on the island.

B. Encourage the diversification of Oahu's visitor accommodations in order to provide a stable, market-driven base for Oahu's economic vitality.

Comments on General Plan Chapter #7 Physical Development and Urban Design:

C. Generally, my personal observation of this part of the plan is that the developers are not working with the various agencies to implement the existing

policies. If the objectives are "to create and maintain attractive, meaningful, and stimulating environments... ", then the grade is an "F".

Take Kapolei commercial centers as an example. The back of the retail centers are billboards on the freeway with massive parking lots, which are pedestrian unfriendly. It is mandatory to drive from one retailer to another. These cookie cutter developments may work in Texas, but should not be designed for Oahu.

The Ewa plains and Kapolei have very little rainfall, therefore, planning must include water capacity. Trees provide buffers between roadways and buildings, but if there is a water shortage, then the plan should address these issues. Generally, water is a limited resource and developments must evaluate the potential strain.

Residential and Commercial developments should not be visible from the freeways if at all possible. Pali Highway and Likelike Highways are examples.

Neighborhood roadways should not be wide. Traffic flows too fast on wide open streets. Comer rounding promotes faster speeds and should not be implemented.

Many medical facilities are near bankrupt and may need to consolidate facilities. The plan must address the economic realities rather than placing a hospital on paper for development purposes.

Suggestions for any other new General Plan objectives or policies:

A. Need to address and encourage re-development.

As a part of tourism's redevelopment encourage the enhancement of Oahu's older towns and.

Develop, maintain and update emergency disaster plans in conjunction with state and federal agencies.

Create, update and maintain a comprehensive visitor disaster plan in conjunction with state and federal agencies and the private sector.

B. Mention sustainability and stability. The GP is devoid of life/emotion/people. Start with a principle and build from that. Daniel Burnham like!

E. State prominently: "The General Plan shall be developed in a manner which places the well-being of O'ahu's residents first."

Any other comments:

B. Focus group should have been moderated more - I wanted to hear more from Sandi (NCL) and Barry (Outrigger).

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY March 22, 2011

Date:	February 23, 2010	**Project Name:**	General Plan Update
Time:	4:00 to 6:30 pm	**Recorded by:**	Corlyn Orr
Location:	Fasi Municipal Building, 9th Floor Conference Room		
Subject:	Agriculture Focus Group Meeting		
Attendees:	Alenka Remec, City and County of Honolulu Office of Economic Development David Arakawa, Land Use Research Foundation Dean Okimoto, Nalo Farms / Hawai'i Agriculture Foundation Earl Yamamoto, Department of Agriculture Eric Enos, Kaala Farm Fred Perlak, Monsanto / Hawai'i Crop Improvement Association Gary Maunakea-Forth, MA'O Organic Farms Giorgio Caldarone, Kamehameha Schools James Hollyer, UH CTAHR Dr. Peter Garrod, Evaluation Research Consultants Ron Nishihara, Trinity Management Group Tammy Yoshino, Foodland Stores Claire Sullivan, Whole Foods Tim Law, FAT Law's Farm Kunia Tisha Uyehara, Armstrong Produce Wayne Ogasawara, Mililani AG Park Bruce Plasch, Plasch Econ Pacific Kathy Sokugawa, Mike Watkins and Randy Hara, Dept. of Planning and Permitting Jiro Sumada, Deputy Director, Department of Planning and Permitting Corlyn Orr and Scott Ezer, Helber Hastert and Fee Planners		

Scott Ezer convened the meeting at 4:00 pm. He thanked everyone for participating, and provided a brief overview of the General Plan and the project purpose. The meeting purpose was to discuss how the current General Plan could be improved to address agriculture on O'ahu. Meeting participants were emailed several items to be reviewed and considered in preparation for the meeting discussion, including: (1) 1992 General Plan; (2) Draft Agriculture Trend Report; (3) draft meeting agenda; and (4) a list of possible discussion questions. (See attached for meeting agenda, discussion questions, and policy evaluation questionnaire that was handed out at the end of the meeting.)

After introducing the planning team, Scott asked focus group members to introduce themselves and summarize their primary concern for the agricultural industry. Introductory comments are summarized:

- There needs to be a paradigm shift from the plantation agriculture model of farming to the high-value and specialty crops model of farming.
- Market demand for fresh farm produce is major predictor of local agriculture's potential success; if the market accepts a crop at a profitable price, farmers will grow it.
- Kamehameha Schools is committed to agriculture and wants to see industry thrive.
- Globalization has changed the business of agriculture, and has increased the competition that Hawai'i's agricultural products face. The world market and the cost of commodities are currently in turmoil because of globalization. For example, cotton is priced at $2/lb (alarming

because the last time it went above $1/lb was in the mid-1990s). Corn and soybean prices are also high. There is less overall acreage in production worldwide, resulting in higher margins on agricultural products.

- Goal is to grow our own food and be competitive in the global market. Need to utilize available lands. Other issue is changing the mindset so people want to farm. Industry needs to thrive to attract new entrepreneurs.
- Majority of products I'm growing are for the export market. Experiencing problems with water and insects that are affecting crop production and sales.
- There is a lack of local products to meet supply. Need local certified organic to address import substitution.
- Agriculture is important to watershed health, as well as to people's cultural, spiritual and physical health. Looking at agriculture from a cultural perspective, the disconnect from the land affects the cultural and spiritual health of Native Hawaiians, ultimately affecting their physical health.
- The challenge in expanding farm production is getting good labor. One farmer has recently started using labor from Waiawa Correctional Facility because no other labor source is available.
- Weather affects local supply and good pricing. Pricing is an issue because it is hard to pass on higher prices to the consumer. Store wants to work with local farmers.
- The demand for locally-grown products is greater than the available supply. As a wholesale distributor, product mix is about 25% local to 75% import. Always looking for local sources because local demand is high, but supply is lower. Have asked farmers to increase products, but farmers not always willing or able to increase crop production. Finding the labor and investments needed to increase production (e.g., land prep, building shade houses, etc.) is not always worth the effort.
- Developing local farmers and growing crops locally is not a new concept. These were concerns noted in 1915, almost 100 years ago. UH works with almost 220 farms in the state, and is encouraged to see small-scale agricultural successes in various venues (including garages, rooftops).
- Important that decision-makers understand the support needed to make agriculture successful. Issues range from food safety, labor, water and land availability and pricing, capacity level of farms (how much they can produce), and permitting issues.
- Concerned about water and land issues on the North Shore.
- Believe that IAL designation and water issues will determine the future of agriculture. Fake farms should be pushed to less productive agricultural lands.

Scott Ezer facilitated the meeting discussion, which is summarized as follows. He opened the discussion with an observation that the policies for agriculture in the current General Plan are found in the Economic Activity chapter, as opposed to having its own section specific to agriculture. He then proceeded to ask two questions: (1) What would you like to see in the City's policy for agricultural land? and (2) Is our lack of food production a result of an inability to compete with out-of-state imports, a lack of small farm availability, a lack of agricultural land with adequate facilities (i.e., water, roads, etc.), a lack of farmers, or a combination of all of the above?

LACK OF FARMERS / NEED FOR EDUCATION

Lack of farmers is the main reason for our lagging food production. People don't want to farm because it is too hard to commit to the lifestyle. Younger generation is not interested in farming (farmer's son is working related to agriculture, but not directly farming).

Our long history of plantation agriculture has left us with few agricultural entrepreneurs capable of farming. Truck drivers who transported sugar cane did not train to be farmers, and could not easily transition to becoming agri-business people. Biofuels and seed production are not creating entrepreneurs, only maintaining corporate culture. Need to shed plantation mindset to fully develop agriculture industry. (DOE administrators still feel agriculture is for remedial students, so gifted and talented are not encouraged to work in the school gardens). Education is a key factor for agricultural promotion. Agriculture industry is dependent on growing a new generation of entrepreneurs.

Need to teach younger generation how to farm. There is no K-12 school teaching agriculture, no agricultural training in our schools. Except for those few who grow up in a farm family, high schools students have nowhere to learn farming skills. Also need to teach other related skills needed to run a farm (farming is a multi-faceted job, requiring skills like marketing, branding, business knowledge, tractor repair, value added products), so that they can have a lucrative, enjoyable agricultural career. Knowing how to be an entrepreneur and how to grow a business to make money and be viable is important.

Agriculture is the basis of our society. If we lose agriculture, we lose all connection to the land.

LACK OF SMALL FARM AVAILABILITY

Oʻahu has 42,000 acres of high quality agriculture land available, but only 12,000 acres are being actively farmed. Large acreages are concentrated in Kunia and North Shore, with small farms scattered throughout Waimanalo, Waianae and Koʻolau Loa. Hawaiʻi agriculture is in an interim transition period, slowly adjusting to life without the plantations. Small farm lots are needed to support farmers.

Richard Ha, a Big Island farmer, has said many times that "Farmers will farm if they can make money." Young people will farm if there is money to be made, but they need land that is affordable.

FOOD PRODUCTION, AGRICULTURE, AND DEMAND FOR LOCALLY-GROWN PRODUCTS

According to retailers, the higher price for local produce in comparison to imported produce is not a major issue for consumers. The issue is not having enough supply to meet demand. Armstrong Produce buys from an estimated 100 local growers statewide. Foodland is the largest locally-owned and operated grocery retailer in Hawaiʻi. Foodland works with some farmers directly. A handful of growers can meet Foodland's demand and deliver to all stores statewide; others choose to work through a wholesale distributor. Whole Foods buys from about 75 farms. Farms range from between 2-20 acres. Their Kahala Store stocks about 33% local produce; their Maui Store about 44%.

There is no systemic support for farmers to be successful. Examples of this include: (1) the failure of the Oʻahu dairy industry due to the dairy processor's inability to allow product differentiation, and (2) the recent closure of Oʻahu's largest commercial kitchen (the closure limits the industry's capacity for value-added products).

There is an untapped demand for locally-produced, niche-market, value-added products that showcase Hawai'i produce and that supplement Hawai'i's tourist industry.

Subsistence farming is another component to agriculture. The tradition of growing, preparing and cooking as a family unit, and learning about food from family members, is no longer standard practice in our modern-day society. It is alarming that there is no farm-to-table restaurant along the Waianae Coast that cooks/serves fresh food that is grown/caught in the region.

The Victory Gardens common during WWI and WWII are one strategy to growing our own food.

JOB CREATION
Agriculture Trend Report estimates that agriculture generates about 1 job per 9 acres. Would like to relook at this – 1 job per 9 acres undervalues what agriculture can offer in terms of job creation. Ratio on small farms may be closer to 1 job per 1 acre. Small farm labor requires being able to perform a number of different skills, not specialized, repetitive jobs like the plantations. Small farms can be economically viable, enjoyable work, offering a lifestyle choice.

COST OF AGRICULTURAL LAND / AGRICULTURAL SUBDIVISIONS
Ideal cost of land – when purchasing land for farming – is between $10,000 and $15,000/acre, if the farm is to be economically viable. This price range may be possible with large tracts of land, but small tracts that come up for sale are not in this price range.

Agricultural subdivisions of gentlemen estates are making agricultural land unaffordable. Although this issue affects all counties, it is not as much of a problem for O'ahu as it is on other islands. Nevertheless, the presence of agricultural subdivisions on O'ahu has affected land prices, and farmers can no longer afford to purchase land. Two agricultural subdivisions on O'ahu (Waialua and Poamoho) are prime examples of fake farms. The majority of homeowners in each subdivision are not actively farming (Whole Foods purchases from one farmer in each subdivision).

Solution is to push gentlemen estates to rural lands, so they don't use valuable agricultural lands.

City's Agricultural Development Task Force unsuccessfully tried to address gentlemen's farms. City has strict policies in place that require farm dwellings on AG-zoned land to show income derived from the land. Difficulty comes in enforcing policies.

Agricultural land pricing is also influencing older farmers to sell their land. Selling the land at market value is viewed as a way to fund retirement, especially when no one from the younger generation wants to continue to farm. Small family-owned farms on the outskirts of urbanized areas are particularly vulnerable.

Farm families who own agricultural land want to keep their land as a legacy for their families, and are proposing to use their land to build homes for their children. The dilemma faced by the City is whether or not to allow residential use of AG-2-zoned agricultural land as a way to keep families on the land and the loss of ag land over time due incremental urbanization of smaller parcels of ag land.

Government can help by addressing the cost of agricultural lands. Possible strategies may include tax policies to encourage agriculture, such as penalties to discourage the sale of agricultural lands and tax

incentives for different agricultural uses. Policies should be structured to consider the cost of agricultural land in relation to the purpose its being used for. There will be no food production in the future if costs are not equalized. For example, land being used for pasture/grazing may be valued at $30/acre, while vegetable production may yield $200/acre. Landscape plants may be higher ($600-700/acre), along with seed corn and bio-energy fuels.

PERMITTING REQUIREMENTS

Structures and property improvements have to be affordable. The current burdensome infrastructure requirements for farm-lot developments should be reduced. Development of a processing facility took 2 years to complete, at a cost of $1.6 million due to permitting requirements. Project was originally estimated to cost $350,000. Delays and cost-overruns negatively affected economic viability of farm operations.

DESIGNATING IMPORTANT AGRICULTURAL LANDS

IAL will give farmers some stability because it will make the landowner's intent about the future use of the land clear. Once lands are designated for IAL, landowners and the State/City can work to prioritize much-needed infrastructure improvements. Landowners have until July 1, 2011 to designate their lands. After July 1, the counties will be able to submit their proposed IAL maps to the Land Use Commission for consideration.

There is no mechanism in place to require active agricultural use of the land once it is designated IAL. Theoretically, a landowner could allow the land to sit fallow, since there's no mechanism to enforce that the land is farmed.

The criteria to designate lands IAL are stringent. 800 acres of vacant land at Waiawa cannot be designated IAL because there is no water available.

WATER

The lack of water is a major impediment to expanding agriculture. In many areas where land is available, the old plantation infrastructure needs major improvements, and very few landowners can afford the costs. Water availability is the main obstacle preventing Kamehameha Schools (KS) from leasing its vacant North Shore lands. These lands would be quickly leased if reasonable-cost water (both quality and quantity) were available. KS is paying taxes on fallow, unproductive agricultural land, and is investing millions of dollars in dam modifications and surface water irrigation improvements, including installing BWS meters. Of 6,000 acres in the North Shore, about 2,500 acres are currently irrigated. KS plans to expand its acreage in agriculture in Punalu'u, but water is a major issue there also.

Upgrading Lake Wilson to R-1 treated effluent would establish a source of irrigation water for North Shore agricultural lands.

USE OF AG LANDS FOR SUSTAINABLE ENERGY PROJECT

Solar and wind energy facilities can be complementary with agriculture. Such facilities can be directed to less productive lands. In addition, HECO will limit the amount of electricity generated by sustainable sources to protect the integrity of the electrical grid. For large landowners, sustainable energy projects can be a source of income to support the expenditures spent on agricultural infrastructure improvements.

SUSTAINABLE AGRICULTURE

Industrial agriculture (large-scale agriculture) differs from sustainable agriculture. Large agriculture operations will always rely on cheap labor to survive. The opposing viewpoint is that there is no conflict between large-scale and small-scale agriculture, and that industrial agriculture can be part of the diversified agriculture market.

Seed corn is a labor-intensive endeavor that involves hand pollination. Monsanto currently owns about 2,300 acres in Kunia, and has a large work force (between 400-500 employees). About 400-500 acres are in production at any one time. Growing seed corn requires small plots in isolated areas, with limited intensity (1.25 crops/acre/year). Although seed companies are currently a major agricultural producer in Hawaii, there is the possibility that other parts of the world may become more competitive for seed corn production.

POSSIBLE GENERAL PLAN REVISIONS

Agree agriculture should be a separate section in the General Plan, not clumped as a sub-section in the Economic Activity chapter.

Other suggestions for revisions include:

- Right-to-farm language to address encroaching urban uses
- Recognition of IAL
- Encouraging people to continue farming and emphasizing the importance of the farmer
- Keeping land in agriculture (discouraging people from selling their land)

Lands are already designated for agricultural use, and there are existing policies for agriculture, yet farmers are not wanting to farm. City's role should be to make it so farmers can farm. City should focus on critical issues, such as investing in infrastructure to attract farmers to the land; finding opportunities to purchase/lease land; and developing access to water.

MEETING WRAP-UP

Each participant was asked to take home and complete a policy evaluation questionnaire, and return it to HHF in the pre-addressed/stamped envelope. The questionnaire would also be emailed to participants.

Meeting was adjourned at 6:30 pm.

AGRICULTURE FOCUS GROUP, POLICY EVALUATION QUESTIONNAIRE Summary Findings

This questionnaire was distributed to focus group participants to gather feedback on the validity and timeliness of the current General Plan objectives and policies relating to affordable housing.

Five completed questionnaires were returned. The following is a summary of those responses. The first column lists the objective or policy statement in the current General Plan. The numbers in the next five columns indicate the total number of responses received in each category. The letters (A-E) below the number indicate the individual's response and the suggested changes submitted by the individual respondents (as documented in the last column).

Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED MAJOR REWRITE	NOT USEFUL; DROP	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Objective C **To maintain the viability of agriculture on O'ahu.**	**2** **A** **B**	**1** **C**	**2** **D** **E**		C. Needs clarification of types of agriculture "food growing" E. To ensure that agricultural entrepreneurs and community-based projects have viable land and water resource options on Oahu.
Policy 1 Assist the agricultural industry to ensure the continuation of agriculture as an important source of income and employment.	**2** **A** **B**	**2** **C** **D**			C. Again, clarify types of agriculture E. Assist viable agricultural entrepreneurs who can contribute to income generation and employment.
Policy 2 Support agricultural diversification in all agricultural areas on O'ahu.	**2** **B** **C**	**2** **A** **D**		**1** **E**	A. Replace "diversification" with "production". The word diversification no longer has any meaning for Oahu as sugarcane is gone and pineapple is less than 20% of total non-pasture production acreage on Oahu (2008 stats) E. Too much like Policy 1.
Policy 3 Support the development of markets for local products, particularly those with the potential for economic growth.	**2** **B** **D**	**1** **C**	**2** **A** **E**		A. Revise wording – "Support the development of market opportunities and increased consumer demand for local-grown fresh and processed agricultural products." County shouldn't be responsible for determining what products have potential for economic growth. Supporting the establishment and maintenance of venues for farmers to sell their product

Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED MAJOR REWRITE	NOT USEFUL; DROP	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
					may increase more farm income. C. Add "markets for locally grown food crops" D. I think the message is getting across. It just is economically tough to do. E. This is unclear, are we talking about farmers markets, local markets such as wholesalers, or export markets?
Policy 4 Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.		**1** **B**	**2** **A** **E**	**2** **C** **D**	A. Revise wording – "Protect agricultural land in Central Oahu, North Shore, northern Koolauloa, southeast Koolaupoko, and central Waianae to encourage the maintenance and growth of agriculture as a viable industry." Existing smaller lot ag areas (Laie/Kahuku, Waimanalo, Nanakuli/Mikilua, Waianae, etc.) remain important for agricultural production and the opportunity for start-ups. B. This needs to be updated/revised because we are no longer competitive in these areas. E. Provide financial and tax incentives to land owners on Oahu, large and small, to keep agriculture-zoned land in agriculture or left open for green space in perpetuity.
Policy 5 Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for truck fanning, flower growing, aquaculture, livestock production, and other types of diversified agriculture.	**2** **B** **D**	**2** **A** **C**		**1** **A**	A. Thoughts here are encompassed above. C. Add "organic agriculture" and Hawaiian culture restoration E. Strictly monitor and enforce current zoning laws and tax requirements and encourage IAL conversions when land is proposed for rezoning. Establish and enforce green/open-space setbacks of 500 ft from the road of any large sale that would be sold for real estate development. (especially along the H2 corridor leading to Haleiwa from Honolulu)

Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED MAJOR REWRITE	NOT USEFUL; DROP	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Policy 6 Encourage the more intensive use of productive agricultural land.	1 B	1 A	3 C D E		A. Delete "the more". C. "Intensive" is problematic….don't want intensive feed lots (CAFO) NO! Use "sustainable" D. Highly intensive agriculture is very difficult and hard to sustainably manage. It is a razor's edge that requires skill, significant experience and constant attention. I do not think it is feasible here. E. Support and encourage the use of efficient technology and effective practices that led to profitable agricultural businesses.
Policy 7 Encourage the use of more efficient production practices by agriculture, including the efficient use of water.	2 B D	2 C E		1 A	A. As in any other business, farmers employ production practices that minimize waste. Similarly, they employ irrigation methods suited to the crop. C. Add "water reuse" ….recycling, reclaimed E. Support and encourage the use of efficient technology and effective practices that conserve natural resources such as fresh water and soil.
Policy 8 Encourage the more efficient use of non-potable water for agricultural use.	1 B	4 A C D E			A. Revise wording – "Encourage the availability and use of high quality non-potable water for irrigation." There was discussion about the need to clean up wastewater discharge into Lake Wilson to R-1 quality to allow its use as irrigation for directly edible crops. C. Add "water reuse" ….recycling, reclaimed. Also "Improve/clarify" D. These are major infrastructure costs that the county cannot currently afford. E. Support and encourage the use of non-potable water for agriculture.

Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED MAJOR REWRITE	NOT USEFUL; DROP	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Objective D **To make full use of the economic resources of the sea.**	1 B	1 A	2 C E		A. Revise wording – "To encourage the development of land and ocean-based aquaculture." This is to separate aquaculture from other economic/recreational activities. C. Sustainably use resources. Recognize fisheries management D. Have no expertise here. E. To prudently and effectively use the resources of the ocean surrounding the Hawaiian Islands.
Policy 1 Assist the fishing industry to maintain its viability.	1 B	1 A	2 C E		A. Not sure what, if any, direct role the county can play in ocean-based aquaculture C. Needs to reflect world issue of overfishing E. Support and encourage the use of efficient technology and effective practices that help keep commercial fishing viable and compatible with good ocean stewardship.
Policy 2 Encourage the development of aquaculture, ocean research, and other ocean- related industries.	3 A B E				C. Add "sustainable"
Policy 3 Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those which are compatible with preserving the area's unique environmental, marine, and wildlife assets.	1 B	1 A	1 C	1 E	A. Replace "development" with "management", delete "on those" C. Does not reflect the new Northwestern Hawaiian Sanctuary Papahanaumoku E. This is too narrow.

Please provide comments on any other existing objectives and policies in the General Plan, as follows:

Suggestions for new General Plan policies under Chapter II. Economic Activity:

None

Comments on General Plan Chapter _II_____, Objective _C____, Policy _new____:

A. Add a new policy – "Encourage fair access to agricultural resources used for food production or renewable energy facilities and biomass production." This is a hot button issue that may disappear in time, but, currently, renewable energy facilities and biomass production have sought and achieved higher prioritization for use of agricultural lands and water over traditional agricultural production.

Add a new policy – "Encourage permanent preservation of agricultural land with high productivity potential for agricultural production." SCPs, zoning, and subdivision rules do not provide long-term protection of agricultural land from encroachment by or conversion to non-agricultural uses. Voluntary ag conservation easements are only tool available to extinguish development rights on ag lands.

Suggestions for any other new General Plan objectives or policies:

C. What is connection of General Plan to community sustainable plans…. because possibility of contradictions.

Any other comments:

D. For diversified agriculture to survive in Hawaii there will have to be some mechanism to provide incentives to farmers. It is too tough economically to attract the types of innovative and dedicated people into agriculture. Either that is a system of "tariffs" or premiums or tax benefits that provide a significant economic edge versus imported food. If the current trend is not reversed you will find an increasing number of part time farmers that sell direct at "Farmers markets" where regulation is minimal and taxation is non existent.

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY **October 12, 2010**

Date:	September 16, 2010	**Project Name:**	General Plan Update
Time:	4:00 to 6:30 pm	**Recorded by:**	Corlyn Orr
Location:	Fasi Municipal Building, 9th Floor Conference Room		
Subject:	Affordable Housing Focus Group Meeting		
Attendees:	David Arakawa, Land Use Research Foundation Marvin Awaya, Pacific Housing Assistance Corporation Bob Bruhl, D.R. Horton, Schuler Division Carleton Ching, Castle & Cooke Homes Hawai'i Mike Flores, US Housing and Urban Development Gordon Furutani, US Housing and Urban Development Gail Kaito, Dept. of Community Services Ben Kudo, Imanaka Kudo and Fujimoto Josh Stanbro, Hawai'i Community Foundation Janice Takahashi, Hawai'i Housing Finance & Development Corp. Jesse Wu, Stanford Carr Development Renee Espiro, Randy Hara, Hal Senter and Kathy Sokugawa, DPP Corlyn Orr and Scott Ezer, Helber Hastert and Fee Planners		

Scott Ezer convened the meeting at 4:15 pm. Kathy Sokugawa opened the meeting and thanked everyone for participating. Introductions were completed, then Scott Ezer provided a brief overview of the General Plan and the project purpose.

The meeting purpose was to discuss how the current General Plan could be improved to facilitate affordable housing in Honolulu. Meeting participants were emailed several items to be reviewed and considered in preparation for the meeting discussion, including: (1) 1992 General Plan; (2) Draft Affordable Housing Trend Report; (3) draft meeting agenda; and (4) a list of possible discussion questions. (See attached for meeting agenda, discussion questions, and policy evaluation questionnaire that was handed out at the end of the meeting.)

Scott Ezer facilitated the meeting discussion, which is summarized as follows:

INTENT OF THE GENERAL PLAN UPDATE

This effort will focus on revising the objectives and policy statements. Current budgetary constraints do not allow for the extensive comprehensive review that would be involved in modifying the document's structure and organization.

City ordinance requires the General Plan to be updated once every 10 years, although the City has not been consistent in meeting this requirement. Important for the City to obey the 10-year review schedule; community wants consistency and predictability in the review process.

The General Plan is intended to guide all aspects and levels of decision-making within the City. Permit applications approved by City agencies and the City Council are supposed to be in compliance with the General Plan, as are all the lower tiers of plans and ordinances.

Current policies and objectives are "motherhood and apple pie" statements. Problem is not with the language in the existing General Plan – it is generally acceptable (nothing glaringly inappropriate that needs to be changed). Problem is that the policies and objectives are not being executed. In reality, it seems that developers only consult the General Plan for guidance on regional population projections.

Efforts to improve the General Plan should focus on implementation. Emphasis should be on improving the lower tier of plans that provide regional and/or functional guidance for interpreting the General Plan (i.e., focus on the Development/Sustainable Communities Plans and Housing Functional Plan). Nevertheless, it was agreed that updating the General Plan to enhance clarity and address current issues could be beneficial by providing better guidance for the next level of plans.

COMMENTS ON THE DRAFT TREND REPORT

Discussion about for-purchase affordable market is missing from the Draft Trend Report. Factors affecting affordability for the for-purchase segment – including economic conditions, job stability, housing production – are very different than the factors that influence the rental market.

Important for the Trend Report to distinguish between the different affordable housing segments (i.e., homeless housing, public housing, rental and for-purchase), and recognize how the objectives and goals, funding and development mechanisms, and operating strategies differ for each group.

COMMENTS ON SPECIFIC LANGUAGE IN THE 1992 GENERAL PLAN (CHAPTER IV. HOUSING)

*"**Objective A** To provide decent housing for all the people of O'ahu at prices they can afford."*
Suggested revision: *"To promote housing opportunities for all the people of Hawai'i."*
Comments: "Provide opportunities" implies giving resources or direct support for housing construction. The use of "promote" is passive and implies less involvement, and takes away the City's direct responsibility for housing.

*"**Objective C, Policy 4** Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity."*
Comments: Statement is counter to transit-oriented development (TOD).

***Objective A Policy 10** "Promote the construction of affordable dwellings which take advantage of O'ahu's year-round moderate climate."*
Suggested revision: "Promote the construction of affordable and livable dwellings which minimize impact on the environment…."

Comments: Revise to address the current movement of incorporating green building practices and sustainability concepts into home construction. (See Green Housing section for additional discussion).

Use of the term *"handicapped"* in ***Objective A Policy 13*** is outdated. "Disabled" is appropriate term.

Use of *"discourage"* and *"prohibit"* sets a negative tone ***(Objective B Policy 2, Objective B Policy 5, and Objective C Policy 5)***. Suggest rewriting using positive terminology.

Homelessness, special needs housing for the different groups within this category, TOD and green building/sustainability are issue areas not addressed in the 1992 General Plan that should be added to the Updated Plan.

HOMELESSNESS

Better coordination of services between State, City and non-profit sectors is needed to address homelessness. Under previous administrations, the City was involved in providing services for the homeless. The current administration has taken a position that homelessness is not a City issue, counter to the opinion of the Mayor's Affordable Housing Advisory Group. Addressing homelessness should be City policy and added to the Updated General Plan.

SPECIAL NEEDS HOUSING

Department of Community Services (DCS) currently receives and allocates funding for homeless and special needs facilities, including spouse abuse shelters, group homes for developmentally disabled, mentally ill, substance abuse clients, transitional housing shelters, and emergency shelters. Additionally, the two IHS homeless shelters are on City-owned land. Formal recognition of DCS efforts to service homeless and special needs population is needed in the Updated General Plan.

HUD, State and non-profit organizations recently participated in a community meeting to discuss a new mental health group living facility opening in 'Ewa. City's absence from meeting and lack of participation in affordable housing for mentally ill was evident.

1992 General Plan implies that the special needs population is limited to the elderly and handicapped. Update needs to consider identifying the other groups that fall into this category. On the other hand, identifying special needs groups may cause problems for groups not being identified, and may create impractical financial and administrative obligations for the City. The term "general welfare" is broad enough to encompass special needs groups. (It was noted that a recent court decision recognized that affordable housing was a worthy objective under the "general welfare" clause.)

FAIR DISTRIBUTION

1992 General Plan includes policy (Objective C, Policy 2) for fair distribution of affordable housing. This remains a desirable objective, although not realistic.

AFFORDABILITY FACTORS

Homelessness and the demand for affordable housing has increased drastically in recent years. Economic and employment pressures are greater, the cost of living is higher, and people are paying more for housing. Families and working class individuals are becoming homeless, where homelessness has historically been an issue for the disabled and mentally ill.

An individual's ability to afford housing is not limited to development conditions and housing supply. There are demand-side factors that need to be addressed, such as education and social programs to break the cycle of low-income housing.

GREEN BUILDING AND SUSTAINABILITY

Government mandates to build green or LEED-certified buildings is not necessary. Better approach is to allow developers to respond to market trends. Developers have started to incorporate sustainable building and design features in response to consumer demand. General Plan should provide broad guidance for sustainability and aspire for "less resource-dependent homes that have the least impact on natural resources," not restrictive planning policies that limit progress. Definition of sustainability is different for each developer. Need to be careful about how this term and green building concepts are defined in the General Plan. Advancements in technology are occurring at such a fast pace that the green building industry may be very different in the next five years (what is considered sustainable today may not be sustainable tomorrow).

Mandates for green building may affect affordability. Typical cost for a net-zero photovoltaics system for a single-family residential home is around $50,000, which may be considered unaffordable for some homebuyers.

Green building strategies such as solar water heating, high-efficiency cooling/heating systems, photovoltaics, and energy conservation measures reduce utility costs and promote affordability of living in a home. If public dollars are being used to finance housing, then developers should be required to incorporate green building strategies that minimize the homeowners' cost-burden.

Sustainability differs for the rental multi-family development. Funding limitations and the need to contain development costs makes it difficult to construct green buildings.

ALTERNATIVE OWNERSHIP

Updated General Plan needs to encourage alternative ownership strategies that address affordability and provide long-term stability (e.g., community land trusts take the land value out of ownership).

TRANSIT-ORIENTED DEVELOPMENT AND INFILL DEVELOPMENT

TOD and higher-density infill development cannot occur in Honolulu's urban core given the limitations of the existing infrastructure systems. Updated General Plan needs policies that support infrastructure system improvements that would enable TOD and infill development.

Gentrification is a risk of TOD and infill development. Older housing stock in Honolulu's urban core provides affordable rental housing. Housing for all income levels is necessary to support economic growth. Lack of affordable housing negatively affects recruitment, making it difficult for employers to attract and retain talent from outside Hawai'i.

ENTITLEMENT APPROVALS

Barriers that make entitlement approvals difficult to get are important to preserving land and reducing widespread development. Streamlining permit processes is not the main concern for housing affordability issues. Updated General Plan needs language to promote efficiency, such as the suggested policies: (1) "Allow technology to influence City's procedures and operations." (2) "Strive for continuous improvement and introduction of efficient technology to improve business practices."

OBSERVATIONS ABOUT HONOLULU VS. MAINLAND CITIES

Honolulu's affordable housing providers do not have the same type of resources that are available on the mainland. In general, resources are more readily-available on the mainland. There are more service agencies, more financing companies with access to CRA investment, more funding options, and more support for organizations building affordable housing. Public-private partnerships are also more common on the mainland.

Honolulu has higher inclusionary housing requirements than most mainland cities (30% in Honolulu vs. 16% mainland average). However, unlike many mainland cities that impose inclusionary housing requirements on commercial projects, Honolulu only requires homebuilders to construct affordable housing for zoning amendments to residential zoning districts (i.e., no affordable housing requirements for commercial or industrial projects).

MEETING WRAP-UP

Each participant was asked to take home and complete a policy evaluation questionnaire, and return it to HHF in the pre-addressed/stamped envelope.

Meeting was adjourned at 6:30 pm.

AFFORDABLE HOUSING FOCUS GROUP, POLICY EVALUATION QUESTIONNAIRE Summary Findings

This questionnaire was distributed to focus group participants to gather feedback on the validity and timeliness of the current General Plan objectives and policies relating to affordable housing.

Five completed questionnaires were returned. The following is a summary of those responses. The first column lists the objective or policy statement in the current General Plan. The numbers in the next five columns indicate the total number of responses received in each category. The letters (A-E) below the number indicate the individual's response and the suggested changes submitted by the individual respondents (as documented in the last column).

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Objective A ***To provide decent housing for all the people of Oahu at prices they can afford.***	**0**	**1** B	**1** C	**0**	**3** A D E	A. I agree with JT's and other comment during the meeting: provide housing opportunities for all the people of Oahu, drop reference to prices. B. To provide <u>opportunities</u> for decent housing…. C. I like what Ben suggested and was tweaked to something along the lines of "providing housing opportunities for all the people of Oahu." D. Clarify to focus on affordable housing targets: Promote safe and decent housing opportunities (i.e sale, rent, TOD, transitional) to affordable housing target clientele (140% and below) as established by DPP's Affordable Housing rules E. <u>Promote access to quality</u> housing for the people of O'ahu.
Policy 1 ***Develop programs and controls which will provide decent homes at the least possible cost***	**1** B	**0**	**1** C	**1** A	**2** D E	C. Following the suggested change for the objective, may want to stay away from placing a requirement that the City may not be able to achieve or may not want to play that role, e.g., developing programs and controls that will provide decent homes at the least possible cost. Perhaps "provide incentives and technical assistance to support the development of decent homes …"

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						D. Implies decent homes are low cost and cheap; re-phrase statement: Promote programs and techniques that will encourage and facilitate cost and energy efficiencies for affordable housing targets. E. Develop programs, policies and code which promote access to quality housing.
Policy 2 ***Streamline approval and permit procedures for housing and other development projects***	**3** A B C	**0**	**0**	**0**	**2** D E	A. Always good to say this. D. YES,and good luck! State and County jurisdictional battle with land entitlement process (LUC + Zoning); and City permitting and processing quagmire.
Policy 3 ***Encourage innovative residential development which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities***	**2** B C	**0**	**0**	**0**	**3** A D E	A. Consider consolidating with others and deleting "added convenience and privacy" D. Promote integration of innovative techniques that can result in energy and cost efficiencies in residential development. E. Encourage innovative residential development which will result in lower costs, greater longevity, and the more efficient use of streets and natural resources
Policy 4 ***Establish public, and encourage private, programs to maintain and improve the condition of existing housing.***	**2** B C	**0**	**0**	**0**	**3** A D E	A. City has a rehabilitation loan program for low and moderate income homeowners so OK to leave as is OR can revise to [~~Establish public, and~~] Encourage [~~private~~] programs… D. Prioritize programs and funding to maintain existing affordable housing inventory
Policy 5 ***Make full use of State and Federal programs that provide financial***	**2** C	**1** B	**0**	**0**	**2** A	A. Should not limit to homebuyers but include renters as well, revise to "make full use of …programs that provide [financial] assistance to low and moderate

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
assistance for low- and moderate income homebuyers.	D				E	income renters and homebuyers" B. Make full use of City, State and Federal programs….
Policy 6 ***Expand local funding mechanisms avail- able to pay for government housing programs.***	**3** A B C	**0**	**0**	**0**	**2** D E	A. OK. Voters approved Honolulu Charter amendment to deposit ½ of 1 percent of property tax revenues into an affordable housing fund. C. But seems to commit City to do something proactive to come up with resources to finance government-assisted housing. Housing providers like it, but is City able and/or committed. D. OK, as long this not mean "exacting NEW fees from new developments" to help pay for social programs for affordable clientele
Policy 7 ***Provide financial and other incentives to encourage the private sector to build homes for low-and moderate-income residents.***	**2** A B	**0**	**0**	**1** C	**2** D E	A. City has real property tax exemption available and revenue bond financing program though dormant. Under state law we can certify projects for general excise tax exemptions as well. Nonprofit developers can utilize surplus city land and apply for CDBG and HOME funding. C. Policy 6 calls for the City to expand the funding mechanisms. Policy 7 calls for providing financial and other incentives to encourage the private sector to build homes. Could combine with Policy 6, 7 and 8. D. OK but do not add new conditions that raise the cost of development that must be passed on/spread out to an entire development.
Policy 8 ***Encourage and participate in joint public- private development of low-***	**4** A	**0**	**0**	**0**	**1** E	A. City has real property tax exemption available and revenue bond financing program though dormant. Under state law we can certify projects for general

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
and moderate- income housing.	B C D					excise tax exemptions as well. Nonprofit developers can utilize surplus city land and apply for CDBG and HOME funding. C. Policy 6 calls for the City to expand the funding mechanisms. Policy 7 calls for providing financial and other incentives to encourage the private sector to build homes. Could combine with Policy 6, 7 and 8.
Policy 9 ***Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.***	**3** A B C	**0**	**0**	**0**	**2** D E	D. Combine with Policy 4
Policy 10 ***Promote the construction of affordable dwellings which take advantage of Oahu's year-round moderate climate.***	**1** C	**1** B	**0**	**0**	**3** A D E	A. Consolidate with the green statement discussed at length during the meeting. Promote and encourage, not mandate. B. Promote the construction of affordable and sustainable dwellings which…. Sustainable, in terms of energy efficient, water conserving. D. Combine with Policy 1. E. Promote the construction of efficient dwellings that are less dependent on natural resources and take advantage of Oahu's year-round moderate climate.
Policy 11 ***Encourage the construction of affordable homes within established low-density communities by such means as 'ohana' units, duplex dwellings, and cluster development.***	**2** A C	**1** B	**0**	**0**	**2** D E	B. Encourage the construction of affordable homes within established [~~low-density~~] communities by such means as 'ohana' units, duplex dwellings [~~and~~], cluster development, and higher density, mixed use development including transit oriented development.

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						D. OK, but infrastructure capacity and community/neighborhood acceptance is a challenge
Policy 12 ***Encourage the production and maintenance of affordable rental housing.***	**3** A B C	**0**	**0**	**0**	**2** D E	A. Combine with other policies. D. Combine with Policy 1.
Policy 13 ***Encourage the provision of affordable housing designed for the elderly and the handicapped.***	**1** C	**1** B	**0**	**0**	**3** A D E	A. As discussed in meeting, include persons experiencing homelessness and persons with special needs including the elderly and persons with disabilities. B. Encourage the provision of affordable housing designed for [~~the elderly and the handicapped~~] <u>persons with special needs including persons who are elderly or persons with disabilities</u>. D. Combine with Policy 1.
Policy 14 ***Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.***	**1** B	**0**	**0**	**1** C	**3** A D E	C. Unless this is better defined, may want to consider dropping. As it stands, it could be interpreted many ways. I read it to means that the City will ensure that in matters between "owner" and "tenant," the parties are on a level playing field. Places a lot of burden on the City to be a mediator and is that an appropriate role for the City on private transactions. D. Define "equitable relationships?"
Objective B ***To reduce speculation in land and housing.***	**1** B	**0**	**1** C	**0**	**3** A D	C. One of those that should be rewritten in the positive. Based on the policies under this objective, the objective is to "preserve and maintain" lands and housing that are serving or have the potential to

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
					E	serve as resources for affordable housing. D. Since market variables drive pricing, would it be better to state: Preserve, purchase or acquire suitable lands for affordable housing inventory.
Policy 1 ***Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.***	**2** B C	**0**	**0**	**0**	**3** A D E	D. That would be nice.
Policy 2 ***Discourage private developers from acquiring and assembling land outside of areas planned for urban use.***	**1** A	**0**	**1** C	**1** B	**2** D E	C. One of those that should be rewritten in the positive, e.g., provide incentives to encourage private developers to acquire and assemble land Inside of areas planned for urban use. D. Why? if land is cheaper could help bring on affordable housing development E. Encourage private developers to acquire lands only within those areas planned for urban use.
Policy 3 ***Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.***	**3** A B C	**0**	**0**	**0**	**2** D E	D. Only if government inserts money and takes on some risk into a development
Policy 4 ***Require government-subsidized housing to be delivered to appropriate purchasers and renters.***	**0**	**1** B	**0**	**2** A C	**2** D E	A. Required by funding source so can be dropped. B. Require government-[~~subsidized~~] assisted housing to be delivered to appropriate purchasers and rents. C. Is that not the condition imposed on government-subsidized housing and would be covered in a Use

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						Agreement. If it refers instead to wanting to preserve and maintain existing housing for appropriate purchasers and renters, that is covered in Objective A, Policy 9. Although not worded as strongly. D. See DPP affordable housing target (140% and below HUD AMI)
Policy 5 ***Prohibit the selling or renting of government-subsidized housing for large profits.***	**0**	**1** B	**1** C	**0**	**3** A D E	A. State law with buyback and shared appreciation provisions might cover this area; however, City Council imposed a moratorium on buybacks twice in the 1990s. City rental properties were proposed for sale initially without a requirement to maintain affordability. B. [~~Prohibit the selling or renting of~~] Where feasible, encourage owners of government-subsidized housing [~~for large profits~~] to maintain housing affordability over the long-term. C. Again, this is a condition to be imposed at the pre-development stage and should be covered in a Use Agreement. If it refers instead to wanting to preserve and maintain existing housing for appropriate purchasers and renters, that is covered in Objective A, Policy 9. Although not worded as strongly. If rewritten instead, what does "large profits" mean. Most times, selling price is based on Fair Market Value established through appraisals. The attorneys can argue better than I the laws on "taking" of property by limiting value. If imposed through a buy-back or shared appreciation

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						agreement, that would be established up front. D. If a project has fulfilled its financial or government obligations to provide affordable housing, then the project owner at that time should be free and clear to sell for profit. If not, then the city should have provision to buy an affordable project when obligations are completed and if the city still wants to keep the project in the affordable housing inventory.
Objective C ***To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.***	**4** A B C D	**0**	**0**	**0**	**1** E	
Policy 1 ***Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.***	**3** A B C	**0**	**0**	**0**	**2** D E	A. Important to support workforce housing for persons with incomes above low and moderate income. D. OK but this occurs per market demand and buyers financial ability and taste
Policy 2 ***Encourage the fair distribution of low- and moderate-income housing throughout the Island.***	**4** A B C D	**0**	**0**	**0**	**1** E	
Policy 3	**2**	**1**	**0**	**0**	**2**	A. Combine with transit oriented development, policy

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Encourage residential development near employment centers.	C D	B			A E	A3, and new sustainability statement. B. Encourage residential development near employment centers and in proximity to educational, social and other support services. E. Encourage residential, mixed-use and transit-oriented development near employment centers.
Policy 4 ***Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity.***	**0**	**0**	**2** B C	**0**	**3** A D E	A. Combine with transit oriented development, policy A3, and new sustainability statement, but add that C4 should be in areas which growth is planned. B. Policies 4 and 5 need work but I'm not quite sure how to revise them. We want to discourage urban sprawl and encourage residential development in the primary and secondary urban centers. However, the City needs to upgrade offsite infrastructure in PUC/Ewa DPs and/or support financing mechanisms that will pay for infrastructure upgrades or expansion. C. May want to rewrite this piece to "Encourage residential development in areas where existing or proposed roads, utilities, and other community facilities support the additional development." This would cover TOD as well. D. Reconcile with Objective A, Policy 11 and Objective B – Policy 1
Policy 5 ***Discourage residential development where roads, utilities, and community facilities cannot be provided at a reasonable cost.***	**0**	**0**	**2** B C	**0**	**3** A D E	C. Should be rewritten in the positive and could also be combined with Policy 4. "Encourage residential development where roads, utilities, and community facilities are available or can be provided at a

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						reasonable cost. D. Reconcile with Objective A, Policy 11 and Objective B – Policy 1 E. Delete. Redundant to #4.
Policy 6 ***Preserve older communities through self-help, housing-rehabilitation, improvement districts, and other governmental programs.***	**3** A C D	**0**	**0**	**0**	**2** B E	C. But implies commitment on the part of the City to take affirmative action to preserve and to provide means to do so.

Please provide comments on any other existing objectives and policies in the General Plan, as follows:

Suggestions for new General Plan policies under Chapter IV. Housing:

A. New statement is needed on financing infrastructure in support of transit oriented development and housing: Provide infrastructure financing in support of TOD and housing, such as community facilities districts, tax increment financing. This assumes we will provide the enabling legislation to allow such financing.

I don't know what section this would fit under but there should be something like diversify and expand employment opportunities available so that our children don't have to move away. I also want a strong statement about increasing food security.

In summary, add statements in support of TOD, include recognition of need to assist those less fortunate like homeless and persons with special needs; recognize need for workforce housing; add financing for infrastructure or nothing will ever get built; include statement about wanting development that is sustainable, less resource dependent.

D. As I understand it, the GP is an general tool/outline to guide/address population growth and needs; therefore I suggest it remains fluid and flexible to address changing market, financing, demands, politics.

Comments on General Plan Chapter _____, Objective _____, Policy _____:

C. Or under a separate policy number. Under its Section 8 Housing Choice Voucher program and its Workforce Development program, the City has a successful Family Self-Sufficiency program. That program addresses the "demand" side of the affordable housing equation. What I would like to see is the City providing funding to expand the program so that all of the families that are served by any city-related affordable housing program or development are enrolled in the program, especially those enrolled in rental and temporary shelter programs. "Fund and support

programs that encourage the development of employable skills and assist families to reduce the need for public assistance."

Suggestions for any other new General Plan objectives or policies:

A. As stated in the meeting the briefing paper on housing should not be used as anything the focus group endorsed. If it's going to be given out, it needs more review and comment.
It would have been useful to know what the population section was going to say.

B. Institutional Structure figure on p. 9 of draft Honolulu GP update:
In "Federal Government" column, add ESG (Emergency Shelter Grant, a homeless program). The LIHTC isn't a HUD program; it's administered by U.S. Dept. of Treasury, Internal Revenue Services.
In "C&C Honolulu" column: Add a bullet for Homeless programs under the Dept. of Community Services

Any other comments:

D. Is GP review and update overdue? Why is this being conducted now, should it wait for new mayor and administration?

Helber Hastert & Fee
Planners, Inc.

MEETING RECORD *M. Awaya reviewed June 10, 2010*

Date:	June 3, 2010	**Project Name:**	General Plan Update
Time:	10:00 am	**Project Number:**	2009125
Location:	677 Ala Moana Blvd #702	**Recorded by:**	C. Orr
Attendees:	Marvin Awaya (Pacific Housing Assistance Corporation) Scott Ezer, Corlyn Orr (HHF)		
Subject:	Affordable Housing		

Meeting purpose was to obtain information about affordable housing issues in Honolulu, and discuss how the General Plan (GP) Update could address affordable housing.

General Plan Comments

- GP should be a general document with broad statements about Honolulu's future. Current GP has lost relevancy for planning. Current document no longer provides guidance for Honolulu's development.
- Connections between the GP and the different levels of plans should be improved. No clear guidance on how to implement the policies, and no obvious linkages between the GP, DPs and SCPs, and programs/policies being implemented.
- GP lacks guidance for the City's role/involvement in affordable housing. No connection between the GP and the City's unilateral agreements. Can the GP be improved to provide guidance for unilateral agreements?
- GP should provide guidance for what Honolulu's urban core should be like. Honolulu is not a small town anymore, and should allow for increased height limits and densities. Future TOD projects require upgraded/expanded infrastructure systems with adequate capacity to support the increased densities.

Unilateral agreements

- Need consistency in how the current program is being administered.
- Private sector (i.e., Dean Uchida; Carlton Ching, Castle & Cooke; and Debbie Luning, Gentry) recently proposed changes to DPP rules for unilateral agreements. Proposed changes were intended to address concerns about how the rules are being executed and how affordable housing credits are being calculated, not the affordable housing requirement itself.
- In the case of Makaiwa Hills (Makakilo), Campbell Estate was able to designate Kunia Plantation Camp as its affordable housing component. Developers/landowners were concerned that Campbell Estate received less affordable housing credits than they should have gotten, based on the amount of improvements they provided, and that this case would set precedence for future developments.
- Current unilateral agreement formula determines credits based on the length of affordability. Private sector would prefer that credits be given for both the number of units provided and the length of affordability. Developing lower-income rental housing should be given more credits as an incentive (i.e., rental housing should get 2 to 1 credit).
- City is requiring developers to deliver affordable housing units at the front end or at an equal rate to market-priced homes.

Affordable Housing Development

- Affordable housing development requires a different approach/mindset than typical market-priced housing. Creative solutions are often needed to fund projects.
- Groups are segmented by income: (1) extremely low income (30% median income and below); (2) low income (50% median income and below); (3) moderate income (80% median income and below); and (4) affordable (120% median income and below). Extremely low and low income groups are eligible for Section 8 and Public Housing.
- The first step – which determines the price and the product that will be built (for sale or rental) – is to identify the target population/market segment that homes are being developed for. After the price/product is identified, the next step is to figure out if the product can be built at that price (i.e., identification of development costs, funding sources, profit margin, etc.).
- Possible to build for the 120% price range and make a profit (typical profit is 5%, compared to about 20% profit margin of market-priced homes). Cannot build for the 90% price range and below without government subsidies.
- Experience has been that DPP permit counter staff are not familiar with affordable housing rules.

Development Incentives

- Since the cost of labor and materials is fixed, other strategies that reduce development costs are key, including building smaller homes on smaller lots, reducing infrastructure costs and permit/hook-up fees, reducing entitlement costs, and providing flexibility in LUO requirements.
- City Council froze sewer hook-up fees for affordable housing projects (paid about $50,000 to hook up 75 units, would be at least $25,000 more for market-priced homes).
- BWS has not lowered fees for water system connections.
- General tax exemptions and tax abatements are already in place.
- Need incentives to speed up land use entitlement process and "get to land use." Current process is stifling and expensive. Landowner/developer should be given credit for paying entitlement costs, before transferring land to an affordable housing group to develop. Credit for providing main line infrastructure and roads would further reduce development costs.
- Minimizing LUO requirements and building codes would support the viability of affordable housing projects.
    - E.g., Could not build subgrade parking in Kailua because community opposed a 5-foot height variance. Fans were needed to ventilate the parking area, which increased construction and operating costs (fans keep breaking down).
    - E.g. Could not get a 10-foot height variance in Kapolei to add another floor and increase the number of units.

Eligibility Requirements

- Affordable income group (120% median income and below) can afford up to $300,000- $350,000 home.
- State income tax level max eligibility is 140% (State subscribes to IRS Federal Program). City eligibility limit is 120%, which is inconsistent with the State's Hula Mae and other programs.
- Developers would benefit from increasing City's eligibility requirements to 140%. Concept is to maintain pricing at the 120% level, but increase eligibility to 140%, which would result in expanding the market of people who can afford to purchase a home. Current eligibility cap of 120% has shrunk market.

Rental Housing

- Funding sources for affordable rental projects include (1) Rent Housing Program; (2) CDBG program (up to 80% median income group); and (3) HOME Program.
- Developers are not interested in long-term involvement in operating/maintaining rental housing.

FHA Insurance Programs

- Single-family FHA insurance program in Hawai‘i is ok (allows for prices in the $700,000 range).
- Multi-family FHA insurance program is in flux. FHA is only insuring 30% of condo projects because of problems in other housing markets. This creates a problem because developers cannot secure financing without insurance.

Pacific Housing Assistance Corporation builds about 100 units per year (delivered 75 units last year, planning 100 units next year). Tax credit exchange program, which gave as much as 80 cents to the dollar, was a way to reduce interest on construction loan. Program is not providing developer incentives like it previously did. Construction loan lender provided tax credits for recent project.

Current and Future Housing Trends

- Re-sale activity still strong. Some homeowners are selling and buying up, others are moving into the rental market.
- Foreclosure activity also high. These individuals are moving into the rental market or going homeless.
- State HHFDC used federal foreclosure funds to build new affordable units in Waianae; should have used the funds to purchase foreclosures and increase supply of rentals. Maui is the only county where federal funds were used like the Federal government intended.

H

SUMMARY OF WRITTEN COMMENTS RECEIVED BETWEEN JUNE 2011 - JANUARY 2012

Summary of Written Comments Received between June 2011 - January 2012

January 2012

City and County of Honolulu
Department of Planning and Permitting

O'ahu 2035 General Plan Focused Update.
Your Island. Your Future.

I. INTRODUCTION

This is a summary of written comments received during the first public comment period for the O'ahu 2035 General Plan Focused Update Project. The written comments are one of the information-gathering tools being used to identify public sentiments about issues being considered for the General Plan Update, to supplement the on-line community survey conducted during Summer 2011.[1]

The material in this document is organized into two sections. The first section (I. Introduction) provides background information about the comment period, the number of comments received, and the most popular issues of concern identified by the Neighborhood Boards, organizations and individuals who submitted comments. The second section (II. Written Comments) lists the commenting parties and the main points of their comments.

Comment Period. The public comment period was announced via email on June 13, 2011, and at the project's first community meeting on July 7, 2011. Additional emails were sent on July 19, 2011 and August 26, 2011 to encourage the submittal of written comments. The project website also featured the public comment period deadline and the contact information to submit written comments.

The original comment deadline of September 30, 2011 was extended to November 30, 2011, in response to requests from community members for additional review time. Emails announcing the deadline extension were sent on September 20, 2011 and November 16, 2011.

Number of Comments. A total of 141 parties submitted written comments between June 2011 and January 2012, with more than 80% of the comments from individual citizens (refer to Table 1). Comments were received via both email and postal mail.

TABLE 1: COMMENTS BY AFFILIATION

AFFILIATION	NUMBER OF COMMENTS (% TOTAL)
Federal agency	1 (<0.1%)
State agency	6 (4.3%)
City agency	8 (5.7%)
Neighborhood Boards	5 (3.5%)
Community and Private Organizations	7 (5.0%)
Individual citizens	114 (81.0%)
TOTAL	**141 (100.0%)**

Issues of Concern. Given that the Neighborhood Boards, community and private organizations, and individual citizens accounted for almost 130 comments, an effort was made to aggregate their comments and identify any general themes in the issues of concern for these groups.

[1] Final survey results are posted on the project website: http://honoluludpp.org/Planning/GeneralPlan/GPUpdate/SurveyResults_Nov2011.pdf.

The listing on page 4 (refer to Table 3) organizes the comments from these groups into 43 distinct categories (using the same categories that were used to organize the written responses received for the Community Survey, Question 17).

If a comment letter contained remarks addressing more than one specific issue, each issue was counted separately and categorized accordingly. Based on overall category rankings, the written comments indicate that community members are concerned about the intensity and scale of future development of O'ahu (including allowing visitor units in residential areas), protecting agricultural lands and increasing agricultural production for local consumption, and protecting rural areas from future development. While the issue of visitor units in residential areas received the highest number of comments – 63 in support of visitor units in residential areas and 32 in support of a new tourism model – other issue areas that ranked high include:

- protecting agricultural lands (25 comments)
- protecting rural areas from development (20 responses)
- preserving rural character (20 responses)
- developing affordable housing across the island (16 responses)
- food security (15 responses)
- the fate of development proposals in Ko'olau Loa (13 responses to allow development, 12 responses against development), and
- support for current General Plan policies that direct growth to the Primary Urban Center, 'Ewa, PUC and Central O'ahu (24 responses across two categories).

The ten most popular categories noted in the written comments (refer to Table 2) are consistent with the topics identified as the primary issues of concern for the General Plan Update at the beginning of this effort (i.e., growth and development, economic health, tourism, housing, agriculture and sustainability), thus validating the project scope and on-going research.

For comparison purposes, the ten most popular categories identified in the written comments were compared to the ten most popular categories identified in Question 17 of the community survey. The comparison indicates some similarities between the ten most popular categories, with four categories ranked within the "top ten" for both formats (refer to Table 2, highlighted rows indicate categories ranked on both "top ten" lists).

TABLE 2: COMPARISON OF CATEGORY RANKINGS FOR WRITTEN COMMENTS AND SURVEY QUESTION 17[2]

WRITTEN COMMENTS "TOP TEN" CATEGORIES	RANKING BY SURVEY Qstn. 17
1. Allow visitor units in residential areas	1
2. Improve quality of tourist experience (new tourism model)	10
3. No conversion of agricultural lands	5
4. No development in rural areas	13
5. Preserve rural character	19
6. Develop affordable housing throughout Oʻahu	30
7. Grow more products for local consumption (food security)	8
8. Allow development in Koʻolau (Supports Envision Lāʻie and/or Turtle Bay expansion)	39
9. Preserve Koʻolau Loa (Opposes Envision Lāʻie and/or Turtle Bay expansion)	27
10. Keep and enforce existing GP (no/minor revisions)	36

[2] Highlighted rows indicate categories ranked on both "top ten" lists.

TABLE 3: ISSUES OF CONCERN BY CATEGORY

CATEGORY	TALLY	%[3]
1. Allow visitor units in residential areas	63	50%
2. Improve the quality of tourism (new tourism model)	32	25%
3. No conversion of agricultural lands	25	20%
4. No development in rural areas	20	16%
5. Preserve rural character	20	16%
6. Develop affordable housing throughout Oʻahu	16	13%
7. Grow more products for local consumption (food security)	15	12%
8. Allow development in Koʻolau Loa (Support Envision Lāʻie and/or Turtle Bay expansion)	13	10%
9. Preserve Koʻolau Loa (Against Envision Lāʻie and/or Turtle Bay)	12	10%
10. Keep and enforce existing GP (no/minor revisions)	12	10%
11. Maintain current directed growth policies (Growth in Ewa/PUC/Central Oʻahu to preserve AG/rural areas)	12	10%
12. Protect open space and public views	11	9%
13. High-paying jobs; economic opportunity	10	8%
14. Address need for affordable housing	9	7%
15. Infrastructure system improvements and address deficiencies	9	7%
16. Need more public input in the planning process; dislike survey	9	7%
17. Address carrying capacity and limits to development	8	6%
18. Limit visitor units to resort areas	8	6%
19. Anti-growth/anti-development sentiment; need paradigm shift for overcrowding/overpopulation	8	6%
20. Support diversified agriculture	7	5%
21. Protect the environment and natural resources	6	5%
22. Incorporate sustainability (increase self-reliance)	6	5%
23. Diversify economy; encourage new industries	6	5%
24. Preserve Hawaiʻi's uniqueness ("Keep Hawaiʻi Hawaiʻi")	6	5%
25. Emphasize Native Hawaiian culture	5	4%
26. Preserve natural beauty	5	4%
27. Improve quality of life; emphasis on local residents	5	4%
28. Homelessness	4	3%
29. Efficient, safe, multi-modal transportation networks (bicycle, pedestrian facilities, traffic congestion)	4	3%
30. Reduce fossil fuel dependency (renewable energy)	3	2%
31. Support current industries (tourism, federal spending)	3	2%
32. Encourage urban infill development	3	2%
33. Ensure planning for future generations (be visionary)	2	2%
34. Address climate change	2	2%
35. Promote mixed use development	2	2%
36. Improve government efficiency, effectiveness, and transparency (increase accountability/trust)	2	2%
37. Focus on education	1	1%
38. Support TOD and rail transit	1	1%
39. Allow higher densities and taller buildings	1	1%
40. No rail transit	1	1%
41. Improve business climate; encourage small business	0	0%
42. Supports planning process; appreciates survey and chance to provide input	0	0%
43. Reduce taxes	0	0%

[3] Percentage calculations are based on the comment letters from Neighborhood Boards, community/private organizations and individual citizens (126 letters).

NOTE: A handful of comments were placed into a "MISCELLANEOUS" category. This category included issues that could not be aggregated into any of the 43 categories because of the specific nature of the comment, or because the topic was unrelated to any of the categories. In some instances, the issue being raised was not relevant to the General Plan Update. A few examples of the comments in the "MISCELLANEOUS" category are listed below. (This is not an exhaustive inventory. A full summary of all the written comments is provided in Section II.)

- Address public safety, health and welfare
- Support green building and LEED construction
- Primary Urban Center is too populated/crowded. Should reduce projected population distribution for PUC and increase Ewa and Central Oʻahu.
- Stronger emphasis to protect historic and cultural sites
- Add new section to the General Plan addressing agriculture and sustainability
- Add new section to the General Plan for "definitions"
- Address aging population
- Promote the development of the Kapolei Business District and provide jobs in Leeward Oʻahu
- Add specifics to preserve the character of single family residential areas (i.e., limit development in areas with rockfall and landslide hazards, restrictions re. transient housing and care homes, sanitation issues)

II. WRITTEN COMMENTS

	Agency/Individual	Comment
FEDERAL		
1.	Naval Facilities Engineering Command Hawai'i (U.S. Navy)	Plan should recognize the importance of the role of the military (i.e. national security, economic - employment and spending, environmental stewardship, etc.).
STATE		
2.	Hawai'i Community Development Authority	Comments re. Chapter VII. Physical Development and Urban Design. • Objective A, Policy 5: Supports current language to provide for more compact development and intensive use of urban lands. Proposes new language be added to include additional height and density in urban areas. • Objective A, Policy 10 and 11 are similar; recommend combining the two. • Objective B, Policy 9: General Plan needs to acknowledge the existence of various "Community Development Districts" created by the Legislature. Should include and incorporate Kaka'ako Community Development District Mauka and Makai Area Plan by reference. Current General Plan appears to ignore HCDA's work in the redevelopment of Kaka'ako as a mixed-use, transit-oriented community with industrial, residential, and commercial uses.
3.	Department of Health Clean Water Branch	No comments. Generalized objectives and policies appear to be consistent with Clean Water Branch's mission to protect the quality of coastal and inland water resources.
4.	Department of Land and Natural Resources	• Division of Boating and Ocean Recreation: No comments. • Engineering Division: No comments at this time. • Division of State Parks: No comments. • O'ahu Land District: No comments.
5.	Department of Transportation	• References to DOT transportation facilities (airports, highways, harbors) should be consistent with DOT Hawai'i Statewide Transportation Plan (HSTP) and respective system and long-range master plans. New HSTP to be issued soon. • DOT Highways system will comment on the Public Review Draft. • RE. Chapter V. Transportation & Utilities, Objective A, Policy 13 "Facilitate the development of a second deep-water harbor…" Kalaeloa Barbers Point Harbor has yet to be fully developed. DOT needs and welcomes any means of facilitation, cooperation and coordination to assist with harbor development. • RE. Chapter VII. Physical Development & Urban Design, Objective B, Policy 8 "Foster the

	Agency/Individual	Comment
		development of Honolulu's waterfront…" About 80% of all goods and materials consumed in Hawai'i are imported, and over 90% of all imported goods are shipped through DOT's commercial harbors (including Honolulu Harbor as the hub of this commercial harbor system). Considering that major industrial operations occur in and around Honolulu Harbor in order for the harbor to perform this critical role, the balance between industrial activities and mixed use/recreation activities in and around the harbor will need careful advance review and evaluation, including considering the compatibility of such different activities. • Three DOT airports (Honolulu International, Kalaeloa, and Dillingham) have local and regional impacts that extend well beyond the facility's physical boundaries (e.g., impacts on the immediate lands surrounding each airport and roadway accesses, flight patterns effects, aircraft approach and departure paths, noise zones associated with aircraft flights, height and safety clearances for aircraft operations). Such factors influence land use and conditions for land use approvals/entitlements, and should be part of a standard review for planning land uses in the vicinity of the three airports. • DOT requests at least four copies of the Public Review Draft.
6.	Office of Hawaiian Affairs	Suggest combining the "Natural Environment" and "Culture and Recreation" chapters. Native Hawaiians consider natural and cultural resources to be one and the same, because of the culture's familial relationship with many aspects of the natural environment and because cultural practices rely upon natural resources. Add reference to recognize that Hawai'i's Constitution (Article XII, Section 7), statutes and case law direct the State and counties to protect traditional and customary Native Hawaiian rights. The Constitution (Article XI, Section 1) directs the state to conserve natural resources as a public trust for the benefit of "the people." Residents have a right to enjoy natural resources, however, decision-makers must consider the impacts of increased access on such resources and cultural practices that rely on those resources for current and future generations. Specific revisions intended to protect natural and cultural resources: • Chapter II Economic Activity, Objective B, Policy 7: "Manage the development of secondary resort areas in a manner which respects existing lifestyles, cultural practices and [~~the~~] natural and cultural resources [~~environment~~], and avoids substantial increases in the cost of providing public services in the area." • Chapter III Natural Environment, Objective A, Policy 3: "[~~Retain the Island's streams as scenic, aquatic, and recreation resources.~~] "Protect and restore ma uka to ma kai stream flow to provide

	Agency/Individual	Comment
		sufficient water in support of food production, drinking water, native stream life, healthy estuaries, ground water recharge, recreation, scenery and Native Hawaiian traditional and customary rights." • Add new policy to Chapter III Natural Environment, Objective A: "Support the use of stream flow and ground water by Native Hawaiian traditional and customary practitioners." • Chapter III Natural Environment, Objective A, Policy 6: "Design surface drainage and flood-control systems in a manner which will help preserve [~~their natural settings~~] natural and cultural resources, as well as cultural practices." • Chapter V Transportation & Utilities, Objective D, Policy 4: "Evaluate the social, cultural, economic, and environmental impact of additions to the transportation utility systems before they are constructed." • Add new policy to Chapter V Transportation & Utilities: "Evaluate the impact the development and maintenance of transportation and utility systems will have on Native Hawaiian burials." • Chapter VI Energy, Objective A, Policy 5: "Give adequate consideration to environmental, social, cultural, public health, and safety [~~concerns~~] impacts, to resource limitations, to community input, and to relative costs when making decisions concerning alternatives for conserving energy and developing natural energy resources." • Add new policy to Chapter VII Physical Development and Urban Design, Objective E: "Encourage the use of Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of mālama ʻāina and to create a more Hawaiian sense of place." • Add new policy to Chapter X Culture and Recreation, Objective B: "Identify areas that are important to cultural practices, including Native Hawaiian practices, and encourage the protection of those areas in furtherance of the preservation and continuation of those cultural practices." • Chapter X Culture and Recreation, Objective D: "To provide a wide range of recreational facilities and services that are readily available to all the residents of Oʻahu and that balance increased access to Hawaiʻi's natural resources with the protection of those resources." • Chapter X Culture and Recreation, Objective D, Policy 6: "Provide convenient access to all beaches and inland recreation areas in a manner that protects natural and cultural resources." • Add new policy to Chapter X Culture and Recreation, Objective D: "Protect and maintain our oceans and beaches to ensure a safe environment for recreational and cultural activities." Other miscellaneous revisions: • Chapter II Economic Activity, Objective C, Policy 4: "Provide sufficient agricultural land in 'Ewa, Central O'ahu, [~~and the~~] North Shore, Waianae, Koolauloa, and Koolaupoko to encourage [~~the continuation of sugar and pineapple as viable industries~~] local food production."

	Agency/Individual	Comment
		• Add new policy to Chapter XII Physical Development and Urban Design, Objective F: "Encourage the acknowledgement of the cultural and historical significance of kuleana lands and the ancestral ownership of kuleana lands." • Add new policy to Chapter IV Housing, Objective C: "Encourage financial literacy for homeownership and encourage the establishment of best practices to mitigate foreclosure." • Add new policy to Chapter IV Housing, Objective C: "Encourage the establishment of best practices to provide shelter and services to the homeless." • Chapter VIII Public Safety, Objective A, Policy 2: "Provide adequate, safe and secure criminal justice facilities and staffing for City and County law-enforcement agencies." Revisions specific to Northwestern Hawaiian Islands: • Update Preamble subsection with new paragraph (see comments for language) • Chapter II Economic Activity, Objective D, Policy 3: Delete policy – no longer possible with designation of Papahānaumokuākea Marine National Monument and federal regulations prohibiting commercial extraction of any resources "[Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those which are compatible with preserving the area's unique environmental, marine, and wildlife assets.]" • Chapter III Natural Environment, Objective A, Policy 11: "[~~Encourage~~] Support the State and Federal governments [~~to protect~~] in the protection of the unique environmental, marine, cultural, and wildlife assets of the Northwestern Hawaiian Islands."
7.	Office of Planning	Updated General Plan should contain the elements identified in §226-58, County General Plans, HRS.
CITY AND COUNTY		
8.	Corporation Counsel	No legal issues on current adopted General Plan.
9.	Department of Design and Construction	• Generally concurs with the Sustainability Trend Report. Recommends 2035 Update planning process work to develop clear goals and understanding of success among island's residents regarding sustainability and then strive to reach that goal, as opposed to making marginal improvements to what has recently been done and forecasting the perpetuation of recent trends into the future. • Add sustainability definition, per Brundtland Report ("Development that meets the needs of the present without compromising the ability of future generations to meet their own needs)." • Adopt The Natural Step Framework sustainability principles, as referenced in the Sustainability Trend Report (adopted by Hawai'i County, 2009). • Sustainability Trend Report does not clearly express the close interrelationships and

	Agency/Individual	Comment
		interdependencies among land use and design factors such as development density, provision of commercial and industrial enterprises, variety of housing choices, circulation systems, and storm drainage. (For example, safe circulation networks that emphasize pedestrian/bicycle traffic and minimize contact with automobile traffic, as well as planned neighborhoods with convenient, walkable distances between home, work, school, shopping etc. can change people's habits and preferences to walk/bike over driving, to ultimately reduce traffic and requirements for road/parking areas. Less land surface covered with impervious road/parking surfaces would minimize related stormwater catchment and drainage systems, and create additional areas for natural drainage systems that direct stormwater towards permeable, vegetated areas, i.e., "green streets".) Sustainable community planning and design decisions require a deep understanding of these kinds of relationships to affect meaningful change (sustainability measures cannot be implemented randomly, like items on a menu). • Need more flexibility in the land use regulation and approval process to allow the innovative development patterns and technologies that support sustainability. Current codes and regulations may not support "unconventional" design standards and plan layouts.
10.	Department of Facility Maintenance	May be revising the Division of Road Maintenance's District Boundary between Wai'anae and Pearl City/Ewa Districts to reflect population growth in West O'ahu (Kapolei area).
11.	Fire Department	Chapter II. Economic Activity, Objective C, Policy 4: Is this recommendation to provide sufficient land for the continuation of sugar and pineapple still considered to be viable? Chapter VIII. Public Safety, Objective B: Suggested Additions: • Provide adequate hazardous materials response services. • Promote hurricane-resist construction for new assembly places. Chapter IX. Health and Education, Objective A: Should the plan address the recent rise in in-migrant populations to O'ahu that increases service demands on emergency responders and health care workers?
12.	Department of Human Services	Update Plan to embrace the inclusion of and accessibility for all segments of the population including: minorities, women, and the disabled. Preamble notes: "fair distribution of social benefits was held to be of paramount importance" in the preparation, pursuit and implementation of the Plan's objectives and policies. Updates should go beyond simple fairness and seek to ensure non-discrimination and inclusion of all segments of the

	Agency/Individual	Comment
		population as a guiding principle of the preparation, pursuit, and implementation of the Plan. Community participation effort should accommodate non-English speakers and persons with communication and other disabilities. Possible Plan updates: • Consider the needs and interests applicable to new immigrant populations and those of existing diverse cultures, particularly in areas of economic activity, housing, transportation, urban design, public safety, health, and education, etc. • Compliance with Americans with Disabilities Act (ADA) guidelines and standards should be a floor rather than a ceiling for the planning, design, and implementation of all undertakings. Access to and full utilization by all people should be fundamental to the future development of O'ahu. • Consider O'ahu's aging resident population and the projected increase in the number of individuals with disabilities within this aging population. Plans related to housing, transportation, urban design, etc., must include a policy focus on persons with disabilities of all ages, and the disabled elderly in particular.
13.	Department of Parks and Recreation	Reconsider the emphasis given to the probability and catastrophic consequences of sea level rise (Key Planning Issues Report references UH School of Ocean and Earth Science and Technology's prediction for a one meter rise in sea levels by the end of this century). Including such predictions in the City's formal planning document could have significant negative influence on major financial institutions that support private sector long term mortgage financing. Prediction is unproven; City should not prematurely take a position on this issue and include it in a planning document as important as the General Plan. Better approach would be schedule periodic updates to confirm whether sea levels is rising at the levels predicted, and then plan accordingly.
14.	Police Department	• General statements in the Public Safety section (Chapter VIII) are very general and consistent with HPD's vision and strategic plan. • Update photo, if possible, to reflect current equipment/uniforms and involve all public safety first responders (HPD, HFD, EMS, ocean safety)
15.	Board of Water Supply	• Objectives and policies ok. Current BWS long-range plans and policies consider the key planning issues regarding water supply that will be used to update the 2035 General Plan. • One key trend is that population growth dropped from 13,000/year in the 1960s-70s to 6,000/year over the last two decades, with increasing slower growth suggested.

	Agency/Individual	Comment
NEIGHBORHOOD BOARDS		
16.	Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 3	• Considers the majority of General Plan objectives/policies to be sound • Presents 8 draft policy statements for sustainability • Suggests revising the General Plan's population distribution to reduce density and crowding in the PUC and increase population in Kapolei as the second city. • Suggests specific objectives/policies to address Quality-of-Life issues and economic considerations (e.g., maintain established communities, recognize community-based guiding principles and plans, maintain urban and community growth boundaries, effectuate homeless…, healthy, balanced diversified island economy, tourism threshold)
17.	Kahalu'u Neighborhood Board No. 29	Oct. 12, 2011 Board resolution passed: • Add specific sections addressing agriculture and sustainability. • Agricultural policies should promote sustainable agriculture to increase local grown food and food security, and provide economic opportunities.
18.	Kailua Neighborhood Board No. 31	Suggested revisions to the Objectives and Policies statements (see 7-page comment sheet for specific revisions and proposed new statements to be added). Some suggestions include: • Add section on Definitions for various planning concepts (e.g., urban growth boundaries) • Add goals and benchmarks • Add new Sustainability Chapter • Change population distribution to include projected number of residents • Add target limit for tourism • Add film industry and information-based technologies • Add policy to conduct carrying capacity study and cost-benefit analysis of tourism • New agriculture policies Comments and questions on Trend Reports and Key Planning Issues Report • Includes specific comments on Affordable Housing Trend Report • Opposes inclusion of or reference to any part of Visitor Industry Trend Report in General Plan • Opposes inclusion of or reference to any part of Agriculture Trend Report in General Plan December 1, 2011 Board resolution passed "Requesting that the adoption of remaining Development and Sustainable Communities' Plans be deferred pending completion of the revised County General Plan"

	Agency/Individual	Comment
19.	Kuliouou/Kalani Iki Neighborhood Board No. 2	Key policy issues and concerns: (1) protect natural environment from incompatible development; (2) limit development in areas with rockfall and landslide hazards; (3) provide for safe and attractive neighborhoods (e.g., clean and safe streets, limited number of care homes in residential areas); (4) protect Conservation, Preservation and agricultural areas from development; (5) consider impacts of the Turtle Bay Resort expansion; (6) support the traditional ahupua'a land management concept; (7) recognize the cultural significance of fishponds; (8) ensure public access to shoreline recreational areas; and (9) ban commercial shark tours.
20.	Mililani/Waipio/Melemanu Neighborhood Board No. 25	• Need substantive analysis about if the General Plan worked to direct growth and population distribution. Was growth directed to the Secondary Urban Center or was it allowed to sprawl in Leeward/Central O'ahu in response to markets conditions and changes in population distribution, in order to accommodate market forces? • Need some substantive analysis on the role of the DP/SCPs in achieving directed growth and population distribution guidelines. Were plans able to control urbanization through the application of phasing, concurrency, and other tools designed to manage growth? • How will the revised General Plan be any better than the existing General Plan in controlling urbanization and managing growth?
COMMUNITY / PRIVATE ORGANIZATIONS		
21.	Association of Hawaiian Civic Clubs	Oct. 29, 2011 resolution adopted by the Association of Hawaiian Civic Clubs Convention: "Urging the City to incorporate into its planning process for 2035 both an understanding of Hawai'i's history, as well as broad national and local issues, to create a plan that acknowledges the need for clear and ethical thinking in planning for Hawai'i in the context of a changing world."
22.	Haseko Inc.	Has requested amendments to the draft Revised Ewa DP to replace the Ewa marina with a more community-oriented recreational lagoon option (Planning Commission hearing scheduled for January 11, 2012). Withholding comments until draft revised General Plan is available for review; requests notification of its availability.
23.	Keep It Kailua	Opposes vacation accommodations in residential areas. Protect O'ahu's residential zoning and locate all future visitor lodging only in resort-zoned land parcels.
24.	Land Use Research Foundation	• Address Important Agricultural Lands (IAL) law and incorporate new policies: (e.g., 1. Include IAL law and principles in County planning documents, ordinances, etc.; 2. establish and implement C&C IAL incentives; 3. designate County agricultural lands as IAL). Other new AG policies should address need for irrigation. Prefer to use the term "IAL" instead of "high quality agricultural lands" because "high

	Agency/Individual	Comment
		quality" is undefined and means different things to different people, and the term "IAL" is State law with criteria to designate IAL (IAL does not focus on quality of the land, but on productivity, which means coffee, flowers, and ranching operations may be designated.) • Clarification is needed to specify that the population distribution figures in Chapter I are "only guidelines", and that discretion and flexibility should be exercised "where circumstances may dictate acceptable population growth in areas outside 'Ewa/Central O'ahu." It is poor planning to use the "guidelines" to limit the population of other areas with populations exceeding the "guidelines," which need affordable housing for existing populations and employment to avoid long commutes. • Agree that major portion of future growth should be directed to Primary Urban Center, 'Ewa and Central O'ahu, but also strongly oppose limiting housing supply in other regions. Allow flexibility for areas with populations exceeding the GP "guidelines," such as Lā'ie , which needs affordable housing and a university with student/faculty housing needs. • Add definition of sustainability if developed with public consensus; or if no consensus on definition, then leave term undefined. • Add policies that address the effects of sea level rise, including "infrastructure investments to address potential flooding." Policies should not be limited to "increased shoreline setback to direct development away from coastal areas." (this restricts renovation and construction in Waikīkī, Ko Olina, Downtown). Should instead "encourage technological development and other infrastructure improvements to protect existing and allow further development in coastal areas." • Housing affordability can only be achieved if overly restrictive land use policies are eliminated; developers are allowed to increase the supply of affordable rental units (instead of requiring developers to build a majority of affordable units "for sale"); and by distributing affordable housing throughout the island (not concentrating it in 'Ewa and Central O'ahu)." GP should also include the recommendations of the 2 reports prepared by the Mayor's Affordable Housing Task Force, and the City should be implementing those recommendations. • Continue to strongly encourage and promote policies related to the 4 major pillars of O'ahu's economy – Visitor Industry, Federal/Military spending, Construction and Development, and Agriculture. Should add new section for construction and development, which is a vital component of planning for the future. Also add new policies to support competing in a global marketplace, new growth industries (renewable and alternative energy resources and industries), and increasing the percentage of food that is grown and consumed locally.

	Agency/Individual	Comment
25.	Pacific Resource Partnership	• Five most important issues to be addressed by update: traffic/congestion; homelessness/availability of housing; economic opportunities; upgrading/expanding capacity of infrastructure systems; and protecting important agricultural lands. • Agrees that population percentage guidelines have been effective. • Should increase housing supply in other regions outside the PUC, Ewa, and Central Oʻahu. Need to increase housing availability. • Housing affordability is the most important housing issue, achievable by eliminating restrictive land use policies. • Add the construction and development industry in the "Economy" chapter.
26.	Poamoho Organic Produce	• Need clear definition of terms: food self-sufficiency, food sustainability, food sovereignty, food security. Primary emphasis of agriculture in the General Plan should be food self-sufficiency, sustainability and sovereignty. • Focus of General Plan should be "local food for local consumption," as priority above all other uses for AG lands in order to improve food sustainability. • Need to identify and prioritize important AG lands before adjusting community growth boundaries • Cost of water and distribution systems are problematic and should be addressed. • General Plan should define priorities for improvement and growth of AG industry. Should recognize end of plantation-style sugar/pineapple production and new model of small, family diversified farms and diversity and competitiveness of industry. • Address regulatory mechanisms (e.g., overdevelopment standards for AG subdivisions, AG rules that may actually encourage fake farms; zoning; food farm safety requirements).
27.	Waikīkī Residents' Association	How does the General Plan deal with issues such as upgrading infrastructure (e.g., sewer/water/roadways/carrying capacity, etc.), sustainable energy, affordable housing and transportation to support the increased density planned for Honolulu's urban core?
INDIVIDUALS		
28.	Ann ALLRED	Supports affordable housing and careful growth in Koʻolau Loa.
29.	Toni ALTMAN	Permit short term vacation rentals and B&Bs.
30.	Amelia ARAPOFF	Permit short term vacation rentals (owner/operator).
31.	Milica BARJAKTAROVIC	Opposes development and increasing population along the North Shore, specifically Turtle Bay Resort and Malaekahana proposals. Protect rural character and preserve AG lands.

	Agency/Individual	Comment
32.	Glads BAUTISTA	Protect AG lands and preserve rural areas. Proposed developments (Hoopili and Koa Ridge) and the concept of a 4-lane highway around the island threaten rural character, open space and agricultural lands. Need to preserve agricultural lands and grow food for local consumption.
33.	David BETHAM	Support housing development, economic growth, and some roadway expansion in Koʻolau Loa.
34.	Jackie BLACK	Permit short term vacation rentals (operator).
35.	Betty BODLAK	Protect rural character. Ensure that the development proposed for Haleʻiwa town does not ruin the town's country feeling.
36.	Evelyn BRAKOPP	Permit short term vacation rentals and B&Bs.
37.	Rainie BURNS	Permit short term vacation rentals and B&Bs.
38.	Dennis CALLAN	Supports major redevelopment of the urban core (between Kapahulu-Kalihi) with high-rise, high-density communities like major cities in Asia to preserve AG lands and open space.
39.	Victoria CANNON	Leave the General Plan alone. Stop paving over Oʻahu.
40.	Dan CARPENTER	Supports legalizing short term vacation rentals (B&B, TVR and condos).
41.	Tatyana CERULLO	• Revise General Plan to recognize end of plantation agriculture and reflect new goals for diversified agricultural sustainability. Should encourage landowners to make large tracts of land available for all sizes of diversified farms. • Local diversified agriculture is an integral part of Oʻahu's sustainability. • Opposes the use of AG land for urban development (Hoopili).
42.	Doug COLE	Concerned about the future of agricultural lands and agricultural issues in general, including increased food security and self-sufficiency. Request further explanation of statistics, assumptions and conclusions in the Agriculture Trend Report before report is used to validate recommendations or support proposed changes to the General Plan: • What is the definition of 42,620 acres of "high quality agricultural land"? What about other AG lands? Is the report suggesting that lands outside this definition are not valuable for agriculture? • Report cites 11,000 acres of agricultural land currently cultivated (56.4% in specialty crop; 8.2% in non-pineapple fruit; 35.4% in vegetable/melons). Will these figures likely remain the same or be similar as agricultural lands not currently used come to be cultivated in the future? Why or why not? • Report indicates 23,000 acres are needed to grow 100% of the fruits and vegetables consumed on Oʻahu, and 30,000 acres of "high quality agricultural land" currently either fallow or used for animal

	Agency/Individual	Comment
		grazing are available for additional cultivation. If the current cultivation percentages (based on 11,000 acres) remain the same or similar moving forward, shouldn't the estimate of 23,000 acres be substantially more? For example, using the current cultivation percentages (56.4% specialty crop; 8.2% non-pineapple fruit; 35.4% vegetable/melons), and assuming all 30,000 acres of fallow and/or cattle grazed high quality AG lands came to be under cultivation, there would be: - 16,920 acres specialty crop cultivation (56.4% of 30,000 acres) - 2,460 acres non-pineapple fruit cultivation (8.2% of 30,000 acres) - 13,030 acres vegetable and/or melons (35.4% of 30,000 acres), and - 0 acres cattle grazing (0.0% of 30,000 acres) Based on this calculation, 15,490 acres would be in fruits and vegetable/melon cultivation. This is 7,510 acres less than the 23,000 acres cited for 100% self-sufficiency in fruits and vegetable. • What is the City's position about increasing self-sufficiency and reducing the amount of imported agricultural crops? Is the goal to increase self-sufficiency in all agricultural products (fruits, vegetables, beef, pork, poultry, seafood, eggs, milk,), or just fruits and vegetables? Report doesn't address amount of land needed to achieve self-sufficiency in beef, pork, poultry, eggs, or milk. • Report conclusion ("Compared to other agricultural activities, cattle grazing is a low-value use of land.") is based purely on economic analysis. Are there non-economic values to increasing local production of beef and dairy products that should be considered? (e.g. the health, safety, and welfare of O'ahu residents?) Why were such non-economic values or factors not considered? • Report cites UH CTAHR findings that "100% food self-sufficiency is impractical, unattainable." What is the citation of the CTAHR study? Were other studies with different findings considered? What is the justification for accepting the validity of the CTAHR study's conclusion?
43.	Wayne CONLEE	Permit short term vacation rentals.
44.	Thomas CONNELLY	Permit short term vacation rentals.
45.	KC CONNORS	• Protect AG lands and preserve rural areas. • Opposes major development proposals (Turtle Bay Resort, Malaekahana, Hoopili, Koa Ridge). • Food security, remaining a 1st class tourist destination, and a vibrant film/TV industry that brings in higher income jobs are important for future economic development.
46.	Leilani COOK	Permit short term vacation rentals and B&Bs.
47.	Babe DA SILVA	Permit short term vacation rentals and B&Bs.
48.	Richard DELEON	Permit short term vacation rentals and B&Bs.

	Agency/Individual	Comment
49.	Ray DEVERA	Supports short term vacation rentals.
50.	Jessica DOS SANTOS	Leave the General Plan alone. Keep City City and country country. No more paving agricultural lands.
51.	Kioni DUDLEY	• No need for major overhaul of General Plan. • Regulate in-migration and stop the issuance of water meters to control population growth and to protect the vitality of O'ahu's tourism industry. • Need to push the development of Kapolei Business District to provide jobs in Leeward O'ahu. • Ensure community representation in the planning process.
52.	Kim FALE	Support jobs and affordable housing in Ko'olau Loa.
53.	Sheila FEBALEAKI	Permit short term vacation rentals and B&Bs.
54.	Kent FONOIMOANA	• Agree with current directed growth policy. Leave rural areas rural. • Revised General Plan should reflect each community's vision as articulated in the community's DP/SCP. Plan should be community's vision, not City's vision.
55.	Paul FREEBAIRN	Support some growth and affordable housing development in Ko'olau Loa.
56.	Karen GALLAGHER	Leave the General Plan alone. No more hotels or major developments on the North Shore.
57.	Spencer GARRETT	Permit short term vacation rentals.
58.	Rene GARVIN	Protect all AG lands (both primary and secondary) from urbanization. Emphasis should be growing food for local consumption and addressing food security.
59.	Mary Jo GODWIN	Opposes development and increasing population along the North Shore, specifically Turtle Bay Resort and Malaekahana proposals. Protect rural character and preserve AG lands.
60.	Christopher GOODY	General Plan should not allow for the Turtle Bay Resort expansion or Malaekahana proposals.
61.	Alfred GRACE	Support economic growth and residential development in Ko'olau Loa.
62.	Ted GUILDNER	Need for affordable family housing
63.	Dale HAMMOND	Update General Plan to account for proposed BYUH/ PCC expansion and affordable housing.
64.	Azlina HARUN	Permit short term vacation rentals and B&Bs.
65.	Mari HARTMAN	Revise North Shore Sustainable Communities Plan (Section 3.6.4 Country Stores) to address concerns about recent proposals to modify/expand commercial uses of Kammie's Market and Chevron station.
66.	H. HATTON	Permit short term vacation rentals and B&Bs.

	Agency/Individual	Comment
67.	Jeri HAYNES	Permit short term vacation rentals (Operator, will go out of business if not legalized.)
68.	Carolyn HIATT	Permit short term vacation rentals and B&Bs.
69.	Dianne HIGGINS	Permit short term vacation rentals in Hauʻula.
70.	Steve HOAG	• Support some growth, jobs, more affordable housing and housing choice in Koʻolau Loa. • Questions appropriateness and "right size" of population guidelines. should be removed from General Plan or altered to allow for more growth in less populated areas.
71.	Steven HOSKINS	Support proposed development in Lāʻie to provide new employment and housing opportunities.
72.	Sebi JACKOVICS	Permit short term vacation rentals (regular TVU user).
73.	Mike JACKSON	Permit short term vacation rentals.
74.	Choon JAMES	• Supports current General Plan directed growth policy that designates urban and rural areas • Need City to stand a firm stance on protecting AG/Preservation and Conservation lands • Consider impacts that major developments may have on the North Shore/Koʻolau Loa's country character and rural lifestyle. • Address food security. Need to reduce the amount of food that is imported. • Before approving land use permit applications, the City should consider the City's cost to accommodate/upgrade/expand infrastructure systems (utilities, roads) needed to support the proposed development.
75.	Jeannine JOHNSON	• Preserve natural, historic and culturally important sites. • Protect significant habitats, ecosystems and watersheds to preserve water quality and supply. • Protect agricultural lands from urbanization. Increase local food grown for local consumption. • Opposes short term vacation rentals and B&B in residential areas.
76.	Ken JOHNSON	Permit short term vacation rentals (owner/operator).
77.	Daniel JUSTICE	Permit short term vacation rentals.
78.	Barbara KAHANA	• Leave the General Plan alone. Keep City City and country country. No more development of agricultural lands – food safety and food security are key. • Supports Kailua Neighborhood Board resolution requesting the Planning Commission and City Council to defer approval of any DPs/SCPs revisions until the General Plan revision is completed.
79.	Leslee KANAIAUPUNI	Permit short term vacation rentals and B&Bs.
80.	Nina KAPFER	Opposes development of the North Shore. Protect natural paradise.

	Agency/Individual	Comment
81.	Mike KEE	Permit short term vacation rentals and B&Bs.
82.	Dotty KELLY PADDOCK	Leave the General Plan alone. Keep City City and country country. No more paving agricultural lands.
83.	Marci KUNIN	Permit short term vacation rentals and B&Bs.
84.	Poka LAENUI	Comments based on "2035 Traveler's Guide to Hawai'i," which is a 9-page article describing the author's future vision of Wai'anae as a sovereign Hawaiian nation. Policies for Native Hawaiian cultural values, economy, national security, education and healthcare are presented.
85.	Frederic LARSON	Permit short term vacation rentals and B&Bs.
86.	Questor LAU	Strategies to address affordable housing need: (1) increase supply of housing with accessory dwelling units; (2) community land trusts; (3) reduce regulatory and infrastructure barriers (sewer capacity)
87.	George LAUTAHA	Support Envision Lā'ie plan to provide jobs and housing.
88.	Susu LEONG MARKHAM	Permit short term vacation rentals and B&Bs.
89.	Maureen MALANAPHY	Leave the General Plan alone. No new developments, specifically Malaekahana proposal. Protect rural areas and preserve AG lands.
90.	Janet MARTIN	Permit short term vacation rentals and B&Bs (visitor).
91.	Linda MARTIN	Permit short term vacation rentals and B&Bs.
92.	John MAUCH	Permit short term vacation rentals.
93.	Larry McELHENY	Opposes developing the North Shore, specifically Turtle Bay Resort and Malaekahana proposals. Protect rural character and preserve AG lands.
94.	Reenie MCKEAGUE	Permit short term vacation rentals and B&Bs.
95.	Mary MENCH	Tax incentives to homeowners who build mother-in-law/ohana units to facilitate affordable housing and to address scarcity of land and housing.
96.	Delsa MOE	Support affordable housing and small amount of growth in Ko'olau Loa. Allow for upgrades and expansion of Kahuku High School.
97.	Emily MURPHY-TAFITI	Support Lā'ie hotel proposal. Need jobs and economic growth.
98.	Paul NELSON	• 6:00 start time and downtown location for 1st Community Meeting was inconvenient for North Shore residents. Public meetings (times, locations) should be planned to encourage participation. • No more development in Ko'olau Loa and North Shore. Preserve rural character and local culture.

	Agency/Individual	Comment
99.	Michael NEWMAN	Permit short term vacation rentals. Owner of a vacation rental; has not had problems.
100.	Audry NICHOLSON	Permit short term vacation rentals. (Is a small business owner benefitting from industry.)
101.	Marci PADDOCK	Permit short term vacation rentals.
102.	Will PAGE	• 8/28/11 email: Do not include recommendations regarding short-term vacation rentals outside of Waikīkī in the General Plan Update. Need input from the Koʻolau Poko community before making decisions on visitor accommodations outside of Waikīkī. Community does not want "small community-based hotels or inns" in Koʻolau Poko, although past surveys have favored B&Bs and other types of visitor accommodations. Koʻolau Poko SCP community meetings did not discuss short-term vacation rentals. • 11/17/11 email: Lack of jobs and opportunities in agriculture and tourism is leading decline of Koʻolau Poko population. Recent surge in vacation rentals and B&B in our neighborhoods has brought jobs and income. Small hotels are not the answer. Permit short term vacation rentals.
103.	Kathleen PAHINUI	• Protect agricultural land. Promote/expand diversified agriculture to grow more food for local consumption. • Support a green belt where no further large scale development can occur. Protect rural areas from large scale development. • Support legal visitor accommodations that currently exist. Support legislation against illegal spot rezoning by those who run illegal transient vacation units.
104.	Geoffrey PATERSON	• Opposes current rail project • Preserve agricultural lands
105.	Lennard PEPPER	• Address issues relating to aging and the aged. • Address aging infrastructure. • Encourage sustainability and innovation. • Survey results are skewed by self-interest. Survey should not be important tool for General Plan revisions (11/16/11 email).
106.	Joshua PERKINS	Permit short term vacation rentals and B&Bs.
107.	Joshua PERKINS	Permit short term vacation rentals and B&Bs.
108.	Bill QUINLAN	Opposes Lāʻie hotel expansion. 300-room hotel is too large due to traffic/infrastructure concerns. Developer (not government) should be required to mitigate all impacts.
109.	Judith RATCLIFF	Permit short term vacation rentals.

	Agency/Individual	Comment
110.	Anson REGO	Add specifics to preserve the character of single family residential areas (i.e., what lands can't be built on (on slopes), restrictions re. transient housing, ARCHs, hospices).
111.	Mary RODGERS	Permit short term vacation rentals and B&Bs.
112.	Sara RUSH	Permit short term vacation rentals and B&Bs.
113.	Ursula RETHERFORD	• Current General Plan is a good plan, no need for major revision. • Request extension of public comment period by 3-4 months. • Protect agriculture lands and encourage crops for local food consumption. • Need to diversify O'ahu's tourism-based economy. • Opposes short term vacation rentals and B&B in residential areas.
114.	Thomas SCHUCH	Consider rural infrastructure before approving development plans for Windward O'ahu. Need to value this quality of life consideration like current residents do.
115.	Stuart SCOTT	Noted several areas of bias and potential bias in the survey.
116.	Stu SIMMONS	Remove short term vacation rentals and B&B issue from the General Plan Review. It has been rejected by the Planning Commission/City Council and it distracts from more pressing land-use issues. Opposes short term vacation rentals and B&Bs (preserve the integrity of O'ahu's residential neighborhoods).
117.	Stuart SMALL	Permit short term vacation rentals.
118.	Dianne SMITH	Permit short term vacation rentals and B&Bs.
119.	Karen STILES	Permit short term vacation rentals and B&Bs. No mini hotels in communities.
120.	Roger STILES	Permit short term vacation rentals and B&Bs.
121.	Paulette TAM	• Opposes Hawaiian Memorial Park Cemetery expansion because of trespassing concerns and because conservation lands should be protected from development. • Promote locally-grown food and food security in Kāne'ohe by prohibiting housing and subdivision of agricultural and conservation lands in Kāne'ohe. Opposes zone changes from AG/Conservation to any type of residential zoning. • Use lands in Ko'olau Loa for Hawaiian taro and other types of farms, not for residential or resorts.
122.	Representative Cynthia THIELEN	Current process lacks transparency and public outreach. Three months to comment, one community meeting and an online survey is unrealistic. Survey is limited tool that does not adequately reflect community's desires, need to include communities and neighborhoods boards.
123.	Evita TOVEY	Support proposed development in Lā'ie. Need additional housing.

	Agency/Individual	Comment
124.	Jim TURSE	• Supports B &B and TVUs. • Survey results invalidated by skewed response rate from Kailua residents.
125.	Steve WHEELWRIGHT	Support steady modest growth in Koʻolau Loa to provide affordable housing and job opportunities, and infrastructure and public schools improvements.
126.	Nerissa WONG-VANHAREN	Permit short term vacation rentals.
127.	Anonymous	Permit short term vacation rentals and B&Bs.
128.	Anonymous	Supports short term vacation rentals (part-time resident).
129.	Anonymous	Permit short term vacation rentals and B&Bs.
130.	Anonymous	Permit short term vacation rentals.
131.	Anonymous	Permit short term vacation rentals.
132.	Anonymous	Permit short term vacation rentals and B&Bs.
133.	Anonymous	Permit short term vacation rentals and B&Bs.
134.	Anonymous	Permit short term vacation rentals and B&Bs.
135.	Anonymous	Permit short term vacation rentals.
136.	Anonymous	Permit short term vacation rentals and B&Bs.
137.	Anonymous	Permit short term vacation rentals.
138.	Anonymous	Permit short term vacation rentals and B&Bs.
139.	Anonymous	Permit short term vacation rentals.
140.	Anonymous	Permit short term vacation rentals and B&Bs.
141.	Anonymous	Permit short term vacation rentals and B&Bs.

COMMUNITY QUESTIONNAIRE RESPONSES
NOVEMBER 2011

Community Questionnaire Responses

O‘ahu 2035 General Plan Focused Update. Your Island. Your Future.

November 2011

City and County of Honolulu
Department of Planning and Permitting

INTRODUCTION

This report summarizes the results of a community questionnaire conducted during Summer 2011 for the O'ahu General Plan Update. The on-line questionnaire (i.e, survey) was intended to be one of the information-gathering tools to gauge public perception about the issues being considered for the General Plan Update. Such issues, which are critical to residents' quality of life, include economic health, regional population and growth, agriculture, affordable housing and sustainability.

METHODOLOGY

The on-line questionnaire was posted on the Department of Planning and Permitting's (DPP's) project website between June 13, 2011 and September 1, 2011. The original deadline of July 14, 2011 was extended to September 1, 2011, in response to requests from community members.

The on-line questionnaire consisted of 17 questions, most of which were closed-end questions (i.e., rating type questions or Likert scale questions). Six of the closed-ended questions included an "Other" choice where respondents could write in their response. Only one question – Question 17 – was a true open-ended question asking respondents to answer in their own words.

This is NOT a scientific survey (i.e., does not represent an unbiased representative sample of the population). Participants were self-selected, meaning participation was based solely on an individual's willingness to take the survey. Respondents do not reflect a representative sample of O'ahu's resident population, and this fact should be considered when reviewing the responses.

Notice of the questionnaire's availability was circulated primarily through email using the project's email distribution list. Three emails announcing the on-line questionnaire and the website address were sent on June 13, 2011, July 19, 2011 and August 26, 2011, and email recipients were encouraged to forward the announcements to other interested parties. The questionnaire and the project website address were also announced at the July 7, 2011 community meeting.

This is a non-scientific survey that only reflects the views of individuals who chose to respond. Survey responses do not measure or represent public opinion, and should not be used to endorse any particular viewpoint.

RESPONSES

A total of 2,413 persons responded to the questionnaire, with a of 1,942 respondents (80.5%) completing all 17 of the questions. The total number of responses for each question varies, since the questionnaire format did not require respondents to answer a question before proceeding to the next question and some respondents chose to skip individual questions.

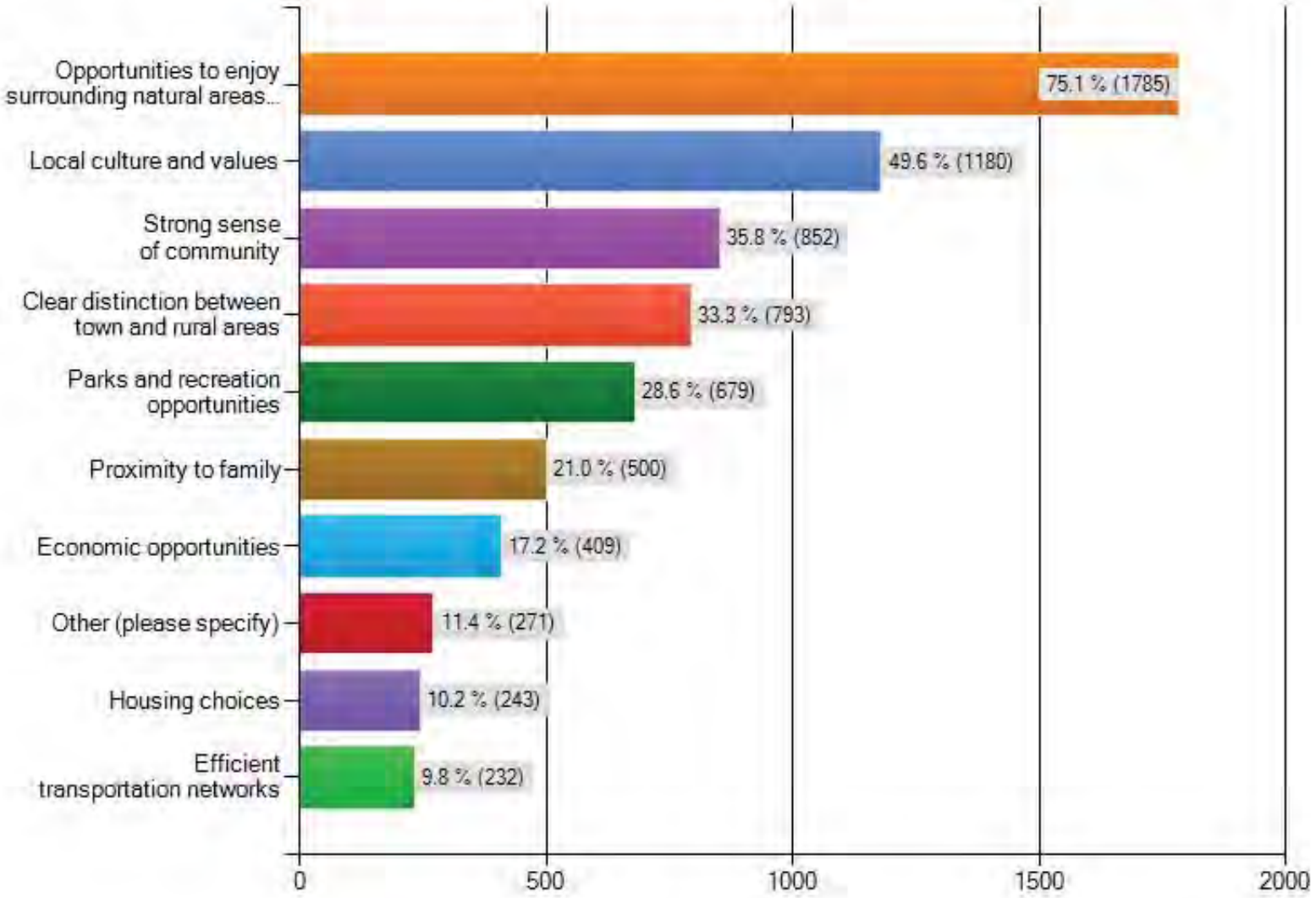
Certain areas of O‘ahu were over-represented in the responses. Except for military bases and industrial areas, all Oahu zip codes had at least 14 responses (out of 2,133 total), but the response rate for the Windward and North Shore areas (except in one case) was at least double their share of the island’s population. For example, 225 Lā‘ie residents responded, which represents 10.5% of the total survey responses, whereas Lā‘ie has only 0.7% of the island’s population. Similarly, 416 Kailua residents responded, which is 19.5% of the total responses, whereas Kailua has only 4.7% of the island’s population. The high response rate by these two communities is generally attributed to the ongoing debate in Kailua concerning short-term visitor accommodations in residential areas, and the residential and resort development projects proposed for Ko‘olau Loa.

REPORT ORGANIZATION

This report is organized into three sections. The first section presents the responses for each question. All responses (Questions 1-16) are reported in graph or tabular form, except for Question 17 which is summarized in narrative form. Most of the graphs indicate the number of respondents answering each response, and the percentage of total respondents. The second section of this report documents the open-ended responses, where questionnaire participants were allowed to write in their comments. The third section includes the actual questions.

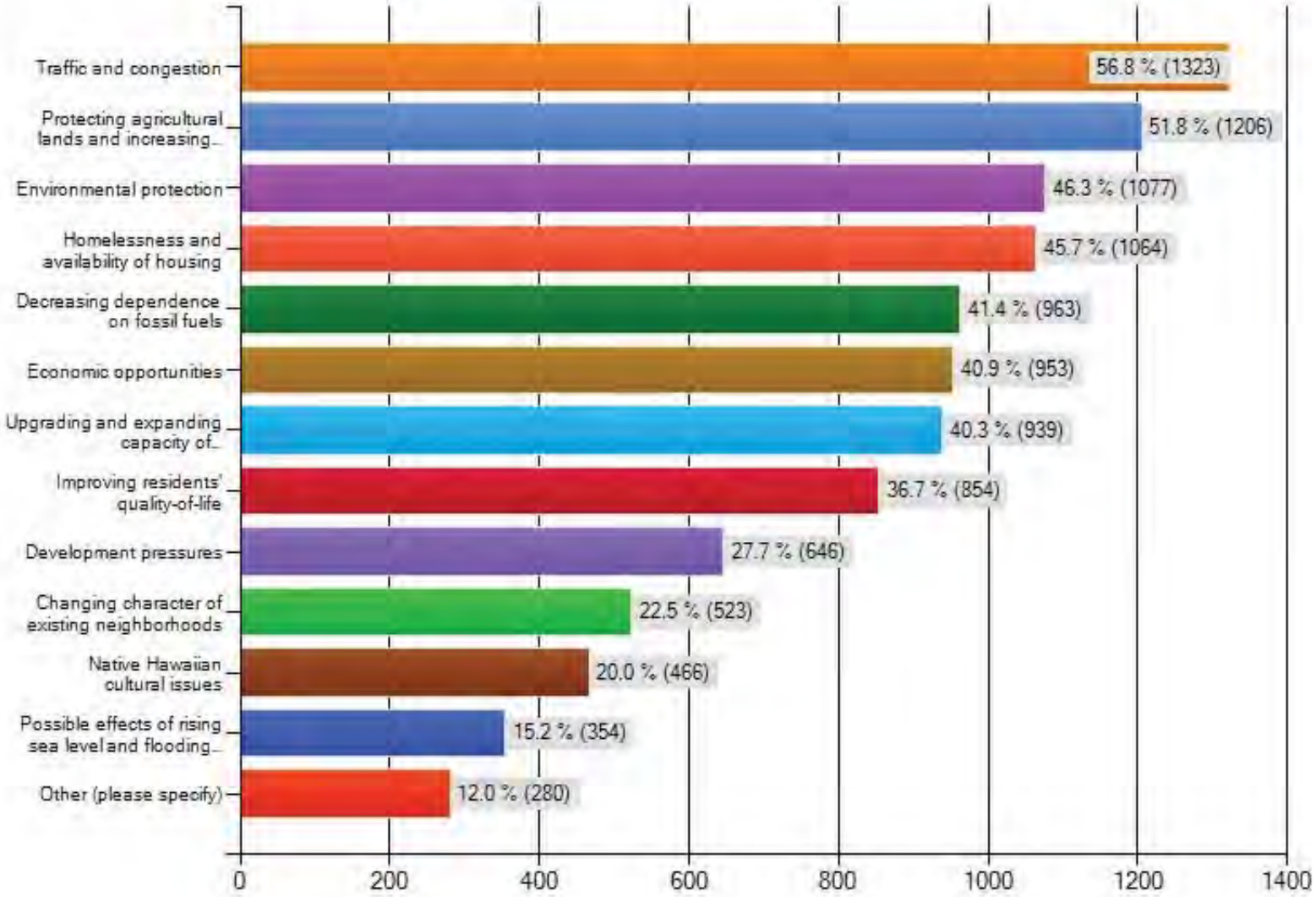
Efficient transportation networks

1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three)



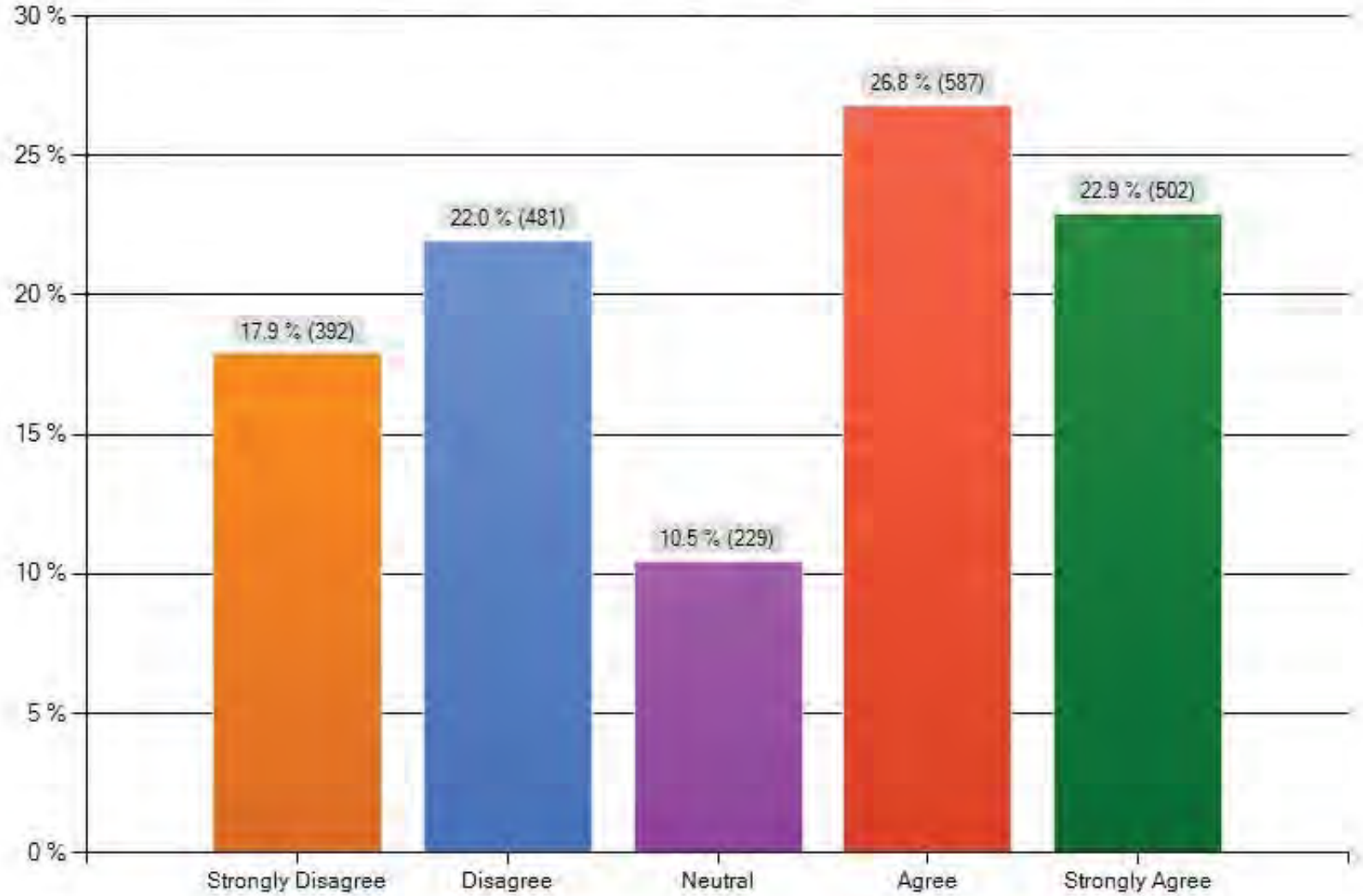
Other (please specify)

2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

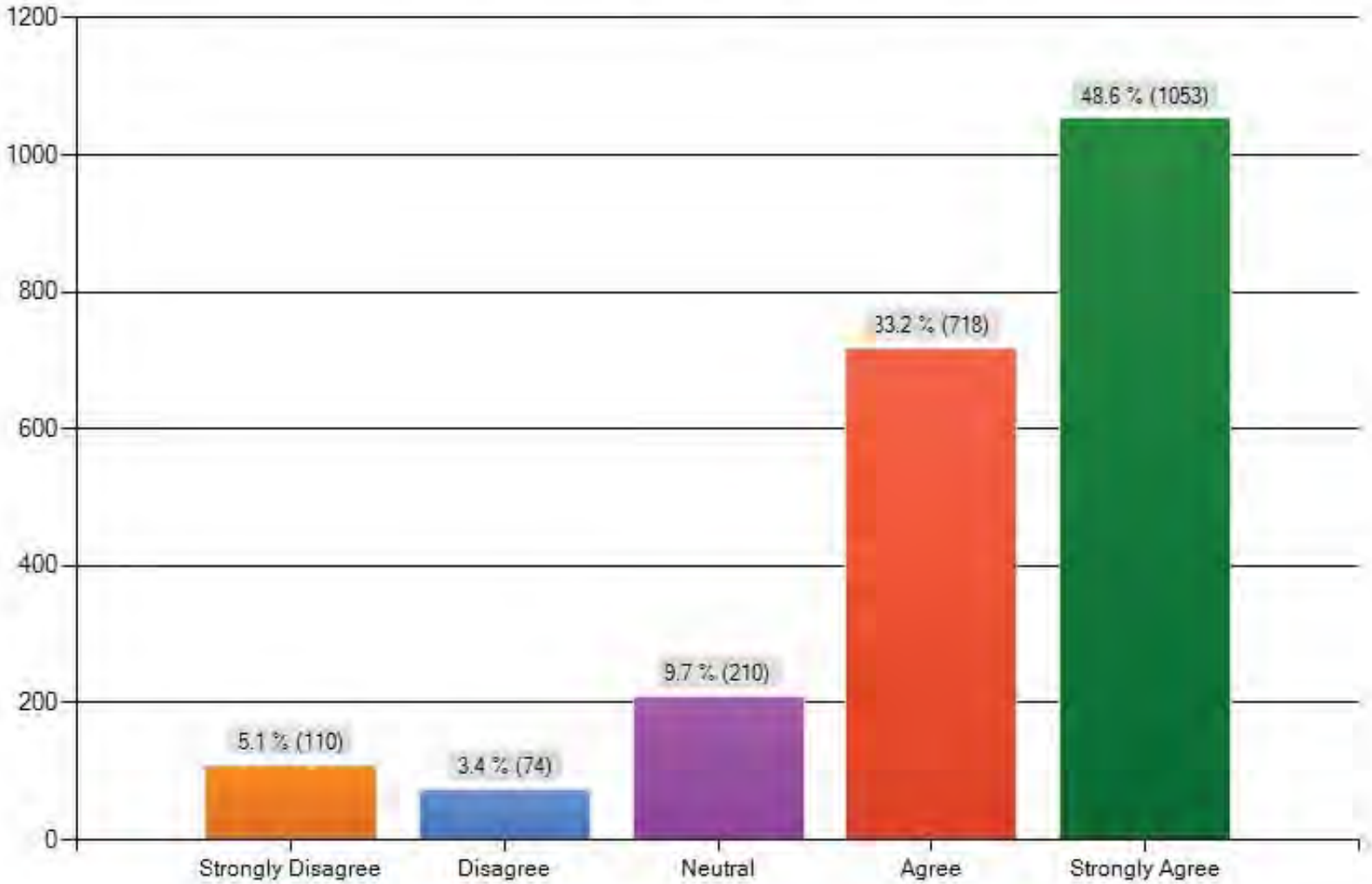


3. Do you agree that these population percentage guidelines have been effective in achieving the General Plan's directed growth?

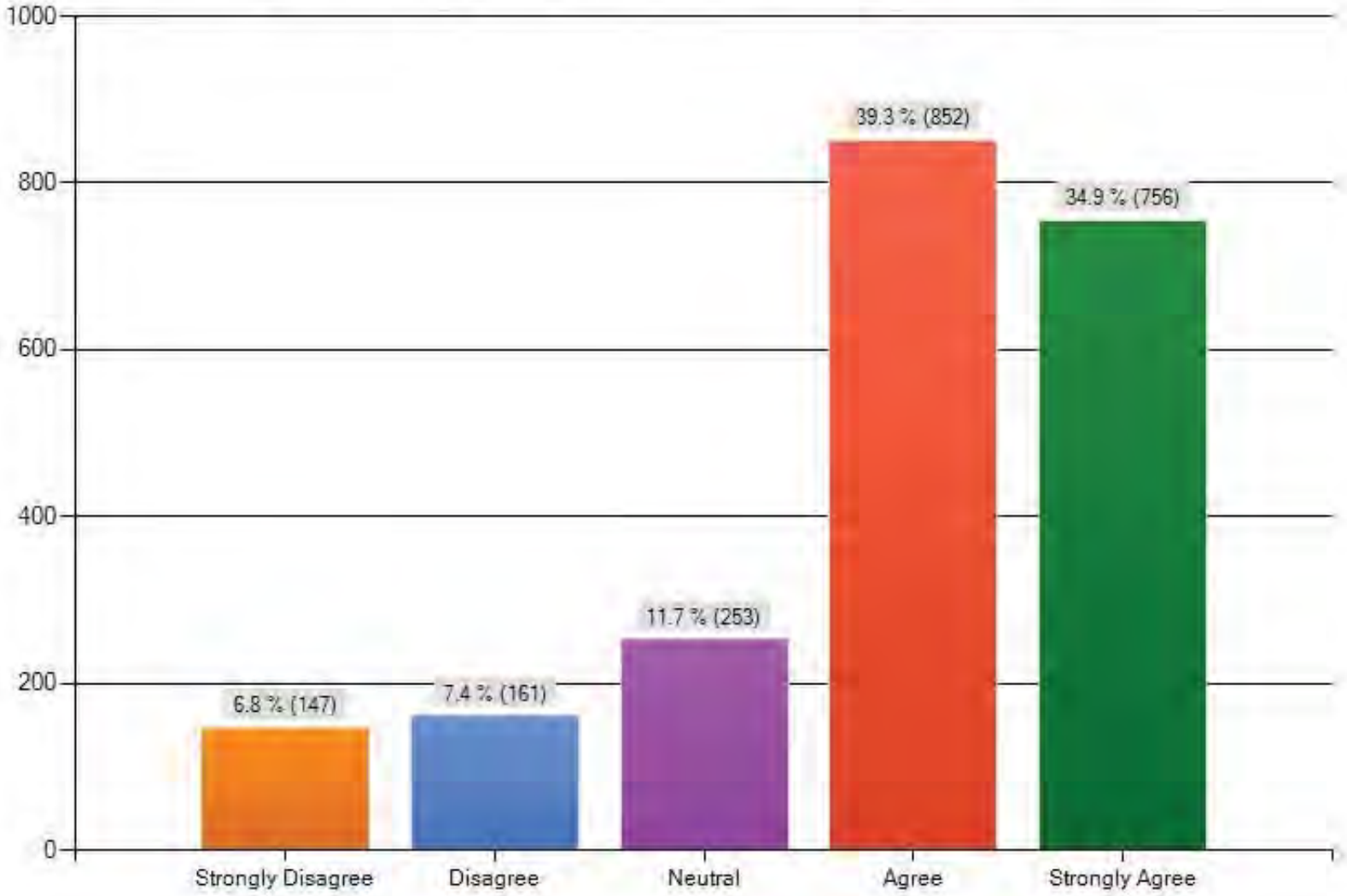
4. Do you agree with the following statement? In planning for the year 2035, the City should direct the major portion of all future growth to the Primary Urban Center, 'Ewa and Central O'ahu. There should be no significant increase in housing supply in other regions.



5. The General Plan reflects a sustainability strategy, when the Plan is reviewed in total. However, the Plan does not explicitly discuss the concept of "sustainability." Do you agree with the following statement? It is important that the General Plan be amended to formally recognize the goals of achieving a sustainable future, and the role of sustainability in shaping land use and other decisions.

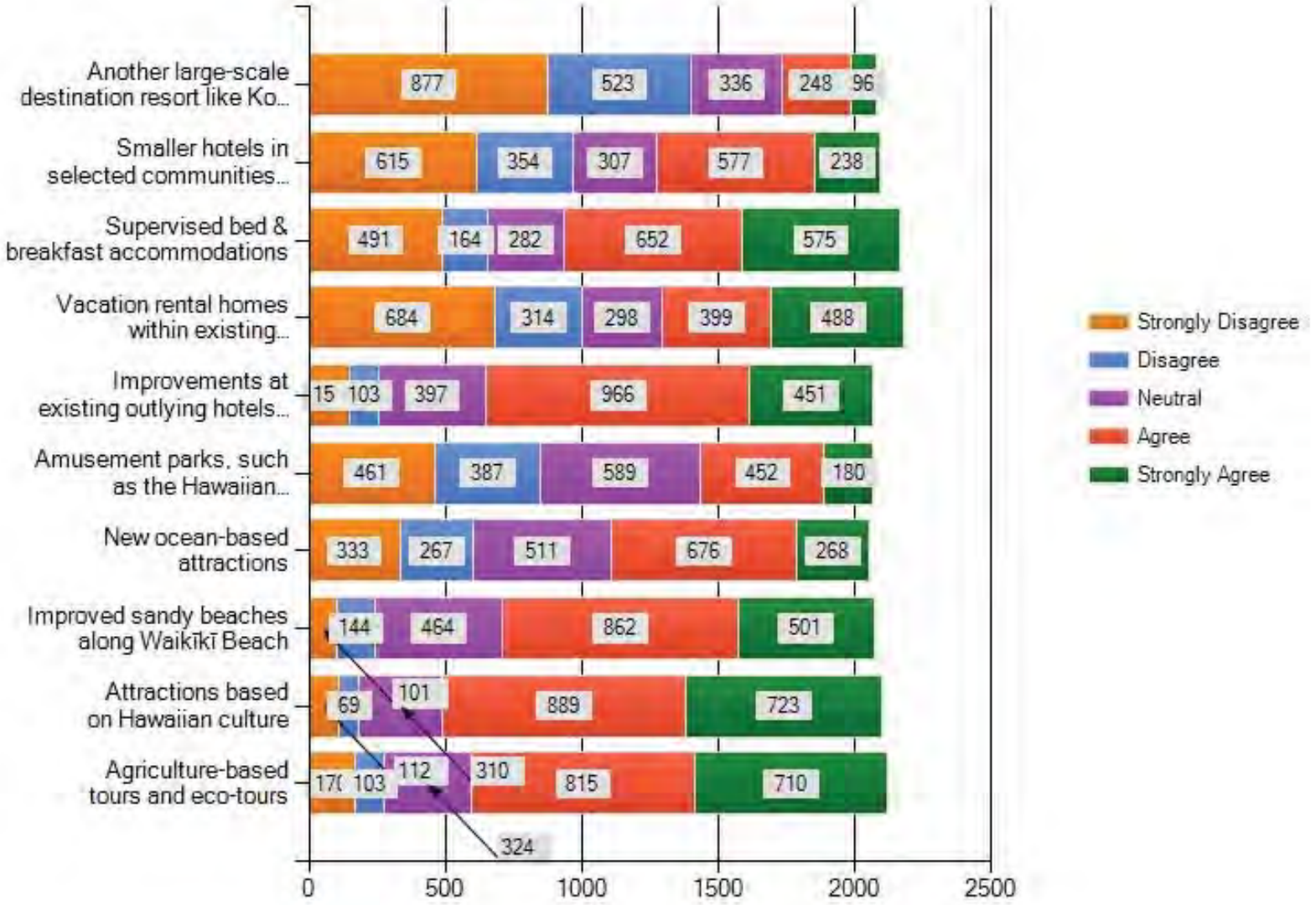


6. Do you agree that policies that address the effects of sea level rise - such as increased shoreline setbacks to direct development away from coastal areas and infrastructure investments to address potential flooding - are important considerations for the General Plan?



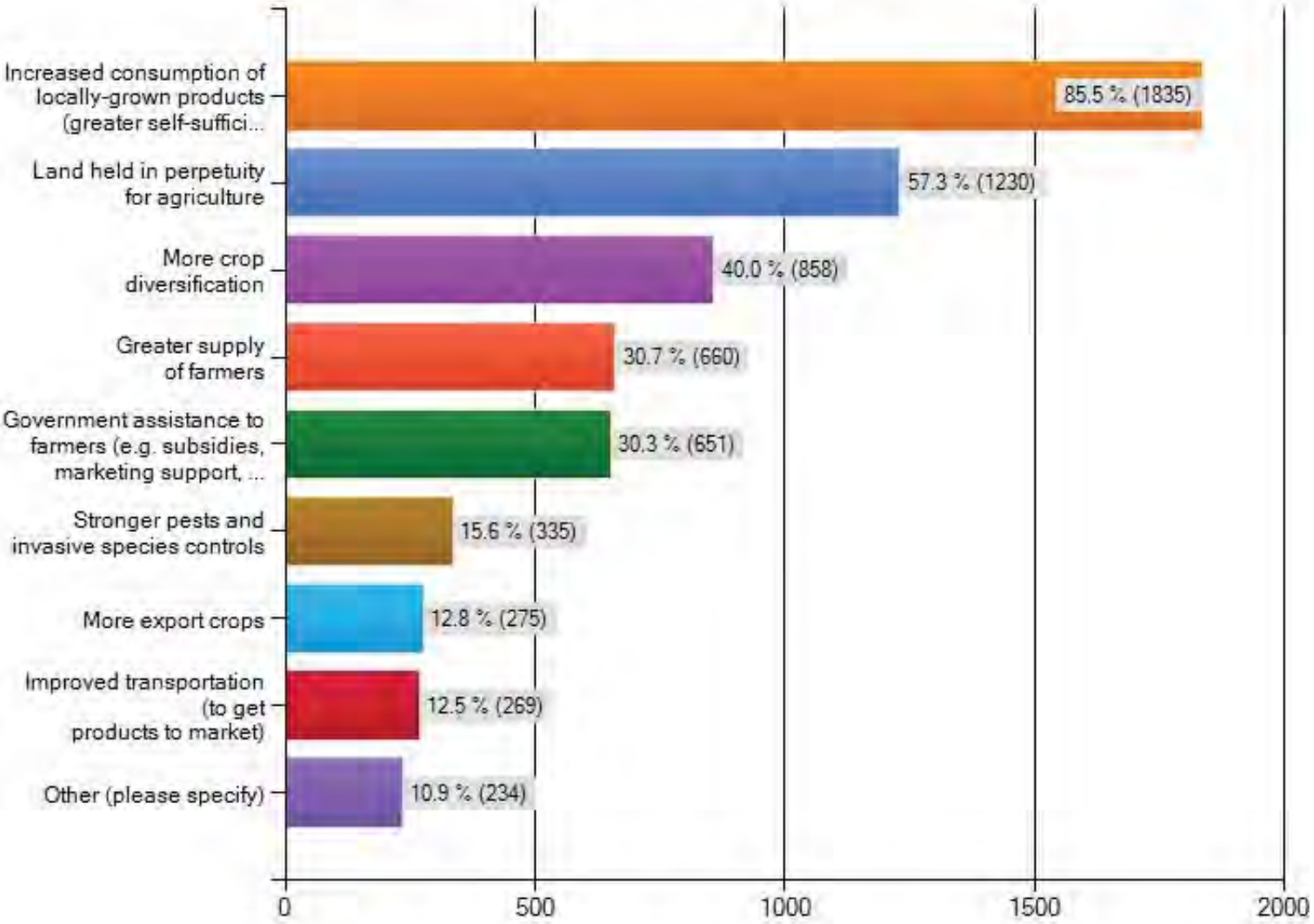
Agriculture-based tours and eco-tours

7. Which broad categories of visitor-oriented services might be needed in the future?

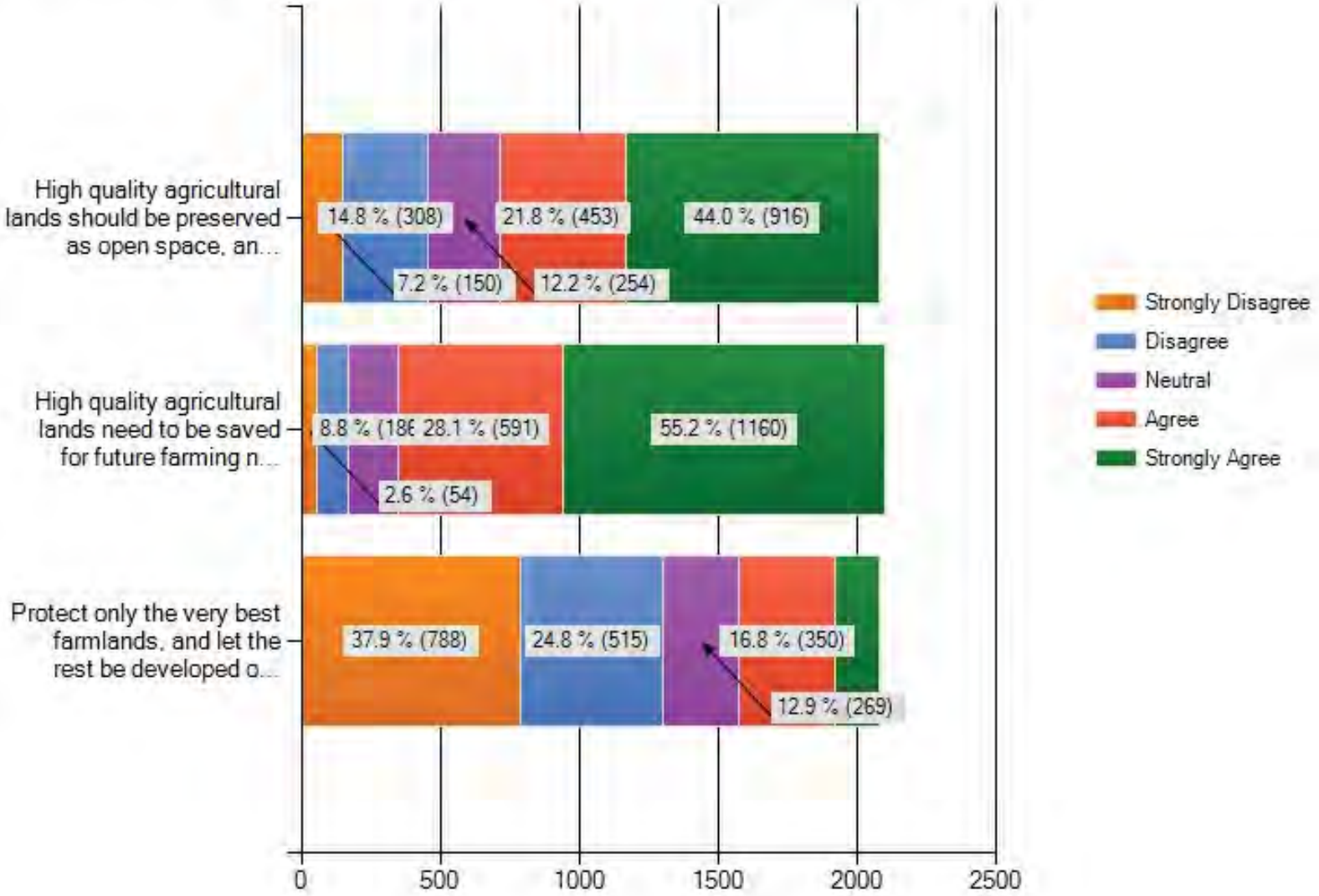


Other (please specify)

8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

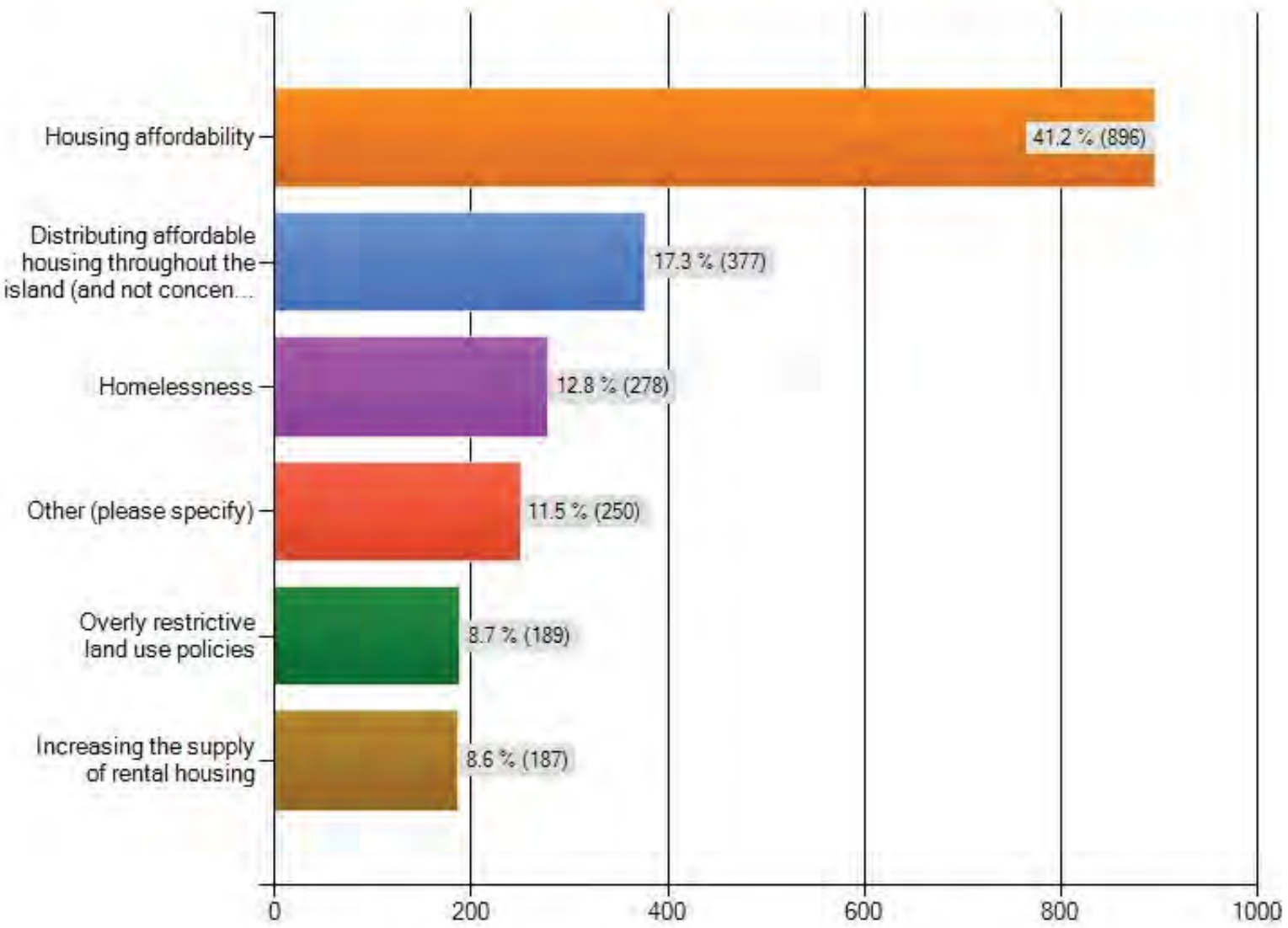


9. The current supply of unused high quality agricultural land far exceeds the acreage of high quality agricultural land in production.Indicate how you feel about each of the following statements.

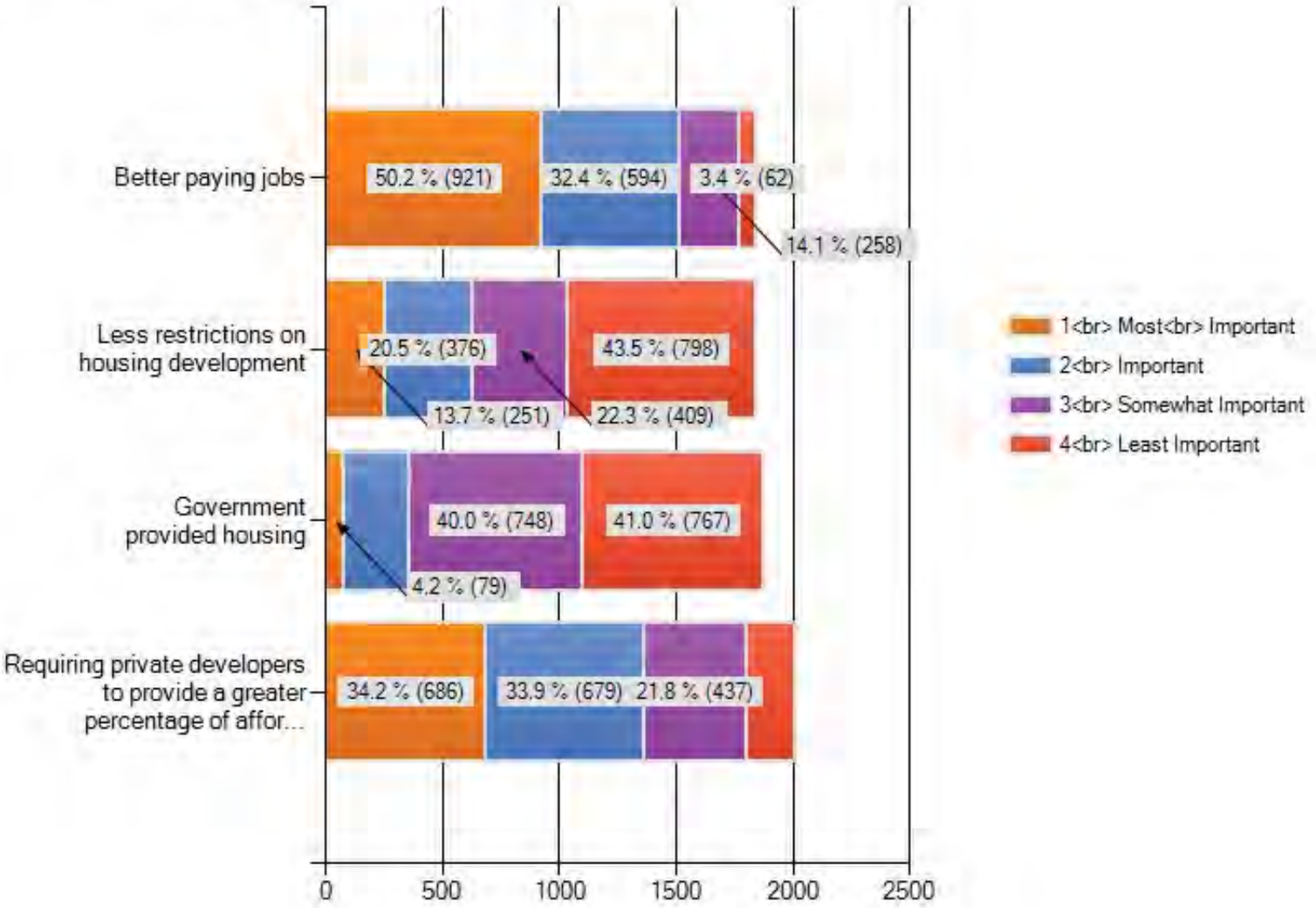


of rental housing

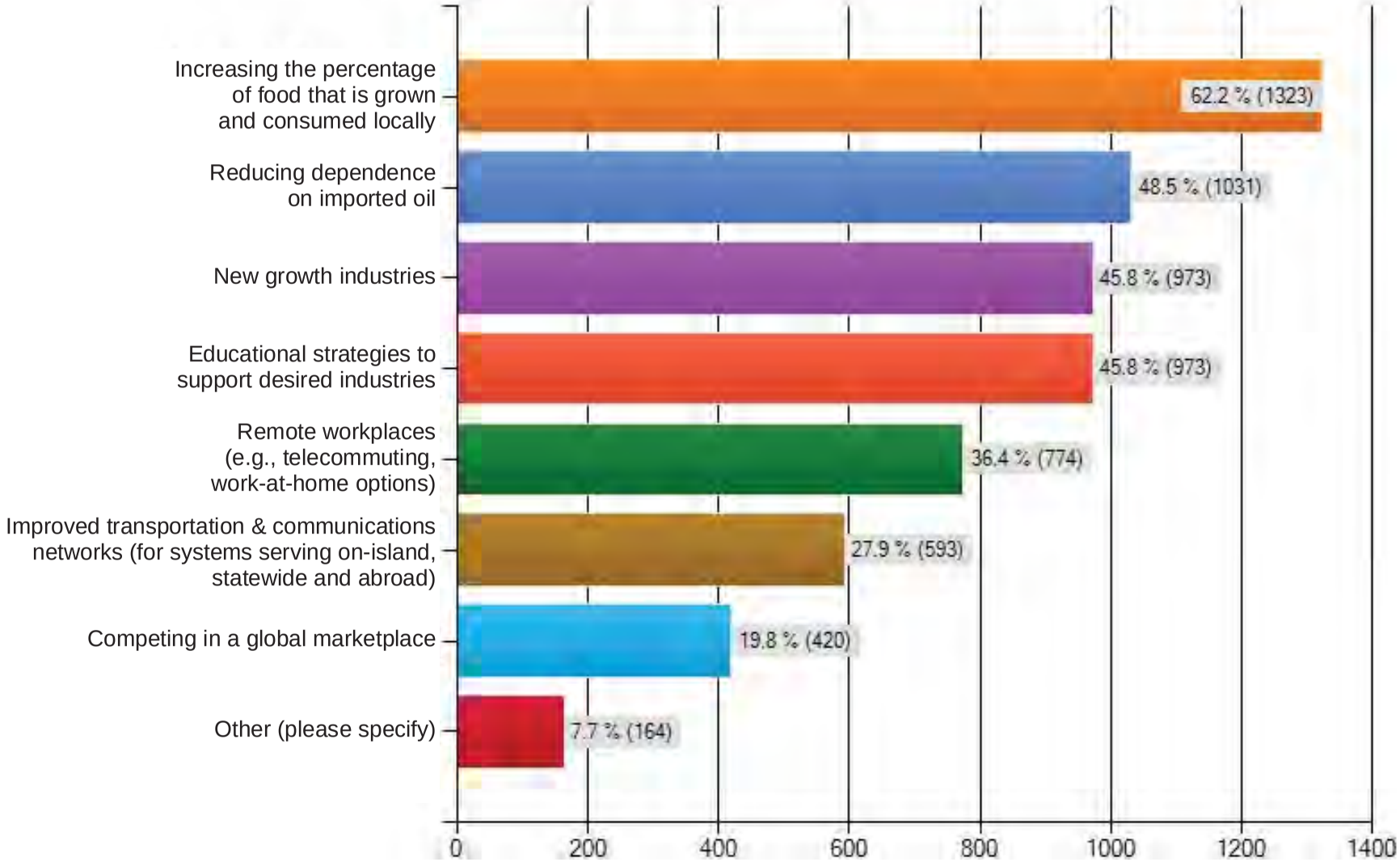
10. The most important housing issue for the future is: (check only one answer)



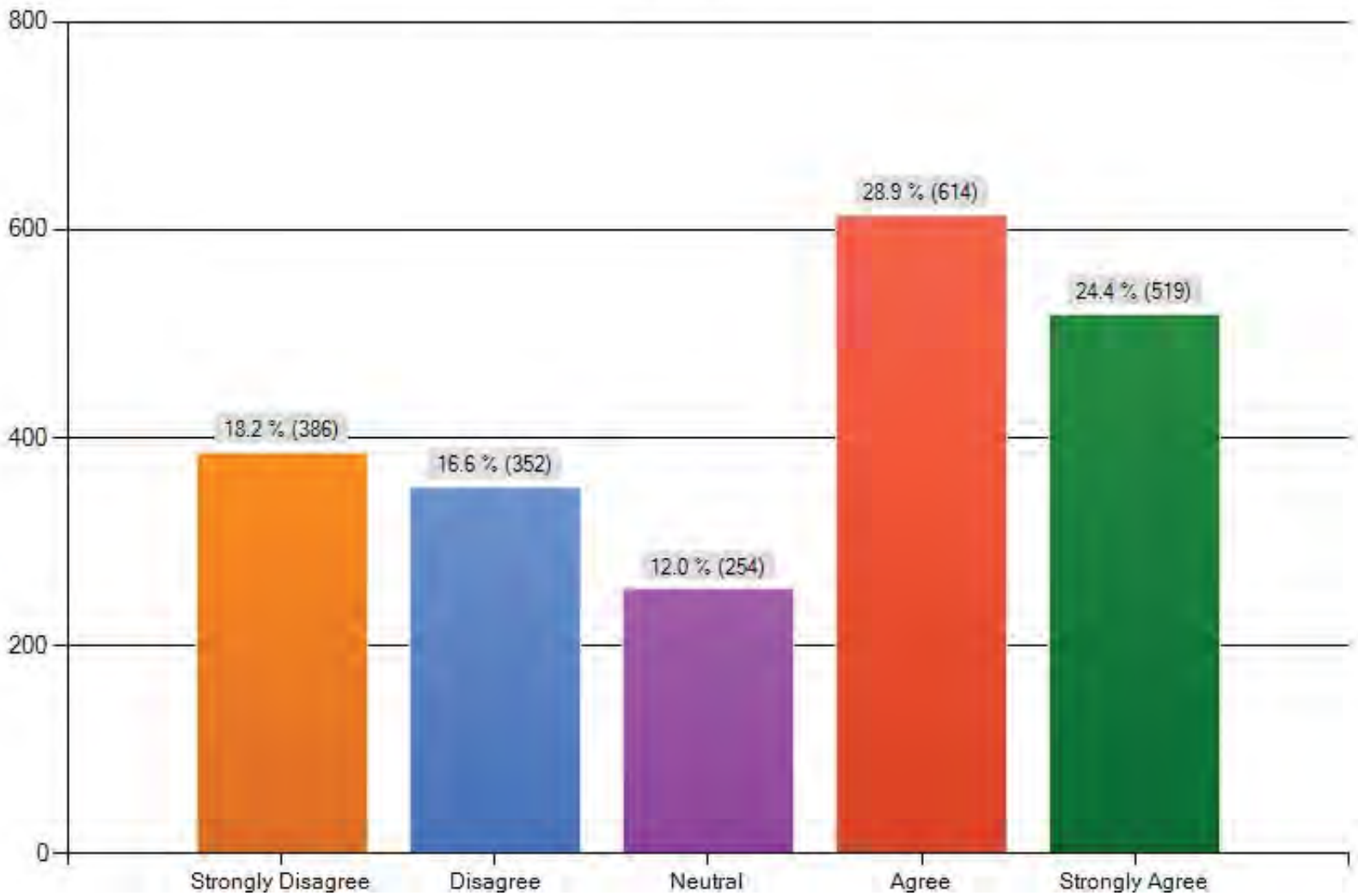
ł to improve the affordable housing situation on O'ahu? Rank the following items from 1-4, where 1 is the most important and 4 is the least important.



12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)



13. Continued reliance on the visitor industry and federal spending as major components of our economic well-being, as noted in the current General Plan, are important for our future economic prosperity.



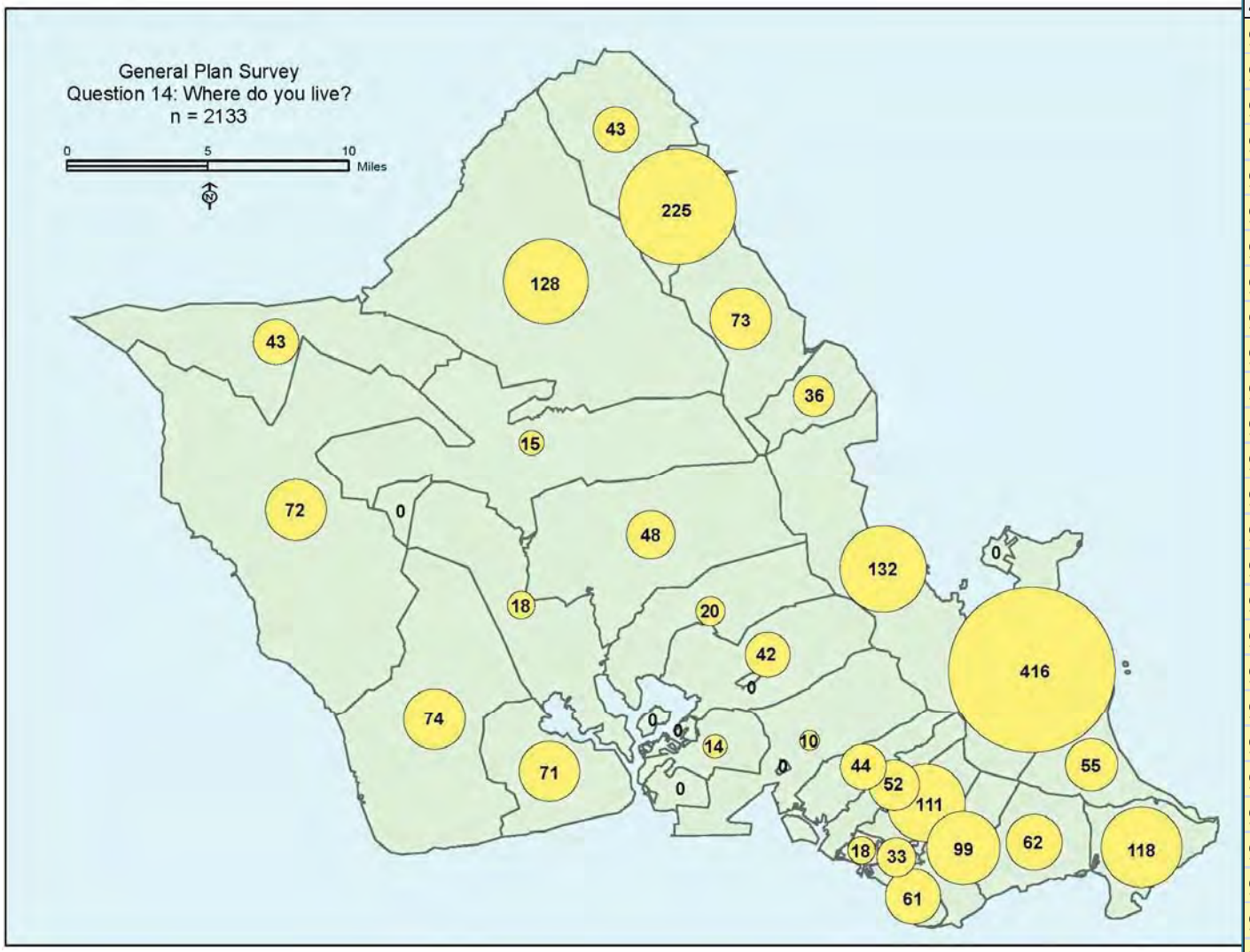
14. What is the five digit zip code where you currently reside?

A total of 2,193 respondents answered Question 14. Of the total respondents, 2,140 were residents of Hawai‘i. The total number of respondents and the state that they reside in is shown on this page. The total number of O‘ahu respondents (2,133 respondents) and their geographic distribution by zip code is reported on the next page.

Map Source: http://withfriendship.com/images/j/49502/united-states-map-wallpaper.gif

State/Country (Island)	No. Respondents
Hawai‘i (O‘ahu)	2,133
Hawai‘i (Hawai‘i Isl.)	2
Hawai‘i (Kaua‘i)	2
Hawai‘i (Maui)	3
California	12
Oregon	1
Washington	6
Arizona	2
Utah	3
Texas	2
Indiana	2
New York	4
Guam	1
Incomplete Entries	20
TOTAL	**2,193**

14 (cont). What is the five digit zip code where you currently reside? (O‘ahu zip codes only)



Zip Code	City	# Responses
96701	Aiea	42
96706	Ewa Beach	71
96707	Makakilo	74
96712	Hale‘iwa	128
96717	Hau‘ula	73
96730	Ka‘a‘awa	36
96731	Kahuku	43
96734	Kailua	416
96744	Kāne‘ohe	132
96762	Lā‘ie	225
96782	Pearl City	20
96786	Wahiawa	15
96789	Mililani	48
96791	Waialua	43
96792	Wai‘anae	72
96795	Waimanalo	55
96797	Waipahu	18
96813	Honolulu	52
96814	Honolulu	18
96815	Honolulu	61
96816	Honolulu	99
96817	Honolulu	44
96818	Honolulu	14
96819	Honolulu	10
96821	Honolulu	62
96822	Honolulu	111
96825	Honolulu	118
96826	Honolulu	33
	TOTAL	**2,133**

15. What is the five digit zip code where you currently work?

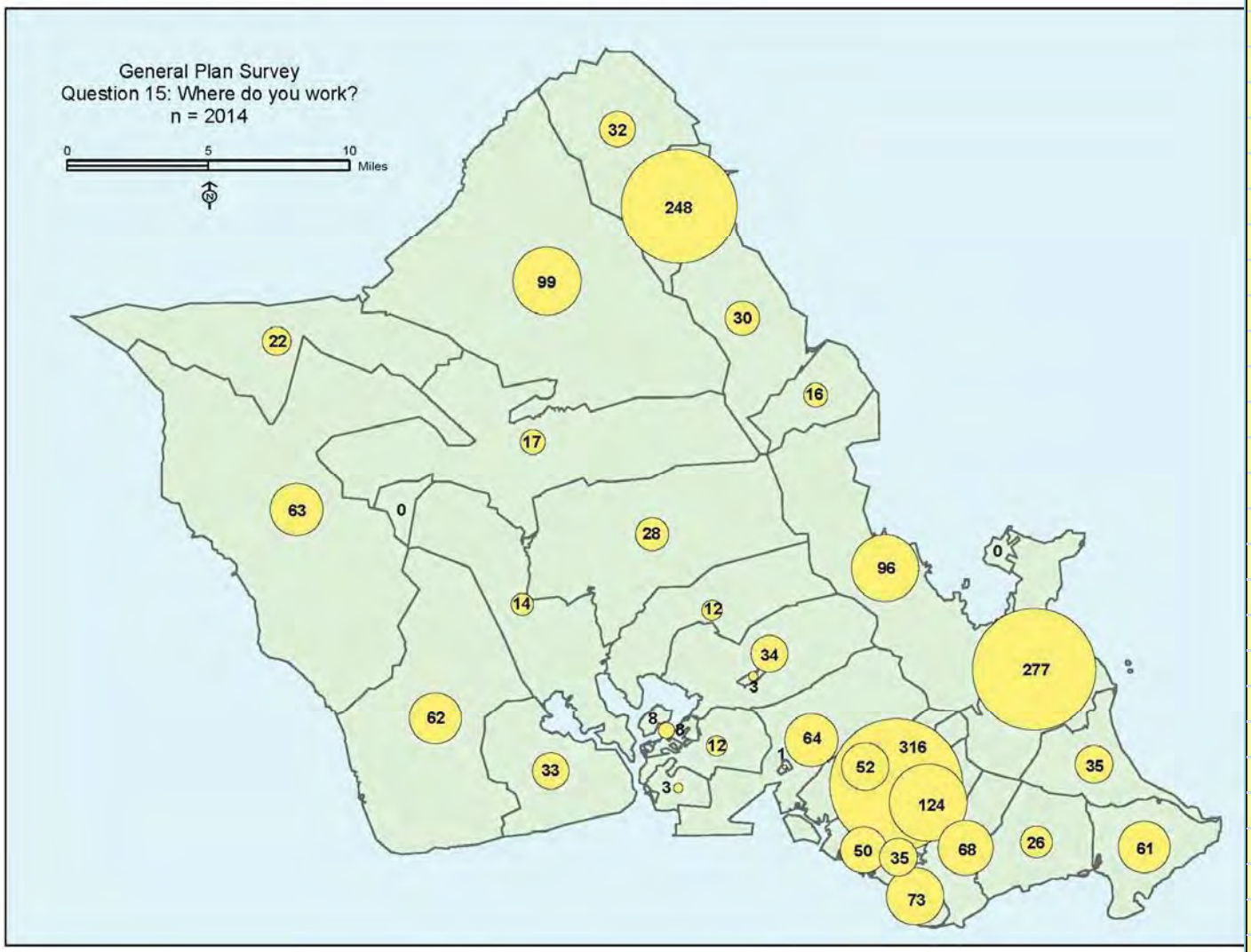
A total of 2,193 respondents answered Question 15. Of the total respondents, 2,035 reported to be employed in the state of Hawai'i. The total number of respondents and the state where they are employed is shown on this page. The total number of respondents working on O'ahu (2,014 respondents) and their geographic distribution by zip code is reported on the next page.

Guam 1
Retired/Not Working 44
Incomplete Entries 70

Map Source: http://withfriendship.com/images/j/49502/united-states-map-wallpaper.gif

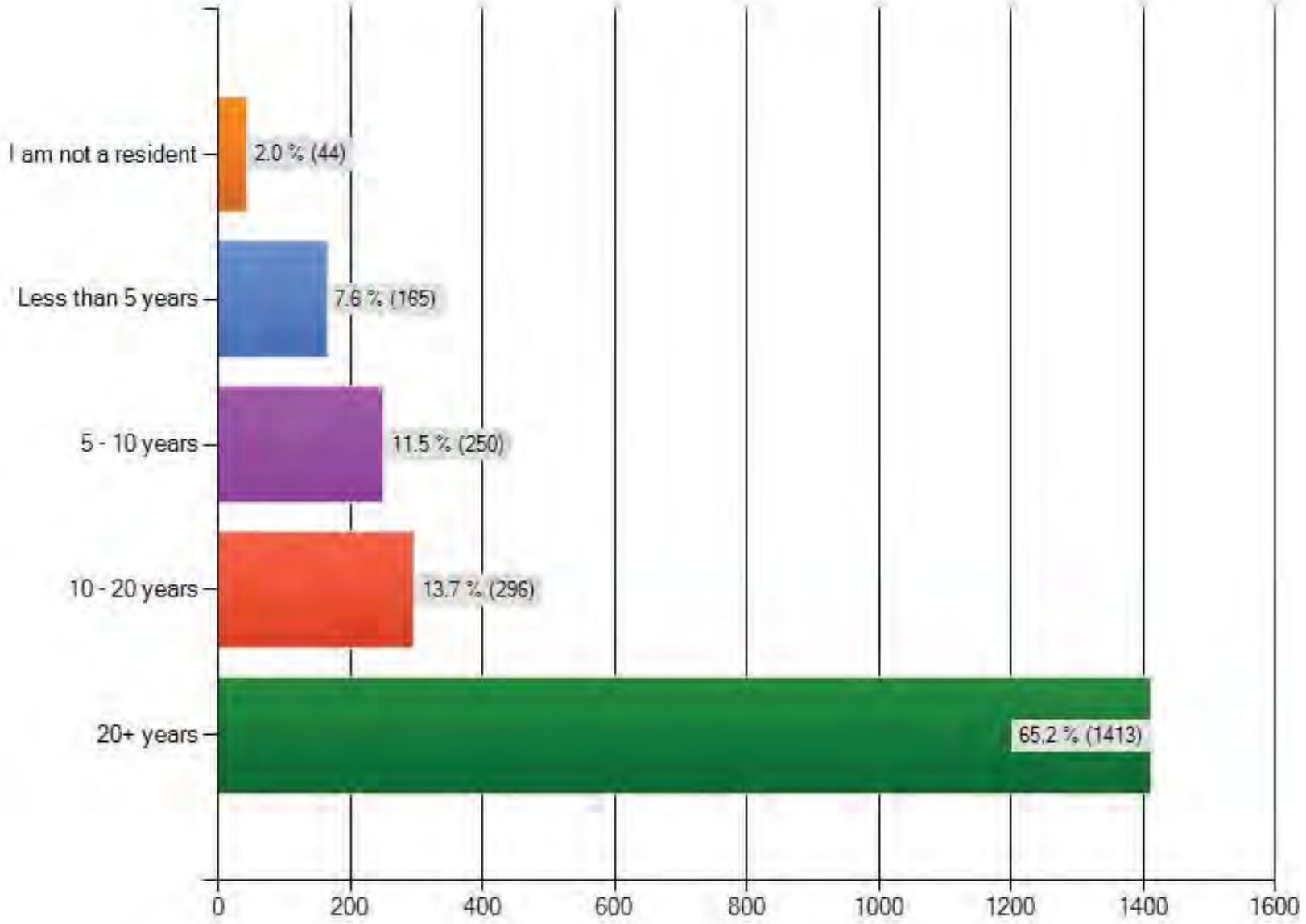
State/Country (Island)	No. Respondents
Hawai'i (O'ahu)	2,014
Hawai'i (Hawai'i Isl.)	11
Hawai'i (Kaua'i)	5
Hawai'i (Maui)	4
Hawai'i (Moloka'i)	1
California	16
Oregon	3
Washington	7
Arizona	2
Utah	3
Colorado	1
Texas	3
Wisconsin	1
Indiana	2
New York	4
Virginia	1
Guam	1
Retired/Not Working	44
Incomplete Entries	70
TOTAL	**2,193**

15 (cont). What is the five digit zip code where you currently work? (O'ahu zip codes only)



Zip Code	City	# Responses
96701	ʻAiea	34
96706	Ewa Beach	33
96707	Makakilo	62
96712	Haleʻiwa	99
96717	Hauʻula	30
96730	Kaʻaʻawa	16
96731	Kahuku	32
96734	Kailua	277
96744	Kāneʻohe	96
96762	Lāʻie	248
96782	Pearl City	12
96786	Wahiawa	17
96789	Mililani	28
96791	Waialua	22
96792	Waiʻanae	63
96795	Waimanalo	35
96797	Waipahu	14
96813	Honolulu	316
96814	Honolulu	50
96815	Honolulu	73
96816	Honolulu	68
96817	Honolulu	52
96818	Honolulu	12
96819	Honolulu	64
96821	Honolulu	26
96822	Honolulu	124
96825	Honolulu	61
96826	Honolulu	35
96853	Hickam AFB	3
96858	Fort Shafter	1
96860	Pearl Harbor	8
96861	Camp Smith	3
	TOTAL	**2,014**

16. How long have you been a resident of O'ahu?



17. Please feel free to share any additional comments about Honolulu's General Plan.

A total of 1,109 comments were submitted under Question 17. The open-ended responses in their original form are included in Section 2 of this report.

The summary table on the following page organizes the comments into 43 distinct categories. In general, the responses indicate a desire for a better quality of life, and concerns that O'ahu is experiencing too much growth, too fast. While the issue of visitor units in residential areas received the highest number of comments – 209 in support of visitor units in residential areas and 123 against visitor units in residential areas – other issue areas that respondents are concerned about are sustainability (129 responses), economic diversification/new industries (114 responses), supporting AG lands/food security (245 responses in three different categories), transportation (94 responses), anti-development sentiments due to concerns about overcrowding and overpopulation (93 responses) and affordable housing (88 responses).

The ten most popular categories identified by respondents are similar to the topics that DPP identified as the primary issues of concern for this update (i.e., growth and development, economic health, tourism, housing, agriculture and sustainability). This is an important finding that validates the project scope and on-going efforts.

Question 17: Summary of Comments

Category	Count	%
1. Allow visitor units in residential areas	209	19%
2. Incorporate sustainability (increase self-reliance)	129	12%
3. Limit visitor units to resort areas	123	11%
4. Diversify economy; encourage new industries	114	10%
5. No conversion of agricultural lands	100	9%
6. Efficient and safe, multi-modal transportation networks(bicycle, pedestrian facilities, traffic congestion)	94	8%
7. Anti-growth/anti-development sentiments; need for paradigm shift to address overcrowding and overpopulation	93	8%
8. Grow more products for local consumption (food security)	93	8%
9. Address need for affordable housing	88	8%
10. Improve quality of tourist experience (new tourism model)	80	7%
11. Improve quality of life; emphasis on local residents	80	7%
12. Need more public input in the planning process; dislike survey	78	7%
13. No development in rural areas	76	7%
14. Reduce fossil fuel dependency (renewable energy)	73	7%
15. Improve government efficiency, effectiveness, and transparency (increase accountability and trust)	72	6%
16. Address infrastructure system improvements and deficiencies	66	6%
17. Ensure planning for future generations (be visionary)	59	5%
18. Preserve Hawai‘i’s uniqueness (“Keep Hawai‘i Hawai‘i”)	57	5%
19. Preserve rural character	56	5%
20. Support diversified agriculture	52	5%
21. Protect the environment and natural resources	51	5%
22. Address carrying capacity and the limits to development	46	4%
23. improve business climate; encourage small business	45	4%
24. Protect open space and public views	43	4%
25. Support current industries (tourism, federal spending)	41	4%
26. No rail transit	40	4%
27. Preserve Ko‘olau Loa (No Envision Lā‘ie or Turtle Bay)	40	4%
28. Emphasize Native Hawaiian culture	39	4%
29. Focus on education	37	3%
30. Develop affordable housing throughout O‘ahu	33	3%
31. Supports planning process; appreciates survey and chance to provide input	33	3%
32. Encourage urban infill development	31	3%
33. Promote mixed use development	29	3%
34. Preserve natural beauty	27	2%
35. High-paying jobs; economic opportunity	27	2%
36. Keep and enforce existing GP (no/minor revisions)	26	2%
37. Maintain current directed growth policies (Growth in Ewa/PUC/Central O‘ahu to preserve AG/rural areas)	26	2%
38. Homelessness	26	2%
39. Allow development in Ko‘olau Loa (PRO Envision Lā‘ie & Turtle Bay expansion)	26	2%
40. Address climate change	21	2%
41. Support TOD and rail transit	21	2%
42. Reduce taxes	21	2%
43. Allow higher densities and taller buildings	8	1%

OPEN ENDED RESPONSES

Question 1
Question 2
Question 8
Question 10
Question 12
Question 17

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

1.	Great weather and beaches
2.	This is a lot to read. Can you put them in the library so we can have more time to read?
3.	close to downtown & UH & different restaurants & entainment
4.	Working and living in my own community.
5.	preservation of Native Hawaiian cultural practices
6.	Democratic values
7.	visitors from around the world
8.	being able to meet people from all over the world who vacation here
9.	zoning laws that outlaw resort in residential areas
10.	Oahu has some of the greatest surf in the world, there for it is we must keep our beaches and ocean clean.
11.	diversity of cultures
12.	cosmopolitan atmosphere, beauty, family
13.	rural atmosphere
14.	Cultural (arts, music) opportunities
15.	Keep the country country. Keep the city city.
16.	Born and Raised in the Islands...Keiki no ka aina.
17.	My friend is scribe for me. I don't have a computer. You should be at every neigborhood meeting to make a presentation. This is too much reading for such a short time. I don't like the idea that you are having the same old foxes watch over the chicken coop. The pro-developments are going to tell you their agenda. Did you consult with people who do not agree with your agenda? You should be educating the people first. This survey is no good because surveys are usually too superficial and leading.
18.	That you can rent houses for short periods of time to have a mini vacation on your own island
19.	more vacation rentals
20.	The food is so ohno!
21.	Climate
22.	Controlling overdevelopment and paving over of Agricultural lands
23.	the weather
24.	No government interference
25.	freedom to create a business and compete fairly
26.	Air Travel Choices
27.	job opportunities
28.	Preservation of open space
29.	Weather
30.	great weather
31.	clear distinction between residential and non-residential uses.
32.	residential character
33.	Undeveloped country / northshore area's
34.	Friendly people (mostly)
35.	Educational and research opportunity - the University of Hawai'i
36.	The beauty of the island
37.	Aloha and welcoming spirit
38.	Bicycle friendly roadways
39.	Safe, walkable neighborhoods

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

40.	Proximity to vibrant cultural activities
41.	No Rail
42.	weather
43.	melting pot
44.	quiet, single family residential neighborhoods
45.	Maunalua Bay
46.	Proximity to work
47.	great weather
48.	diverse cultures
49.	Leave Oahu alone. There is already too much pressure on kamaainas already. There are more Hawaiians living outside of Hawaii because of high costs of living. Don't build any more - the city and state cannot take care of infrastructures, sewer, garbage, pension , salaries, etc etc. You let the developers build new subdivisions and you force the taxpayers to pay for the fall-out and impacts.
50.	Educational opportunities
51.	multi-ethnic; multi-racial
52.	Climate
53.	Clean air and the knowledge that we're working on keeping the aina clean too.
54.	weather
55.	weather
56.	Adhering to zoning guidelines, that is, keeping residential areas business-free
57.	Local Produce is still available.
58.	vacation rentals offered for visitng family members
59.	Diversity of people that come to Hawaii and the opportunity to meet and exchange cultural differences with them
60.	not enough police enforcement
61.	weather
62.	Opportunity to share aloha with visitors
63.	no more development in the remaining natural & rural areas
64.	Alternative lodging
65.	Local hospitality and Ohana
66.	Sanctity of residential neighborhoods
67.	meeting people from around the world
68.	availability of permits so local folks can short term rent their homes
69.	Spirit of Aloha to our visitors.
70.	preserving the character of the island and the livelihood of Mom & Pop stores
71.	small local community feel and infrastructure
72.	Open spaces, undeveloped areas along the shoreline
73.	It appears you were planning with favored groups a year before. This is uneven playing field. This is like inside trading. I hope you have not made up your minds to change the General Plan and just taking the public for a joy ride.
74.	keep the country country, do not develope any ag lands save for futrue generations!
75.	Weather
76.	Limited new development in East Honolulu ie traffic problems, preserving Ka Iwi Coast

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

77.	That there are still some lands that are not developed, lands that can be used for agricultural purposes that would make us more self-sufficient.
78.	protect existing farmland
79.	Recognizing that residential zoning is vital for housing, a sense of community, fostering local culture and values and maintaining a distinction between business/tourism and neighborhoods
80.	No development in KoolauLoa and North Shore districts -overpopulation now exits, no Kam Highway widening there either, many empty storefronts already exist so commercial buildings not needed, existing footprint only at Turtle Bay resort, No new housing units allowed on Gunstock Ranch in Malaekahana, downsize old 49 room hotel of Laie to original replacement only, no doubling amount of students at BYU- due to lack of housing on campus being provided on campus, yes to bike paths, better existing parks maintenance at Malaekahana State Recreation area, NO zoning changes to Ag land for development and what can you do about military budget cuts so that the Kahuku Training Facility (over 9000 acres) is NOT used by this Stryker Brigade since it will put 479 tons of pollutants including asbestos, lead, PCB's and Depleted Uranium into our air and water all over the area plus more, double check water issues in KoolauLoa Watershed plan because Koolaupoko district gets 8.3 million gallons of water a day from KoolauLoa and their future needs plan is not done until 2013 if then but should be known and complete BEFORE any true planning in the region seems valid to be even worked on. Wildfire hazards are considered Significant Impact from Strykers EIS also, so water impact on region may be unaccounted for in current Watershed plan,quality and availability.
81.	Weather and environment; Health and safe
82.	enjoying ag lands and eating food grown in Hawaii
83.	CARRYING CAPACITY OF O'AHU
84.	Protection of Hawaiian sacred sites and agricultural lands
85.	safety of my neighborhood and the separation of tourist and resident lodging
86.	The fact that their are still some undeveloped areas on the island. Lets please make sure we maintain these areas in a pristine as possible state
87.	The way Hawaii is striving just to please tourits there will be no local culture and values left.
88.	Oahu is getting too crowded.
89.	a unique opportunity to create a place that is food and energy self sufficient
90.	Japanese community
91.	peace and quiet
92.	People who wants urban living should go to urban areas like Mililani. Do not urbanize every freakin ag land because you cannot travel a few miles. We are just a small island. It's not a drive to New York and back.
93.	keep residential residential no resort activities in residential zoning
94.	oppurtunity to enjoy natural areas w/out development for access
95.	Wonderful weather and climate
96.	large variety of visitors and residents different cultures
97.	the weather.
98.	we need LESS distinction between town and rural areas- rural needs more business
99.	Living in a tourist destination where i can meet people from all over the world
100.	Cultural and entertainment, including UH sports
101.	NO TRAIN - appreciation for the beauty of where I live

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

102.	more & easier access to shoreline ie PARKING areas free
103.	meeting visitors from other countries who come on vacation
104.	Weather is mostly pleasant - never too cold.
105.	Access to Healthcare
106.	I can enjoy hybrid urban "green" living that is healthy, chic and represents balanced lifestyle
107.	Weather, relatively short distances & flatness conducive to bicycle commuting.
108.	Multi-cultural community
109.	short term vacation housing
110.	I want to live here.
111.	Schooling (BYU Hawaii)
112.	Shopping
113.	School
114.	My job is here
115.	Outstanding Medical Facilities
116.	Many international people and visitors
117.	That there are still lands that are not developed, and has potential for farming and feeding the people.
118.	Low population density
119.	There are still "open" areas on this island. Would like them kept that way!
120.	clean water and air
121.	Sparsely populated rural areas
122.	Keeping the Country Rural.
123.	Don't ruin the whole island of Oahu with development.
124.	Traffic light co-ordination is horrific!
125.	It's beauty
126.	that all beaches are public
127.	born and raised on oahu and living elsewhere in the hawn islands has no access to good medical care and dental care. i would move off oahu if these medical issues were solved.
128.	low violent crime rate
129.	Clean Air
130.	Diversity of people and ethincitity, both local and visitor.
131.	Availability of the Variety/Melting Pot of Local Food
132.	weather
133.	ROAD REPAIR
134.	More activities to take part in than other neighbor islands
135.	medical facilities
136.	Educational opportunities
137.	Preservation of historic architectural and cultural sites
138.	Limiting impact of visitors on residential areas and community stress releving area (beaches, parks, sacred sites)
139.	GRASS ROOTS C/C INPUT THRU NEIGHBORHOOD BOARDS
140.	family lives in Hawaii
141.	Efficient Trans. networks? Are you nuts?
142.	safety and city services (e.g. police-emergency, roads etc.)
143.	Local fruits, vegetables, clean air, clean water

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

144.	Food...
145.	Agricultural land remaining agricultural land
146.	The important services of B&B and TVUs.
147.	WEATHER
148.	local economy that contributes to a high quality of life for residents
149.	Our highway traffic is horrible, the proposed rail solution is a sham and a gift to unions and developers. We need efficient mass transport and to get people out of their cars at all costs.
150.	Having accèss to local grown food all year
151.	Those with gnuine Hawaii hearts for the community. The real ALOHA of the heart
152.	strong military presence
153.	Weather
154.	Weather
155.	Distinctive character of different communities
156.	People interacting with each other daily with Aloha
157.	Continuation & protection of Hawaiian cultural resources and practices
158.	True recognition Ke Aupuni O'Hawai'i Nei Ko Hawaii Pae Aina....
159.	living a rural life - either on the North Shore or Waimanalo
160.	B&Bs and its contribution to the local economy.
161.	Respect for native Hawaiian culture and sacred places
162.	Better Medical Coverage i.e. Close access to a trauma center, community health centers, more hospitals than the neighbor island.
163.	Weather
164.	Live/work/play communities
165.	Hawaiian physical and spiritural cultural landscape - living in a Hawaiian cultural landsacape - very rare and lost landscape of Oahu
166.	Sustainability of B&Bs and TVUs.
167.	Being a responsible resident, taking care of the natural resource gifts we were given - air, land, water, etc.
168.	Opportunity to be in paradise with people we love ability to work, live and play in one place.
169.	A stronger voice of the taxpayer to be recognized in planning the future demographics of Oahu.
170.	Variety of private schools
171.	Sustainable agriculture
172.	Education at BYU-H
173.	Ability to live a healthy and active lifestyle.
174.	the idea that there is still enough ag land to support a large percentage of our needs. thus offsetting current practices which involve importing everything under the sun.
175.	job
176.	Hawaiian places, people, and culture (distinct from 'local' culture)
177.	Less stressful pace/quality of life
178.	mix of cultures
179.	Pleasant weather
180.	Sense of time and place that only an island can achieve
181.	The ability to raise our family in a community strengthened by respect for the Native Hawaiian culture and values such as aloha 'aina and malama 'aina

Question 1. What characteristics do you value most about living on Oʻahu? Please select the three characteristics that make Oʻahu unique and/or special for you (check only three).

182.	higher education
183.	Farmland to grow food
184.	The strong local movement to become less dependent on imported food through the support of local farmers and protection of farm land.
185.	the high frequency of consciousness supported & generated by being in the middle of the sea
186.	also farmland
187.	Dedicated citizens working to preserve the above checked
188.	relationships. both business and community
189.	Honolulu's big city assets within driving distance
190.	Mother natures gifts to us; the fabulous weather & the natural areas
191.	Local agriculture (and local foods, in general-- e.g., dairy, meats, eggs, etc.)
192.	reduce the living cost and increasing wider economic opportunities
193.	Availability of medical and educational facilities
194.	weather
195.	buying locally grown produce, especially organic
196.	High police standards (HPD), low crime rates.
197.	good public schools
198.	It's my home
199.	I love my job ... I just wish the local government would stop reducing my paycheck (yes, Iʻm a teacher)
200.	Strong Asian cultural presence, Asia-Pacific flavor
201.	For the island of Oahu to be able to be fed by locally organic foods farmers so we don't have to worry about outside foods in case of an emergency.
202.	proximity to services and local businesses
203.	Still has some less developed areas.
204.	It is very important to me that we, being so isolated from other resources by ocean, maintain as much sustainability as we still can. There reaches a point where the incoming population far exceeds the land's ability to produce food. This could become catastrophic for life here. All populations that rise beyone what their environment can sustain, crash. If we expect our current supply chain for food to remain status quo (pricing and fuel costs) we are dreaming. Change is the nature of life. Are we protecting our best ag lands? I value Oahu's ability to feed and sustain her people in coming years.
205.	proximity to the ocean
206.	Healthy living conditions, i.e., clean air, drinking water, ocean swimming
207.	Clean air, preserved watershed, historic preservation
208.	Surfing Sunset
209.	weather
210.	Open government
211.	Having B&Bs and TVUs in my community where my visiting family and friends can stay near by.
212.	Preservation of the natural landscape and local small farms. Seeing a new large hotel on the North Shore is not an improvement. Waikiki doesn't have the charm it had many decades ago. Don't want to see the same thing happen elsewhere on the island.
213.	ease to travel on island to services and goods

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

214.	meaningful identification and preservation of, and respect for ALL Historically & Culturally Significant PLACES, LANDMARKS, STREETS, & SACRED PLACES INCLUDING HEIAU TEMPLES, ANCIENT BURIAL PLACES, IWI BONE REMAINS,
215.	Cultural & Arts Scene
216.	Access to variety of jobs
217.	Being able to find a B&B or TVU for my family to stay near by.
218.	Open space at current Gunstock Ranch location, 49 room hotel in Laie only, 1 hotel at Turtle Bay resort only.
219.	It's home.
220.	access to enjoying and participating in classical music performances
221.	my job
222.	the natural beauty of the islands with no structures rising from the ground that makes our island look like New York or other Big Cities. (Rail transportation)
223.	All of the above!
224.	There really is only a fractionalized sense of community
225.	Ethnic and cultural diversity, including host culture & immigrant cultures
226.	warm climate all year round
227.	the warm weather year round
228.	Clean air and water. We don't have the smog of large cities and our water is not clorinated.
229.	Diversity of foods
230.	The access to both country and city the same island
231.	Scenic Beauty
232.	Beauty of our wonderful Island
233.	home-bred 'mom and pop' stores
234.	Weather
235.	Less Governmental controls over everything
236.	Preservation of diminishing natural resources.
237.	More B&B's and TVU's where there aren't hotels for family/friends visiting.
238.	Ability to live, work and play within bicycle/walking distance
239.	The weather
240.	compact urban zone, everything close
241.	Wonderful mix of local residents and visitors who truly appreciate our beautiful island
242.	Consumer choices -- Oahu is different from many other Pacific islands in that it has a mature economy with most of the products and services that are available to any mainland community.
243.	Multi-ethnic community
244.	The Beach and Ocean
245.	International visitors
246.	Expansion of the second city in kapolei to alleviate traffic and stimulate our economy!
247.	The weather
248.	surf and warm water and clean ocean
249.	Aloha Spirit
250.	cultural melting pot and meeting others
251.	Excellent health care availabe
252.	fewer government jobs and more opportunity for private business without unions

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

253.	having family and friends stay at a B&B or TVU close by
254.	To NOT have the local overwhelmed by tourism and investment.
255.	The ability to travel between populated urban areas and rural country areas in a short span of time.
256.	Interesting people
257.	Protection and preservation of our shoreline open spaces
258.	opportunities for growth in areas where growth can benefit the communitiy, and still enjoying natural areas which will still be realistically preserved in an economy that needs to grow.
259.	preserving the farm land on the north-windward side of o'ahu
260.	Having an LDS temple on the island.
261.	affordable housing
262.	vistas not ruined by construction
263.	no development
264.	Weather
265.	I Am Hawaiian, of this 'ili
266.	stable residential neighborhoods
267.	Preservation of Open Space
268.	Limited population in the country
269.	The farmland that still exists. Don't cover any more of it!
270.	cancel the rail project to save Honolulu
271.	Retaining the residential character of our neighborhoods

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

1.	no palm oil used for energy
2.	Important Agricultural Lands (IAL) can be protected, and agricultural production can be increased by the designation of State and County-owned agricultural lands as IAL; and the implementation of State and County incentives and tax credits for public and private IAL to help assure that current and future agricultural operations will be financially viable.
3.	enforce zoning laws no visitor accomodations in residential neighborhood
4.	enforce zoning laws
5.	I would like to know why BYU-Hawaii is asking its worldwide alumni to take this survey.
6.	no rail
7.	Quality of Schools for our children, stop decreasing teachers pay
8.	Important Agricultural Lands (IAL) can be protected, and agricultural production can be increased by the designation of State and County-owned agricultural lands as IAL; and the implementation of State and County incentives and tax credits for public and private IAL to help assure that current and future agricultural operations will be financially viable.
9.	Expanding tourist industry by allowing permitting for BnBs / TVUs
10.	Public School Education Standards
11.	creating mixed-use zoning and more home based businesses to reduce commuting
12.	updating zoning laws to permit BnBs and TVUs
13.	SEWAGE
14.	zoning changes in residential neighborhoods to allow home businesses n BnBs
15.	The Hawaiians will become servants to the rich people in the future. The hotel jobs are not sufficient for us to buy a home. We will have to work 2 or 3 jobs each and the cycle will continue. The rich will get richer and the poor will get poorer. The pressures that these developments place on us will increase our cost of living. Where is this going to end? When you see us all run away to the mainland for relief from higher taxes?
16.	NO Big Developement in KoolauLoa. Saving Turtle Bay & Malaekahana. NO Enivion Laie Mega-Development
17.	zoning laws must be enforced no spot zoning keep resorts such as b&b's and vacation rentals out of residential neighborhoods
18.	We have already lost much of Hawaii style living on Oahu. Please don't make it disappear with more buildings. You will scare the tourists away. Tourists like to see the low pressure living like Koolau and north shore. Not every tourist wants to spend full-time in Waikiki. The city will cut itself below knees if it continues to allow projects like the Marriott hotel and Envision Laie. Do your job and stay within the General Plan.
19.	zoning to allow more B&B's, vacation condos and cottages
20.	Increasing the effectiveness of our transportation infrastructure
21.	What happens to our food supply if shipping is disrupted.
22.	Health - this should be linked to all parts of the plan
23.	the increase of tvus in established communities
24.	piss poor public education
25.	Add $5-10 tax per gallon of gas.
26.	less federal, state and city government control over business
27.	Maintaining Transportation & Infrastructure Systems After They Are Built.
28.	Lower Taxes
29.	Education

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

30.	illegal rentals
31.	Overpopulation and the water supply
32.	Complete streets. A comprehensive, connected, and complete bike lane system so that biking is viable commuting mode alternative to driving or the bus. Sidewalks should be required for all areas in the urban land use classification.
33.	Uphold the law & stop commercial activities such as B&Bs and weddings in residential neighborhoods.
34.	issue TVR permits=more tax money for City to do more for all residents. Will maintain local jobs,local economy. Not permitting TVRs will create a real estate market glut, depress further an already depressed real estate market, reduce real estate, GE & TA tax revenues, reduce jobs (gardeners, housekeepers, repairmen), severely impact local restaurants depending on income from tourism, locals won't be able to support the local economy and increase unemployment rolls. Outlying areas in the Northshore will suffer the most and you will have a REAL mess on your hands. BYU parents can't afford Turtle Bay! Hotels will resort to price fixing. Answer-Issue Permits for TVRs and let your names be written in history as supporters of the community, not destroyers.
35.	Stopping "BIG BOX" stores from putting local ones out of business
36.	Less union control of jobs, economy, education, and politics
37.	NO RAIL!
38.	no rail!
39.	FIX OUR EXISTING INFRASTRUCTURE (roads, sewer-water lines,etc)
40.	stop the touristic development on the north shore!!!!!!
41.	eliminate illegal rentals and B&Bs
42.	Get mini hotels out of residential areas
43.	carrying capacity of oahu
44.	No vacation rentals in residential neighborhoods. No hotels except in Waikiki, Honolulu and Kapolei.
45.	Need upgraded sidewalks and nature paths in Kailua, specifically.
46.	legalize b&b that are owner occupied
47.	promoting organic farming with nonuse of pesticides (incl. systemic pesticides)
48.	NO MORE BUILDING OVER AG LANDS NO MORE DEVELOPERS
49.	Ineffecient Government
50.	creating small areas for housing in rural areas (maybe higher density), and small commercial properties for job creation in rural areas
51.	Unlicensed daily rentals in residential neighborhoods
52.	Increasing point-of-use (rooftop) PV installation, NOT PV farms.
53.	illeagal vacation retanls
54.	support residents and permit vacation rentals on Oahu that are owned by residents
55.	reverse the decision on the stupid rail project!
56.	choices in accomadations for visitors
57.	Business and tourism interests are given priority over needs of local citizens
58.	ridding neighborhoods of illegal vacation rentals
59.	availability of rental housing for low income residents this is different from just building housing
60.	stop bull---ing us with 'greenie', EPA & climate change hysteria

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

61.	Educating the children of Hawaii
62.	limit development, preserve natural areas for wildlife.
63.	resume issuing new permits for vacation rentals and short term rentals
64.	Emergency Preparedness (Hurricane,Tsunami,etc.)
65.	Sustainability issues reducing fossil fuel
66.	Allowing homeowners to rent their homes for any length of time they want.
67.	Provide tourists the opportunity to live in community through B&B's, etc.
68.	expanding zoning laws to allow more homebased businesses
69.	road conditions
70.	Need for more alternative visitor housing.
71.	Legal permission of running a vacation rental
72.	Poor quality public high schools
73.	positive influence on economy for vacation rental properties
74.	Developing a permitting process for vacation rentals in residential neighborhoods
75.	encourage business growth
76.	Better experience for visitors other than the typical tourist venues
77.	inforcement of homes that are not taken care of, and a blight to the community
78.	over development, preservation of open spaces especially along shoreline
79.	Enough cementing of land. Developer are controlling everything. Enough is Enough.
80.	No more developements in rural areas, keep the country country, save the beauty for future generations
81.	More balanced government
82.	Growth should be focused in the urban core instead of Kapolei
83.	Keeping farm lands as farm land.
84.	stopping the current rail project
85.	There are only 18,896 acres of tillable CROP land in Honolulu County, 5 % of land.Oahu imports what?, about 90 percent of our produce and taxpayers pay for inspectors of it and disposal of rejects instead of supporting local food growth by small farmers, (e.g. start up loans,) in addition to big agri-business model farming to reduce our energy dependence too. Building moratoriums should be put in place until we have all 8 districts Watershed studies completed really, since climate change is quite possibly going to make us have a drier climate AND sea level rise, WATER QUALITY and availability into perpetuity is most important item not in this list..
86.	education for our children
87.	No more developements in rural areas, keep the country country, save the beauty for future generations
88.	CARRYING CAPACITY OF O'AHU
89.	Decrease the tax burden to local farmers - this may include tax incentives for growth of the industries.
90.	Understanding that unlimited growth is impossible to sustain
91.	Upgrade infrastructure but don't expand when not warranted
92.	Reducing storm water drainage and its impact on shore area waters
93.	Enforcement of laws concerning illegal vacation rentals
94.	No resorts or B&Bs in residential neighborhoods
95.	keeping vacation rentals out of residential zones

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

96.	As a yearly visiter to Hawaii i have notice the increse in commercial activities in the residential ares especilly in Kailua which hurts the lives of people living there.
97.	Stop ruining the residential neighborhood by allowing small hotels to take up the living space of local residents.
98.	Please take care of the infrastructure first before any more developments. Common sense. We cannot afford more taxes. Everything is going up in prices. I mean everything!
99.	stop monsato. healthcare for all
100.	I just heard about this General Plan. How are you advertising this?
101.	Stop giving ag lands to developers
102.	Visitor cap depending on our island infrstructure
103.	Education
104.	Horrible conditions and performance of schools.
105.	more home based business so less commuting
106.	more scattered shopping areas instead of all grouped together causing so much traffic
107.	Cultural and entertainment development, multicultural events
108.	Education
109.	more broadened base of home businesses and mixed use zoning
110.	Stop Rail Now
111.	Increased access to healthcare
112.	NO 4 LANE ROADS UP THE WINDWARD SIDE!!!!!
113.	Implementing governmentation that better represents and serves residents than state, visistor or corporate interests
114.	Protecting the Access Rights of Native Hawaiians and Public Rights to be included with the Planning of Hawaii's Future, by allowing the freedom of verbal and petitioned input at scheduled community meetings etc.
115.	Providing more education and employment opportunities.
116.	To effectively act for the 72% who voted (2006) for a more bicycle/pedestrian friendly Honolulu.
117.	Cost of housing, plan for increased density in residential zones
118.	Drug use and crime in our communities
119.	Transit Orientated Development
120.	Improving quality of education
121.	creating local-production and processing -based food systems
122.	Educational needs of current educational institutions to expand
123.	Community expansion
124.	Preserving rural areas from development
125.	Increasing our water supply by encouraging everyone to have water catchment systems for watering plants, cars, etc.
126.	Increasing #s of elderly with chronic health care issues
127.	Don't allow increased housing without capabilities of sewer/water/electric services able to handle more development. Also, don't build housing without adequate roads to handle increased lane miles to accommodate the additional load.
128.	Agriculture lands must be used for growing food for food independence and export.
129.	Road Repain
130.	Preservation of rural areas and of sense of Hawaii

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

131.	OVERPOPULATION
132.	Keeping the growth in Kapolei, not developeing windward/northshore
133.	Community activism re:ahupua'a care,education,projects
134.	No to selling state lands to Private developers
135.	The rail need to be a priority
136.	Increase availability of affordable housing
137.	Acknowledge the need and allow licensing of SUPERVISED bed & breakfasts in residentially zoned neighborhoods. licensing
138.	NIMBYs who discurage any/all development, new business, or change
139.	Legalizing short term vacation rentals
140.	Over all, less government involvement, government can't solve everything
141.	Affordable ($0 down) housing opportunities for 1st time homeowners
142.	Problems with the State and City Budget
143.	keeping tourism IN waikiki and NOT in local communities
144.	FIXING our "existing" INFRASTRUCTURE: sewer, water, roads, etc
145.	protecting agriculuture and farm lands against development; protecting water rights of farmers; limiting population growth; immigration
146.	education city debt
147.	keep development out of rural areas
148.	effective planning for the 21st century
149.	Accommodate growth in appropriate areas (quell nimbyism)
150.	Ensuring strict water quality standards are enforced
151.	increase parks clean up
152.	Human trafficking
153.	Tax burden is too high
154.	Water Pollution/sewage
155.	increase economic opportunities for small local businesses, especially in the food and agriculture sector
156.	My idea of addressing development pressures is to RESIST them. Build up in the urban core, not out into more suburban sprawl.
157.	The Quid Pro Quo system needs to be busted down by the voters!! More exposure to the dirty deeds of abuse of power for the purpose of awareness for positive changes.
158.	Decrease monopolistic practices by native coops like Kaneohe Bay Ranch corp
159.	overall cost of living
160.	Possible effects of construction in rural due to flooding.
161.	how much drinking water or water use can oahu surport
162.	improve public education
163.	Fixing the roads
164.	Ke Aupuni O'Hawai'i Nei, Ko Hawai'i Pae Aina
165.	Plan for highway system out of tsunami, flood and beach zones.
166.	Get rid of the rail we can't even take care of our streets and we're making a rail?
167.	Political corruption
168.	Working to regulate and maintain the value of B&Bs and TVUs.
169.	Affordable Housing

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

170.	Food sustainability, not using farmland for houses, fixing roads, sewers, and development pressures
171.	government wasting money, not paying attention to citizens
172.	Opening lands for public use
173.	improving schools and teachers
174.	encourage cottage industries
175.	alternative transportation. i.e. bicycle paths
176.	Considering MAJORITY concerns over A FEW JADED LOUDMOUTHS
177.	Road improvement
178.	affordable housing
179.	Affordable housing for those who are not necesssarily homeless
180.	Cost of Living
181.	Slowing projects that encourage outside investors who have no stake here beyond flipping
182.	Infill development/rehabilitation of existing urban neighborhoods
183.	More affordable housing
184.	Extending "aloha" to benefit all those who actively participate in their own personal welfare.
185.	Availability of hotel rooms on the north shore
186.	The quality of our pavement on highways NEEDS TO IMPROVE!!! NO MORE CHEWING GUM FIXES! Putting mentally challenged homeless/jobless into a program where they work and live. The down-on-their-luck homeless need a separate/similar opportunity. No freebies. They have to pitch in (helping build, maintain and clean the site). THEY have to be the volunteers, not people from churches, etc.
187.	Stop the suburban sprawl now happening in Ewa Plain
188.	Restricting large scale housing development projects on Oahu and neighbor islands. There are currently too many people on Oahu as it is.
189.	Preventing over development
190.	Deal with the homesess/squater issues properly 1/identify the familys with kids and providing they are "local" and not people from the mainland choosing to live on the beach in paradies
191.	teaching PEACE in our schools
192.	There should be lots of farmland available
193.	Roadway improvement for residential areas
194.	government wast
195.	inclusion of minority groups issues, i.e. Micronesians
196.	allow permitting of B&B and TVU in Kailua so that it is legal
197.	upgrading public education, paying teachers a fair salary
198.	Home Owner's Associations are making housing even more unaffordable to the low income and homeless. They need to be regulated somehow.
199.	lack of rail service, extreme bike-unfriendliness of the city
200.	Stopping the rail and finding alternative less costly and invasive ways to ease congestion on the highways.
201.	Encouraging people to use alternate forms of transportation and alternative forms of energy
202.	Designing our neighborhoods for the resilience of our children
203.	Just as preventing pregnancy is much easier than facing abortion, protecting ag lands is easier than trying to reclaim them once they've been built upon

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

204.	Most important omission or absence is the vision of the preferred future to provide context for goals and objectives, the framework for determining good and bad, the framework for partnerships, and the foundation for building the functional interests in a systems cohesive manner.
205.	(government more efficient (a lot of unproductive people there).
206.	noncompliance of homeowners regarding vacation rentals
207.	Much needed economy from B&Bs and TVUs.
208.	Implementing B&Bs and TVUs into the communities.
209.	right-sizing infrastructure; addressing env. protection, decrease fossil fuel use, and deal w climate change are all interrelated not seperate issues
210.	coordinate city and state plans
211.	Consulting With & Obtaining Approval From Any & All Hawaiian Nationals & Hawaiian National Government Entities Regarding Any & All Issues & Ordinances Of County Concern
212.	Lack of affordable housing for families
213.	train the homeless to help themselves, ie. agriculture, CNA license
214.	Increasing mixed-use zones for enhanced walkability/bikeability
215.	redevelopment and infill development in existing areas to protect ag, rural, and natural resource lands and enhancing quality of existing neighborhoods
216.	Put into law allowing B&Bs & TVUs to rental for less than 30 days.
217.	Public spaces, art, events
218.	Protecting Oahu's beauty by limiting new construction/development, especially highrises
219.	Complete Streets and other neighborhood-based initiatives that improve both quality of life and transportation
220.	Improving education.
221.	Sustainability of natural and human resources
222.	The corruption, buying of our representatives and sneaky lack of disclosure
223.	Homeless people being allowed to take over beaches and other public spaces
224.	do not like how many investors "CPR" single family homes, then sell off 2 homes, which doubles density, creates parking issues & skirts the intended zoning
225.	downsizing government.
226.	TRASH
227.	water for personal use, growing food and water in our streams
228.	sustainable growth
229.	Develop housing growth in town upwards (highrise) for density NOT in our prime agricultural fields! Will make for less traffic congestion also!
230.	REINSTATE LOWER OWNER-OCCUPANT LEVEL OF PROPERTY TAX
231.	housing - for younger generation, not 'homeless' - shame on you for confusing those issues
232.	A combination of traffic and congestion along with climate change, as they are somewhat interrelated. Providing more transportation alternatives (biking, transit, walking, etc.) will positively affect both congestion and climate change, while also decreasing our dependence on fossil fuels. The General Plan can assist in this effort by encouraging better and more frequent coordination between land-use and transportation planning, encouraging mixed-use, walkable developments, and encouraging density in urban areas (while protecting the "country" from unwanted development).
233.	Infrastructure Protection and Security

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

234.	Providing more legalized B&B/TVU accommodations outside Waikiki
235.	stopping the rail, we can NOT afford it & it will only exastrabate traffic problems on Oahu and lose tourist business while driving out businesses who can't make it till the rail/traffic jams end.
236.	Visitors being able to stay in areas outside of Waikiki
237.	Expansion and development of kapolei as the second city to alleviate traffic and to promote economic growth
238.	Vacation rentals should be legalized
239.	recognition of each sustainable plan and need to maintain individual guidelines specific to that district and body of people with respect to their lifestyle and needs.
240.	Promoting Tourism
241.	Improving roads and creating safe cycle paths throughout the island
242.	Allowing more visitor accommodations
243.	there needs to be more permitting for B&B's and TVU's
244.	Decrease politicians power
245.	new small developments in country areas
246.	better enforcement of illegal vacation rentals in residential areas
247.	licensing of B&B's and TVU's
248.	Preserving neighborhoods and protecting them from out of state predatory investors/developers and illegal vacation rentals in areas not zoned for resort use. Enforce existing laws.
249.	Housing
250.	Enforcement against illegal short-term rentals
251.	Development pressures are far too great
252.	Education (improved facilities, programs, policy, national test scores)
253.	Massive overdevelopment in a finite environment
254.	limiting population - we have exceeded O`ahu's carrying capacity is
255.	Affordable and workforce housing
256.	Enough housing and housing that is reasonably priced.
257.	elected officials responding to the voice of the majority
258.	Improving medical and educational infrastructure
259.	Major Road Repairs, Enforcing road safety
260.	Expanding Kam Hwy to more than two lanes around the island.
261.	Residents forced to leave island due to lack of housing and jobs
262.	Improving the affordability of housing by streamlining development processes
263.	Keeping families more at home and less moving away
264.	WATER DISTRIBUTION ISSUES
265.	Educational Opportunities
266.	STOP SPENDING MONEY and BI-ANNUAL LEGISLATIVE SESSIONS
267.	know that not everone wants the Rail!!
268.	Balancing issues between city and country
269.	need moderate growth of homes and business on windward coast
270.	Housing costs
271.	Limit resort development in rural areas
272.	Strengthening education

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

273.	Lack of transparency in planning process as it relates to existing flood problems
274.	Implementing the triple bottom line approach to all aspects of the General Plan so that O'ahu can become a sustainable and self sufficient model of an urban 21st C, Ahupua'amodel for
275.	More Affordable Housing Options
276.	thoughtful planned development with infrastructures embedded and enhanced
277.	limiting population growth due to carrying capacity of the island
278.	cancel the rail project
279.	Protect residential neighborhoods from tourism sprawl
280.	Carrying capacity of a small island

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

1.	IAL and Affordable water sources, storage and transmission.
2.	lower prices
3.	These are very important issues. They should be discussed more carefully. Surveys are not fair because they can be skewed to produce definite conclusions. I'm not comfortable with this survey. It looks like you are already sold in vacation rentals, hotels out of Waikiki areas, and changing the General Plan to allow more development everywhere. Please do not destroy Hawaii as we know it. Many parts of our island already looks like any other generic subdivisions on the mainland. Don't ruin Hawaii. Rememer the keiki. Don't steal their heritage by selling out to developers.
4.	Affordable water sources, storage and transmission
5.	Locally grown produce cannot compete with big box stores produce prices. Better branding may help a bit. In my opinion, local agri-industry cannot survive in the long run.
6.	allow farmers to also have other businesses on their land as in Big Island and Kauai
7.	allow agri based land to run visitor accommodations as on Kauai
8.	Comprehensive state water plan
9.	Sustainable ag training in the public school system
10.	Agriculture sustains our people our land and our economy.
11.	Personal Aquaponics systems
12.	lower prices
13.	Prohibit GMO crops and field trials in the state
14.	You should have a comment section for every question because I don't like to be misunderstood by the way you phrased your questions. DO NOT change the population guidelines. Oahu is already going to the dogs. Don't turn Oahu into a big Kaneohe or Ewa. It will backfire on us.
15.	Planners who UNDERSTAND Local Agriculture!! We have Retail Bottlenecks, Regulations that do not support our small farmers, too many Regulations that favor Developers & not Farmers, ETC
16.	lower prices
17.	Creative solutions and no more gmo crops
18.	Vacation rental homes within existing residential neighborhoods or more hotels all over the place. Are you trying to corner us to make either or decisions? We don't want either. Keep them in the existing General Plan. Please don't monkey around with it. You are going to create strife if you continue to allow developers to control this island.
19.	lower prices
20.	encouraging seasonal work.
21.	There are more than three things to improve in this area. Pests are a problem w/o using so much cancer causing sprays, etc.
22.	lower prices
23.	reducing govt regulation in getting produce to market
24.	Raw milk availability
25.	competitive prices
26.	fewer regulations that destroy competition
27.	reduced taxes and labor costs
28.	get the civil government out of private business

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

29.	Water rights and development of ways to provide agricultural grade water to farms as opposed to potable water.
30.	less costly
31.	Less pressure for development of ag land
32.	Govt assistance via advertising/incentives for using local
33.	The failure of our more efficient competitors
34.	lower property taxes
35.	credit back to farmers when consumers buy local
36.	No GMOs
37.	Water and dams
38.	we don't need to be in this industry except for local consumption
39.	agricultural focus on perpetuating native Hawaiian crops, ie. taro
40.	Outlaw GMO crops
41.	secure and inexpensive water supply
42.	less development such as hotels
43.	Keep the regulations and unions from imposing costs that killed the sugar and pineapple industries.
44.	outlaw GMO crops
45.	Food security is a no-brainer. Green open space is also good for the heart and soul. We don't want to become packed like sardines and going at each other's throats. I love the country and so i choose to stay in the country. Don't take away our choice. You like big-city living, move to Honolulu and Ewa and Mililani. There are plenty of cheap homes there.
46.	(1)promoting production and consumption of locally grown organically farmed produce (2) study and solve problem of disappearing bee population
47.	Improvement of harbors (refridgeration) and inspection services.
48.	support organic farmers in Hawaii and NOT Monsanto!
49.	land that is affordable to buy
50.	We are an Island community that has already FAR EXCEEDED our realistic population & development capacities. All efforts from hear forward should be geared toward improving infrastructure and maximizing our use of renewable energy and self-sufficiency for food production!
51.	lower prices
52.	emphasis on tropical agriculture in educational programs
53.	Preserve farmlalnds
54.	Bring the Superferry back
55.	No to Monsanto and NO to GMO produces in our farm lands
56.	Involve tourist in education of new ag. industry
57.	Legalization of marijuana as a medical crop
58.	put HIGH VALUE on perpetuating Hawaiian crops, ie. taro, etc.
59.	Land tax relief for active farme
60.	People like Dean Okimoto are too tied to developers and politicians to give an objective voice for farmers.
61.	Bettet business environment
62.	improvement of the economy so people can afford to buy locally
63.	Learning how to grow organically, with natural means without pesticides

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

64.	greater support of small farmers, ie start up loans, low lease rents, but no subsidies for the 46 categories of 'farm' that doesn't grow crops.
65.	business friendly government policies
66.	A complete moratorium on the developement of ag lands for other uses
67.	Directed Research on Fruit & Vegs
68.	More land available for farmers to purchase not lease
69.	Oahu is getting too crowded. No more loss of ag lands please.
70.	Do not give in to the pressures of development and keep our agrictulral lands in production so as to reduce our dependency on imports for our food supply.
71.	stop monsato
72.	Preserve ag lands. Don't give them away.
73.	protect farm lands. No Hoopili. No Envision Laie. No Koa Ridge. We have enough cookie-cutter subdivisions.
74.	Do not give any more ag lands to developers. ENOUGH ALREADY.
75.	another Ma'o farms program, but island wide all islands
76.	No more ag lands converted to development
77.	do not allow development to take over productive agricultural lands
78.	minimum wage exemptions
79.	assistance for sustainable agriculture practices (i.e; organic, non-GMO, and/or native plants)
80.	Marketplace to connect farmers with wholesalers
81.	control or elimination of pesticides in crops - clean crops
82.	Tax reductions for all farmers and other citizens.
83.	Government agriculture policies that favor local farmers selling locally over corporations, imported foods and local farmers exporting crops
84.	Public relations aimed at increasing public awareness of the importance of increasing consumption of local products.
85.	Ease of access to local market and to long term land
86.	Biofuel production from sugar-based crops
87.	emphasis on organically grown crops to preserve quality of land, air and water
88.	More organic farming to further reduce agricultural reliance on imported materials
89.	Anything that will cut cost of locally grown products. If locally grown products are competitive to imported products, I'll buy it.
90.	Reduced government-induced overhead, expenses, regulations, and taxes.
91.	Get rid of the GMO people.
92.	Educational opportunities towards the market
93.	No genetically modified and more organic crops
94.	ORGANIC CROPS
95.	Not rezoning our ag and conservation lands for developements and golf courses
96.	Keeping AG lands AG and farming on them
97.	No more agricultural land for big subdivisions
98.	abandon biofuels
99.	genetically modified crops
100.	Agricultural infrastructure (water, warehouses, etc.)
101.	Prevention of monopolies by large scale growers over mid and small farm operators
102.	hemp

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

103.	No more development that destroys agrilculture land.
104.	give food production priority over landscape plants
105.	do not know
106.	Affordability of locally-grown products
107.	Decrease vandalism and theft of existing farms.
108.	Train and subsidize homeless to do ag work in good conditions and housing
109.	Allow agri-toruism and alterantive energy on farms
110.	very strict laws AGAINST GMO crops throughout Hawaii!!
111.	1) polices and laws that protect ag land and support local small to med sized growers; 2) adequate supply of clean, farily priced water
112.	more attention to Ag Land infrastructure and it's cost
113.	I believe Oahu agriculture will be more of a niche/specialty market in the future. Food sustainability is a pipe-dream.
114.	support/encourage a diversified food distribution system with de-centralized control
115.	field workers
116.	More crop diversification using organic growing methods
117.	prevent political donations to agriculture committee members from large agri-businesses
118.	Not allowing large corporate crops to dominate (such as Monsanto)
119.	More incentive for stores/restaurants to use locally grown food
120.	Encourage Organic
121.	More programs to increase food supplies for those in need
122.	Scale of agriculture production is too small to make any significant economic impact.
123.	Government support of improvements to outdated water delivery systems
124.	Use unproductive lands zoned for ag to develop support to farmers (i.e. agri-business incubators, support functions , (i.e. dept of ag support, farmers market facilities) to be located within farming communities
125.	taking advantage of permaculture solutions
126.	No GMOs
127.	Water issues and use for farmers and residents...
128.	NO GMO's ! ! ! ! ! ! ! ! !
129.	tax exemptions or tax relief for active farming
130.	Better infrastructure support (water, soil erosion, etc.)
131.	i don't know...what do the farmers say?
132.	stop the marketing bullying industry; the marketing of products are too controlled in the marketing/distribution industry on Oahu
133.	affordable prices
134.	A Multi-crop (vs. mono crop) organic/permaculture model of farming that emphasizes soil health (eliminating the need for pesticides or fertilizers which deaden the soil and create disease)
135.	since its locally grown, prices should be cheaper
136.	having community gardens & school gardens
137.	no tax break for land banking, make all AG land productive
138.	Focus on Organic and Sustainable Agriculture practices
139.	Adequate water supply.
140.	Banning and Removal of Genetically Modified Crops and Companies that do this, Natural Only

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

141.	smaller farms (1-2 acres) to improve productivity
142.	(subsidized) food processing facilities: preserving, packaging & making products that will be used locally.
143.	STRONG support & enforcement for farmers theft/vandalism etc
144.	lots of ag land is "holding" property for investors which makes it too expensive to farm
145.	an economic environment that encourages farming as a viable career path
146.	Increase support of organic agricultural practices and reduced use of toxic/poisonous products
147.	Development of land that is considered "prime" ag should be off limits.
148.	stop diversion of water needed for agriculture to hotels and golf courses
149.	water conservation
150.	A long term commitment by all government entities to make a sustainable future the priority for our Island.
151.	Providing water where it is needed
152.	Better quality produce comes from organic farming. That can be Oahu/Hawaii's niche. No big farms (this is what causes increased pest problems and pesticide/herbicide pollution to our environment). Small, diverse crop farms that are organic. Non-GMO crop are especially vital, otherwise diversity goes to zero. Gov't won't have to assist organic farms-the demand is high and the people will pay the higher price. Soon the price will lower.
153.	All of these options should be pursued.
154.	Make ag. land more available to the people to farm and live on.
155.	We have huge areas of fallow sugar cane that could be utilized for the production of hemp.
156.	no GMO; organic farming
157.	Stop ho'opil. Keep the land in farming
158.	require state programs,like the DOE, to use local food. they represent almsot 20% of your consumers.
159.	Grow only food that can be consumed-no gmo crops
160.	support SMALL-SCALE farming, such as that sold at farmer's markets
161.	greater tax breaks for those who grow and sell produce to the residents of Oahu
162.	Ban residential development - Oahu is over crowded
163.	Direct access to consumers via daily, year-round farmer's markets
164.	Lowered prices of agricultural products, esp. dairy
165.	Stop stealing the crops of farmers; not sure what can be done, but something must be done to address this
166.	coop owned feedmill using locally sourced feedstocks
167.	Education. Better awareness of environmental systems and working with them.
168.	irradation for export crops
169.	Farmers able to own land, access clean water, grow edible food crops
170.	Increased recognition and consumption of crops that grow well in out climate and recognition of and adaptation to seasonal availability.
171.	public education
172.	Stop selling ag lands for residential development!!!
173.	No mono cultures which cause excuses for GMO crops. Get rid of GMO. No more developments that destroy our prime agricultural land.
174.	Capital investments to reduce operating costs

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

175.	health insurance for farmers
176.	affordable agricultural land
177.	Reuse abandoned & neglected agricultural lands & make land affordable for farmers
178.	affordable, long-term access to land for farmers and effective problem-solving of barriers to farming
179.	ABILITY TO PROTECT AND SUSTAIN WATER RESOURCES
180.	eliminate the leasehold land system or ownership
181.	Stop GMO testing
182.	startup loans for farmers
183.	Prevent tourists from dumping trash on our fields
184.	contolling development on ag land
185.	Help the local farmers with their products and purchase their products so that we can be self sustainable as we once was before Hawaiians was taken over.
186.	All of the above!!!
187.	Cheaper cost of agricultural land for growing crops
188.	Improving the labor force. Farmers need workers.
189.	Water infrastructure should be first on this list! Large areas of great land need steady water access.
190.	Large landowners making land available (stop RPT subsidy) and make R1 water available (fix Lake Wilson)
191.	Land use regulations supporting agri-tourism
192.	Silly and impossible goal
193.	Encourage larger economically viable operations
194.	infrastructure support from government for agriculture
195.	Bring back the choice of Raw Organic Whole Foods, including dairy.
196.	competitive prices
197.	Locally grown products that are price competitive to imports
198.	prevent further urbanization of fertile soils
199.	less "red tape" for farmers
200.	It's my understanding that local farmers really have no trouble selling their Grade A products; Grade B products can't be harvested profitably and so are generally waste. So, it seems to me that the key to more local agriculture is more farms, using more of the available productive land, and the formation of co-ops to share resources and hold down production costs.
201.	open 1 acre agriculture zoned lots so people can live in open areas, we only need 5,000 acres in ag to sustain 1 million people
202.	advertising for Hawaii fruits to order
203.	Protect local farmers!
204.	affordabilty of products to local residents!
205.	affordabilty of products!
206.	fair land lease rents, water, access to market, focus on diversified ag thus smaller lots and provide such in all districts
207.	Affordable land cost, whether fee or lease
208.	Get rid of Monsanto and grow organic only
209.	Access to water
210.	LAND, WATER, Economically viable lease/purchase/tax terms

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

211.	schools serve lunches of mostly food grown Hawai'i
212.	Competitive pricing
213.	Local farmers need to price their local produce competitively. It's crazy that a pound of Ecuadorian bananas costs less than a pound of local bananas.
214.	I can not answer this because I do not believe Oahu has the resource endowment to succeed in agriculture in the long run. It is not our comparative advantage.
215.	Increase in productivity-Greater yields of local produce
216.	Make local produce as affordable as imported produce
217.	No GMO crops!
218.	reinstating hawaiian methods of land managment
219.	Advancements in agriculture technology. i.e. Aquaponics and Hydroponics
220.	vertical farms (urban agriculture)
221.	Ag/farming programs in Hawaii schools
222.	People use to come to Hawaii and marvel at the Ag crops.
223.	Get real, local farmers can't compete with big agri-biz
224.	Use new methods for better crops for the land size we have.
225.	Don't urbanize prime ag lands
226.	better ag practices
227.	Government subsidies to offset or compromise high livestock, ranch lease rates per month or annually
228.	supervised agricultural credit programs for farmers
229.	It will not happen, why beat a dead horse. Look at the major ag companies, they are all leaving. Ag here only makes sense to individual families.
230.	Investment in ag water systems
231.	simply taxes and red tape so small businesses can succeed
232.	Low land and water costs
233.	More processing facilities and DOH rules that make it easy for farmers to sell to local hotels etc.
234.	Permaculture, organic and Korean Natural Farming education

Question 10. The most important housing issue for the future is: (check only one answer)

1.	Cost of living with increasing taxes, sewer, electric, water, gas, food, everything! Hawaii people are already overworked and underpaid. Do not create any more pressures with development and higher costs to wipe up the mess created by out of control developments.
2.	allow permitted B&B's in residential areas
3.	Stop building! water& sewage treatment can't support more housing
4.	Stop speculation of housing prices by real estate companies.
5.	we need strong land use laws to ensure that developers do not build ONLY multi-million dollar mansions on the shoreline. We need controls on land values to ensure access to clean, safe, humane, affordable housing in the urban core.
6.	License TVUs
7.	Increasing vacation rental licensing which creates better upkeep of houses and economic prosperity for communities.
8.	allowing vacation rentals in neighborhoods.
9.	LEAVING NORTH SHORE ALONE WITHOUT EXPANSION
10.	adding mixed zoning or permitting or NUCs for residential neighborhoods for more Ohanas, BnBs, and Home based businesses
11.	mixed use zoning to allow home based businesses, vacation rentals, Ohana rentals
12.	diversification for existing zoning - mixed use zoning for neighborhoods
13.	STOP DEVELOPING AG LANDS
14.	Housing density must increase to keep growth in urban core areas
15.	union special interest control of politicians
16.	too many people to accommodate. if they come, do we have to house them? when is enough on one island enough?
17.	multi purpose use for existing housing
18.	There will always be the poor amongst us. I don't believe the developer when they say they will provide affordable housing. $400K is not affordable. All these new homes only encourage new rich people to come to Oahu and displace the locals. Have you been to Kauai or Maui lately? It's haole land.
19.	LOW WAGES! Planners need to Understand MODERN ECONOMIC DEVELOPMENT & develop Planning/Zoning/Economic Policies what support 21st Century Jobs so people can AFFORD to stay in their homes & Hometowns. Example: More Hotels=more low-wage service jobs=poor planning!!! A MODERN ECONOMY Example=21st Century Film/TV & Digital Media JOBS=people can AFFORD Housing! Our Film & TV Industry is BOOMING, but if we develop our scenic COUNTRY and build at Turtle Bay & Malaekahana and the COUNTRY, Hollywood will not come to Film in Hawaii, then we will loose all these good rural, well-paid jobs! Plan for GOOD JOBS then more people can afford HOUSING!
20.	keep residential residential no mini resorts or b&b's
21.	As long as there are greedy developers, politicians and consultants, we will never solve the housing problems.
22.	vacation rental permitting
23.	Overly restricted land use
24.	Issue NUC for A zoned properties especially in the Ko Olina area and properties that already have time share
25.	We have homelessness because working people can not afford to pay the high rent. I'm one of them. One disruption and I'm on the street w/my college student daughter after working for a non-profit for 11 yrs.

Question 10. The most important housing issue for the future is: (check only one answer)

26.	innovative housing devlopment that uses climate-appropriate techniques and materials and works with the landscape
27.	enforceing our existing residential housing codes
28.	let the free market operate without government control
29.	Finding a way to improve all of the above without more and more developing and building
30.	leasehold conversions to fee simple
31.	Property Tax Reduction
32.	The free market will sort it out
33.	Over developement and rezoning of AG lands for Housing
34.	Looking for innovate ways to provide affordable housing to Hawaii's current population and to curb the replacement of local families who can't afford to be home owners, with wealthier mainland transplants.
35.	overpopulation
36.	Urban core redevelopment and urban infill to increase the supply of quality housing close to where people work. By efficiently using our land in the urban core by redeveloping, coupled with owner-occupant tax deductions/credits, then we may see housing become more affordable as the supply increases. Redevelopment and new development should be medium to high density, low-rise “human scale” housing with ample neighborhood park s and trees. Minimize impervious surfaces.
37.	multi family
38.	determining maximum population desired
39.	housing within walking proximity to community services and transportation
40.	more open space allocation
41.	Making sure that people that own homes in Hawaii live in them and don't rent them out. How can we build better stronger communities if people can't ever own and invest in their homes? The over abundance of illegal rentals (vacation and non) is making it difficult for people to afford to buy and invest in their communities.
42.	Put residents before tourist interests
43.	No more Housing
44.	Should have credits for local's. Too many mainlanders driving up the prices for local people.
45.	protecting and preserving the character of existing neighborhoods by closing down vacation rentals and B&Bs.
46.	Eliminating illegal vacation rentals
47.	stop immigration. we've reached capacity.
48.	Keep all new housing in Central Honolulu, Keep Fields Green, Stop Housing Sprawl!
49.	Maintain property values
50.	space... we live on an island with finite space
51.	The city needs to do a much better job of doing its job. It cannot issue every permit that comes in the pipeline. Tell the developers ag land is not for cementing.
52.	Rezoning
53.	Simplification of regulatory process.
54.	Tax system that punishes land banking
55.	SUPPORT VACATION RENTALS AND TVU, BB'S OWNED BY RESIDENTS OF HAWAII

Question 10. The most important housing issue for the future is: (check only one answer)

56.	STOP UNFETTERED DEVELOPMENT & GROWTH! Focus efforts on upgrading the existing (broken & outdated) infrastructure (roads, sewers, renewable energy development, etc). Again, stop the growth, and upgrade what we already have.
57.	No visitor accommodations in residential areas
58.	Increasing supply of affordable rental housing
59.	over development
60.	Develop housing in existing URBAN areas
61.	the practice of allowing residential lots to be CPR'd, which increases density in our neighborhoods. It's out of control.
62.	reduce population growth
63.	Restricting military personnel from renting existing houses to allow local residents affordable houseing
64.	Reducing development. Quality over quantity.
65.	Jobs
66.	define affordabilty - according to location
67.	stop proliferation of B&Bs/vacation rentals
68.	Pass a good vagrancy law
69.	construction quality & sustainability
70.	better paying jobs for locals
71.	higher paying jobs
72.	better jobs
73.	increase economic opportunities to provide jobs
74.	increase the height limitation by at least 10 feet in all developed areas. Increase buses.
75.	changing the current law regarding short term rentals
76.	loosening restrictions on Ohana rentals
77.	Redevlop all town and add affortable housing into the new developments. Use eminent domain where necessary. Waipahu, old ewa and lots of places in honolulu are due for redevelopment.
78.	The need for mixed housing communities where there is low income housing that is mixed in with affordable and market housing.
79.	vacation rental ban in Kailua and all Oahu
80.	Upgrading and refurbishing existing development so as to preserve existing developments and prevent future lands from unnecessary development
81.	Stop construction and use existing structures or remodel only.
82.	reckless overdevelopment / inappropriate development in places such as Laʻie
83.	Developments are hiding behind "affordable housing". It's a big lie. Build more rentals. The city and state should not be selling its properties.
84.	the loss of ag land and paving over paradise
85.	For Hawaii to be self-sufficient. Enough water and food. Implementing means to achieve this goal. Growing organically without poisons, growing food for our entire state, less reliance abroad.
86.	Rentals that are affordable, truly affordable, in urban areas only so they are like workforce housing. And building up in those urban areas where there is the infrastructure in place already like roads, schools. etc. so that no new costs are incurred so sewers and BWS water pipes are upgraded on island and a building moratorium put in place until all 8 districts of

Question 10. The most important housing issue for the future is: (check only one answer)

	watershed plans are completed and plans implemented for a drier climate future with more water needed for fire protection (drier and warmer, and military hazards, arsonists, and population increase should be discouraged on all islands.
87.	developers should be required to include low cost housing and open space exchange for any developement project
88.	unrestricted population growth
89.	Illegal vacation rentals reducing the supply of rental housing for O'ahu residents
90.	transitioning of illegal vacation rentals into long term rentals for locals
91.	We must stop the sell-out of our residential neighborhoods to resort use
92.	Is this a shibai question to allow Envision Laie? I don't believe affordable housing carrot sticks because the average Oahu resident cannot afford them. It ends up being bought by military, rich people who can afford to buy anywhere, and investors who buy to rent them out. The bottom equation is affordable housing still remains after all the developments.
93.	It is insane that we should allow the conversion of homes in residential zoning to resort use thereby causing a loss in rentals for our people and a fueling in rental and home prices that severly impact housing affordability for the local pupulation.
94.	returning vacation rentals/b&b's to the residential market
95.	what will employ more people if we have more houses
96.	get rid of bed and breakfast which will lower long term rental prices for residents
97.	Please don't corner us into accepting projects like Envision Laie. Leave the General Plan alone. The map showing the different area is good. Don't let the developers call the shots. We can see where this process is leading to already. We do not want major changes to the General Plan.
98.	There will never be enough affordable housing. It's the fact of life. If we keeping building subdivisions, kamaaina will eventually be kicked out because only the rich can buy these new homes.
99.	No Envision Laie. Have affordable rentals in urban areas like Kaneohe/Wahiawa. Stick to the General Plan
100.	keeping residential residential
101.	keeping urbanization out of rural communities i.e., KAHUKU! Keep Out!
102.	Stop tourist rentals from taking over residential neighborhoods
103.	do not allow B&Bs and other short-term vacation rentals to reduce long term rentals in our residenital neighborhoods and contribute to escaliting rents.
104.	Inherent Rights of Kanaka Maoli
105.	more diversified zoning and development rules and methods
106.	reducing red-tape and bureaucratic hurdles for developers
107.	need mixed use zoning in residential areas
108.	non local homeless sent back to mainland, benefits only for locals, drug tests for benefits, WPA type work program, get rid of give-aways
109.	All of the above - and reduce taxes and economic burden.
110.	How do you keep the housing for the community rather than the rich investors? They add to homelessness and the affordability because they increase real estate prices. Homes SHOULD NOT BE considered speculative commodities. They are homes for the people who live and contribute here.
111.	Available land

Question 10. The most important housing issue for the future is: (check only one answer)

112.	Their will be no water to accommodate the Island of Oahu and all Hawaiian Islands if you are planning this survey on the intent of HB- 15555
113.	Tax incentives on owner occupied and low rental housing, much higher taxes on speculative/luxury non-resident housing.
114.	Affordability of housing in all areas (which does not necessarily imply building affordable housing in all areas)
115.	increasing short term rental housing
116.	Decreasing the existence/ production of high-end housing.
117.	Not developing Ag land for residential use
118.	Stop letting developers shove off their share of affordable housing to somewhere else.
119.	Increasing density in already urbanized areas
120.	protecting open space
121.	Controlling amount of outside investors who inflate home values
122.	OVERPOPULATION
123.	water
124.	No subdivisions like Envision Laie!!!! It will ruin Ko'olauloa.
125.	Housinf affordbility must be defined by $$ for each community. Say Ewa at 800. while Kailua say 1,500.
126.	OVERDEVELOPMENT!
127.	not sure
128.	Building codes should favor boarding houses and very simple small apartments
129.	Actually finding an approach which incorporates targeting affordability, land use, supply and distibution. No one focus is going solve the problem.
130.	Better transportation plans to accompany new development
131.	City government needs to get out of the houses business. Leave it up to a private developer.
132.	housing for the hawaiian people
133.	Increasing affordable rental housing
134.	Keeping "local residents" IN HAWAII by providing affordable & adequate number of housing units (CLOSE DOWN illegal vacation rentals!)
135.	Alternative housing. Not everyone needs a fancy single family home. Smaller unitys, more temporary housing. Modern pre-fab units similar to "mobile" homes. Basic not-much-more than camping alternatives for those who don want or need an apartment or home.
136.	Limit the population growth and immigration.Hawaii does not have the land mass to support all those who want to live here. Its impossible since its an island.
137.	Housing affordability in the sense that low-middle income earners cannot afford to buy houses, yet do not qualify for "affordable housing"
138.	fair market selling formula to benefit kamaaina
139.	Land is the limiting factor of production of housing on an island. Economic opportunity for residents and diversification of economic base provides support for real estate, construction as well as access to housing.
140.	Allowing free market forces to determine home prices
141.	creating more low income housing for homeless
142.	Realizing our finite resources won't support much more housing.
143.	stop housing development - where are the resources to sustain more residents?

Question 10. The most important housing issue for the future is: (check only one answer)

144.	Housing affordability using current inventory and identifying unknown but available properties
145.	Limiting in-migration to the islands. Nations do it. Why cannot a state, which is rightfully a stolen nation, do it.
146.	Encourage home gardening
147.	Open permitting for vacation rentals on Oahu to drive state revenue
148.	affordable housing, transiional housing, senior housing, for all those who are ablle to prove the need
149.	preventing overpopulation
150.	Control of immigration (especially by wealthy) & land speculation
151.	Hawaiian Housing Issues
152.	Reducing barriers in government to affordable housing
153.	all the above
154.	Influx of new residents who drive up the prices for all of us, including investors, vacation-home owners, celebrities, golf club developers etc. They all make it more expensive for all of us. Otherwise, this would be a small town with small population. Take investment in knowledge industries, not construction, tourism, etc.
155.	minimal housing development..this island is already overpopulated and building more homes only fuels the problem. Moving development to the outer islands must be encouraged with state incentives.
156.	population growth on Oahu island will alway cause a hardship quality living space on oahu
157.	create cluster apartments, similar to New York city where shops, restaurants, entertainment are within walking distance & green transportation
158.	real estate taken by non residents
159.	Overcrowding
160.	Expanded and upgraded housing in Ko'olau Loa
161.	Development of housing that keeps urban, urban, and agriculture, for sustainable agriculture, not GMO, not mono crops, etc.
162.	keep b&b's and vacation rentals and hotels out of residential neighborhoods
163.	From a personal standpoint- housing affordability, from economic standpoint restrictive land use.
164.	Getting the military to provide more housing for their own so the rentals can be used for local residents
165.	define Affordable as under $500 per month
166.	creative financing solutions
167.	Overbuilding, crowding
168.	discourage land speculation(limit 1 dwelling/person,max.5% rent increase when redeveloping(city of Shaghai has done this))
169.	sustainablility
170.	sustainability (use of resources)
171.	improved infrastructure and adequate water, waste disposal for new developments
172.	sustainable population levels
173.	Ensuring there is a variety of types of housing and it is close to transit/rail

Question 10. The most important housing issue for the future is: (check only one answer)

174.	Taking a long term approach to affordable housing issues and ending the current rush to develop new subdivisions that serve only the interests of developers, their political allies, and the few buyers that can afford the expensive housing.
175.	Energy efficiency and sustainability in housing development
176.	Preserving Open Space and Increasing Farm Land
177.	Discouraging population increases by restricting housing developments. Oahu can't address quality of life issues with the current population. Do not direct lands or funds towards the encouragement of further growth in the population.
178.	Protecting Native Hawaiian land rights
179.	Overdevelopment destroying quality of life
180.	future development MUST have infrastructure built FIRST
181.	increasing affordable housing and rental stock throughout O'ahu
182.	Home Owner Assoc's need govt restrictions, might make housing more affordable.
183.	Possibly develop sustainable communal living sites with gardens and certified community kitchens
184.	restricting further building on Oahu. go to outer islands. this is not LA, Seattle, NY, etc.
185.	Only have high rises for any new housing to avoid urban sprawl.
186.	Fair and reasonable land use policies support jobs and sustainability. There is no single overriding issue.
187.	tripple the property taxes for non-resident (more than 180 days out of State, like Montana does)homeowners
188.	Infrastructure; we should not allow communities to be built without the developer building the roads to adequately service them AND the increased congestion on the major arteries.
189.	well paying jobs
190.	cost of housing & transportation as percentage of income
191.	Restrictive policies on prospective residents
192.	Transplants are driving up the cost of housing. Hawaii has the highest median age population. Our local families cannot afford to purchase a home, and are leaving. Need to restrict/reduce migration into Hawai'i.
193.	Poorly conceived question - comprehensive policy should support affordable for sale and rent, distributed across island, in conjunction with supportive public policy investment in infrastructure, and addressing the various types of homeless housing issues.
194.	How does Hawaii's high housing taxes contribute to homelessness and too-high rents? Do not agree with the governor's policy of not feeding the homeless so that they will go to homeless shelters, which from what one homeless person has told me, is living in a little bit of Hell (together in one large room with unsavory men, bed bugs, smells from bed soiling. For women, living with other unruly families and children in a small room.)
195.	population growth control
196.	land monopolies
197.	SPOT TAXING TO DEATH EVERYTHING, CUT SPENDING so homeownership is affordable. CUT GOVERNMENT EXPENSES like everyone else!
198.	Climate Change Impacts (e.g., ocean acidification, sea level rise, intense weather events, reduction on potable water sources)
199.	eliminate the leasehold system of land ownership
200.	Change Taxation laws to grandfather existing tenants
201.	stopping multiple home ownership

Question 10. The most important housing issue for the future is: (check only one answer)

202.	Building Up. This state needs to start buidling up and reducing the urban sprawl. We are not LA and should never have adopted them as a model for development.
203.	overpopulation
204.	Restrict over developement
205.	Greening and densifying the urban core
206.	No urban sprawl. Don't change the General Plan for greedy developers. Affordable housing can be solved with affordable rentals. Peter Savio is doing a good job with affordable units. Keep them in urban areas. No urban sprawl.
207.	complex problem homelessness related to affordability and affordability related to supply of rentals.
208.	Encouraging and educating people on home ownership. Those who sacrifice to save and buy are far better off than those who perpetually rent.
209.	Build more highrises in town! This will bring down the prices and make commuting unnecessary.
210.	All five points above can be achieved if the focus is Housing Affordability
211.	you offer poor choices. What we need is more apartments, well-planned, in the PUC, and sharp limits on all other development.
212.	outdated, short-sighted, overly restrictive building codes
213.	All of the choices above are interrelated and really cannot be separated from one another. I do not believe there is a single "magic bullet" answer to all of our housing issues. Success will require addressing all of these issues to some degree.
214.	Need vast amounts of affordable housing! All over Oahu!
215.	Let the residents vacation rent if they want and supervise it
216.	less comunity building and more towards single family homes, less toward large condo complex, and this will keep the vaules stronger.
217.	location, location, location and building for the people of oahu not second home mainland market and also distributing affordable or attainable housing throughout the island. I live in Hawaii Kai and we have NO affordable housing. shame. shame. shame. I own my own home but feel affordable housing provides for a good healthy mix of socioeconomics -
218.	enforcement of current General Plan
219.	Greater mix of types of housing options for tourists TVU and bed and Breakfast
220.	decreasing prop tax
221.	Adjust building codes for boarding houses &simple, cheap, housing
222.	more permitting for B&Bs and TVUs
223.	providing alternative vacation housing
224.	greater enforcement/penalty illegal vr impacts housing for local residents restricting supply, root cause of current homelessness problem inventory of homes used for illegal vacation rental is exploding reducing inventory, City lacks serious enforcement too many loopholes
225.	Overpopulaton of O'ahu
226.	this is up to the individual not the government or companies wanting to make an excuse to develope land for affordable housing and updating it or buying it out in the future for buisiness
227.	Eliminate vacation rentals in our neighborhoods
228.	Increasing density in growth area housing plans (more townhomes/multi-unit structures)
229.	need additional military housing on military land to insure enough housing for civilian population

Question 10. The most important housing issue for the future is: (check only one answer)

230.	supply - keeping residential homes for residents not turning them into tourist accomodations
231.	Over population
232.	Stopping illegal vacation rentals
233.	Overly lax land use policies.
234.	stop use of residential housing for B&B/vacation rentals
235.	Concentrating dense tall development in the traditional urban core
236.	Increasing the supply of housing island-wide to reduce equilibrium housing prices. Less red tape would help.
237.	support habilitat for humanity
238.	more housing only if infrasturcture is available - developers to pay for all infrastructure
239.	pearl harbor and other military employment
240.	Housing for elderly independent living
241.	Stop making 100% payments on government assisted housing programs immediately!
242.	Increasing housing density in urban core and ewa
243.	We need to stop suburban sprawl
244.	Lack of concentration on affordable rentals in perpetuity rather then single family residences which promote sprawl and are unaffordable no matter how high the subsidy to most
245.	preserving agricultural lands from development
246.	Infilling and redeveloping in town, increasing densities while building green in the 1st and 2nd cities
247.	planning better neighborhoods instead of sprawling
248.	Getting out of the 'single family home' model into higher density housing which has a smaller footprint overall.
249.	There are already thousands of homes that are permitted to be built. Build those entitled homes first. How affordable is affordable?

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

1.	It is unbelievable that this section on the economy totally ignores the 4th major pillar of Oahu's economy – the Construction Industry! There needs to be serious discussion and attention to the construction and development industry – it is a vital component of planning! Competing in a global market place: This means addressing construction and development and the availability of affordable housing and commercial and office space are the keys to attracting major global companies to operate from Oahu, and to keep our best and brightest young business people on Oahu; New Growth Industries: Like renewable energy industries; Increasing the percentage of food that is grown and consumed locally: Where is the discussion of preservation of IAL and incentives? To help achieve this, the State and County should designate their own agricultural lands as IAL, and implementing incentives for all IAL (public and private lands), which will help make agriculture a viable industry.
2.	enforce zoning laws
3.	do not let mini resorts or b&b's invade residential areas
4.	Reduce business taxes
5.	Don't listen to the experts. Listen to the people who live here and bear the brunt of having to support government failures to stay within the budget.
6.	agricultural development to meet local food needs and maintain the assett that drives our visitor industry: green open space
7.	marketing hawaii to the world
8.	Early Admit to College from High Schools to learn an occupation.
9.	broad band internet access for all -- it is a basic need like electricity
10.	Allow Licenses for TVUs
11.	island scaled economic initiatives (not global or continental scales)
12.	It is unbelievable that this section on the economy totally ignores the 4th major pillar of Oahu's economy – the Construction Industry! There needs to be serious discussion and attention to the construction and development industry – it is a vital component of planning! Competing in a global market place: This means addressing construction and development and the availability of affordable housing and commercial and office space are the keys to attracting major global companies to operate from Oahu, and to keep our best and brightest young business people on Oahu; New Growth Industries: Like renewable energy industries; Increasing the percentage of food that is grown and consumed locally: Where is the discussion of preservation of IAL and incentives? To help achieve this, the State and County should designate their own agricultural lands as IAL, and implementing incentives for all IAL (public and private lands), which will help make agriculture a viable industry.
13.	Permitting home based business/ BnBs
14.	allow more mixed use visitor accommodations BnBs and TVUs
15.	protection of tourism in event of natural disaster
16.	allow more homebased business in residential areas
17.	do not let visitor accomodations of any kind in residential neighborhoods
18.	Reducing the size and cost of government
19.	i think they all are very important
20.	competing at least in a national marketplace! More business friendly state policies
21.	better business climate
22.	permitting for home based BnBs and TVUs

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

23.	No Rail. We cannot afford it. We are going to sink with it. There is too much corruption in our government. Government is not listening to the average folks. they are listening to the fatcat donors. A healthy economy is when the government stops taxing us out of house and home because it makes stupid decisions like the rail and allowing developers to create more problems for us.
24.	Our FILM & TV Industry is booming! 21st Century Media fits the Gifts & Talents of Hawaii ! We need Film/Digital Media Training in all our Schools! With our Music, Dance, Story-telling talent and with our beautiful scenery, Hawaii could & should develop its on TV/Film/Digital Media/Music Industries!
25.	Implementing a better business climate!
26.	Keep Hawaii competitve in visitor industry with diverse housing choices such as vacation rental homes.Bring visitor $ to all parts of the island for all reseidents.
27.	I would like to include in the General Plan that the city/state must consider the cumulative impacts of all developments. It makes no sense to keep sayinig they want to provide more business growth when the city keeps raising our taxes on everything!!!! It makes no sense to have the developers profit, leave the islands and taxpayers are left behind to pay for the costs of needed roads, schools, and services.
28.	Promote farming education
29.	There are more than three important issues that need to be included. New growth industries is very important. Already we've seen an increase in solar/photovoltaic companies.
30.	less restrictive business climate
31.	lower taxes
32.	Allowing B&B's and TVU's
33.	get the government out of controlling business, housing etc.
34.	Reduce Hawaii's dependence on Tourism
35.	reduce stranglehold policies on small businesses
36.	Efficient use or available economic resources
37.	Less government intervention. Superferry?
38.	alternative energy industries
39.	Less dependence on government assistance
40.	protect our small local businesses - NO to "big box" corporate developments
41.	Stop prostituting our natual beauty that kamaaina and malahine enjoy!
42.	support tourisim and military missions - economics
43.	create better business climate
44.	Increase VR to capture more tourists.
45.	not spending money
46.	Less restrictions on small business.
47.	Complicated question that cannot be answered in checking only three answers.
48.	SUPPORT VACATION RENTALS OWNED BY RESIDENTS
49.	Until the very cumbersome, unfriendly, stagnent and inconsistent business development policies & rules are modernized, HI will remain the "3rd World business environment" that many potential investors now see it as. Look to other similar sized cities for Best Practices in business development and implement them.
50.	More tourism

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

51.	Freedoms of people less govt.
52.	Import the Japanese car that runs on water
53.	allowing short term rentals...provides great economic benefit to all
54.	Increase clean energy wind and hydro energy.
55.	preserve our "local" businesses - NO to "Big Box" developments!
56.	I don't feel comfortable with many of these questions. I hope these questions are not manipulated to the outcome you want.
57.	plan for the future by securing self sufficiency by preserving ag land and rural Oahu
58.	Targeted growth industrties should be those that are unique to Hawaii only eg Hawiian Music and Dance
59.	Get government out of the way.
60.	supporting technology that supports our environment. Waste management needs to be updated. How to turn our waste into a greener, safe environment.
61.	keeping the country country
62.	Bring back an affordable ferry that ships vehicles and goods.
63.	Increase the supply of housing for locals
64.	We must start to reduce our dependency on tourism - how many more tourists can we have without adversely impacting the quality of life of our local residents?
65.	all of the above
66.	Putting all your egss in one basketm tourism, is not a healthy economy.
67.	Hotel jobs is not going to provide enough income to afford a home. Development like Envision Laie raises pressures on us because everything will rise. This will push out the locals to Las Vegas because we cannot afford raising costs - the newcomers have more salaries.
68.	single payer healthcare
69.	Increasing the percentage of food that is grown and consumed locally in an ECOLOGICAL fashion
70.	Again, I hope these questions are not trick questions. We do not want Envision Laie in our Ko'olauloa neighborhood. We do not want BYU-Hawaii to hide behind educational needs. They can develop infill on existing campus. There are enough cheap homes in Ewa and Mililani. Go buy over there. Keep the country country. Keep the city city.
71.	The General Plan is a sensible plan. Don't change it to please developers. Think of the long term consequences if the whole island is cemented over.
72.	I don't like the way many of these trick questions are phrased.
73.	emphasis on locally produced goods for sale
74.	Koolauloa Sustainable Plan IS NOT SUSTAINABLE! It's for one group's interest and not that of Koolauloa!
75.	A healthy economy must be based on reasonable tax rates. Local employees and employers are hit with increased regulation which equals higher costs to do business and increased tax rates. There are absolutely zero reasons for wanted economic growth if our government keeps taking more!
76.	more home based business combined with living space
77.	support for local business start-up (residents only)
78.	free parking
79.	Reduce taxes, regulations on business

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

80.	Economic Diversification
81.	Making public education a top priority
82.	Keeping a much greater share of tourism dollars in the local economy.
83.	Growing local industries that do not rely on foreign capital.
84.	Safe bike lanes around the island
85.	Affordable housing
86.	Continue developement strategys in Ewa and central Oahu as per General plan. Our tax money has already been invested here.
87.	Better roadways without potholes.
88.	Less government-induced overhead, taxation, and regulation.
89.	Legalize Bed & Breakfast as they do on Maui. It would increase spending power of local residents, thereby benefiting the local economy and would generate tax revenue for the City& County of Honolulu.
90.	Developing wind, sun, H2O-energy industy
91.	More live/work/place communities that do not require driving on highways or the need for vehicles in general.
92.	High quality education not targeted to any specific industry
93.	Stop smothering PUC with development
94.	increasing small businesses in the islands and reverting away from big box stores (walmart,target, etc)
95.	Discouraging influx of BIG BOX STORES while PROTECTING Hawaii's Mom and Pop local businesses!!
96.	Appropriate scale for Hawaii expectations. Don't try to copy what's going on on mainland or large land mass areas. We may need to accept smaller is better; do more with less.
97.	The economy is based on tourism. Provide education to the locals instead of bring over mainlanders to fill high paying jobs.
98.	more jobs
99.	very weak list
100.	A more thoughtful consideration of what place the island should occupy within the reality of a global economy. Shall we emphasize intellectual capital industries such as research and higher ed?
101.	Adopting asset backed statewide currency
102.	Encourage small businesses that keep the money here--not like the big hotels with corporate headquarters elsewhere.
103.	Educational strategies to support development of a strong agricultural industry
104.	Becoming global leader in sustainable energy
105.	Increase in Green collar jobs focused on sustainability
106.	Local resilience in communities, requiring less energy (oil) to sustain.
107.	A new policy to remove restrictions on vacation rental homes on Oahu
108.	Organic farming (No GMOs), Hawaiian cultural values, perpetuation, and sharing
109.	Ke Aupuni O'Hawai'i Nei, Ko Hawai'i Pae Aina
110.	A decreased dependence on government assistance
111.	A more business-friendly state government
112.	Investing in our future generations, the education system in Hawaii

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

113.	a sustainable vision includes multi-crop agriculture (vs. monocrop) and an economy that is equally diversified and "produces" something healthy --a dedication to eco-tourism like Costa Rica -- all policies should be checked back to a greater sustainable plan, save the ag land for the future esp for 100 years when the water level rises, no matter what, and keep the water clean
114.	Encourage private businesses and stop depending on gov. to create jobs.
115.	Stop immigration from Micronesia
116.	More jobs
117.	reduce taxes that inhibit new business opportunities
118.	housing
119.	cottage industries(using locally sourced materials and not for export)
120.	Support of exisiting support industries
121.	Self-sufficiency on all levels -- local, island-wide, and statewide
122.	Keeping our money LOCAL and not exporting our money
123.	cutting unnecessary governmental costs
124.	Everything on Oahu could be run on Solar Power, everything.
125.	Limiting population
126.	Previous Item 11 is bed coding; does not allow certain answers. Try it.
127.	Global attitudes, not local attitudes. Honolulu should be a major Pacific city, a Pacific/American Singapore or Hong Kong, not a Pacific Island version of second-string cities like Denver or St. Louis.
128.	Bring back the SUPER FERRY!!!
129.	decrease dependency on the high impact industries of military, tourism, and real estate development
130.	Promoting education that supports the 2 checked choices above
131.	Encouraging new industry/ less restriction
132.	right livelihood options - green jobs, sustainable, healthy- quality of life
133.	Transition from fossil fuel initiatives
134.	focus on out carbon footprint.
135.	Tourism is important for maintaining a healthy ecomony.
136.	self sufficiency
137.	B&Bs and TVUs brings tourism, who bring the importance of maintaining a healthy economy.
138.	Clean induistries like Technology based industry
139.	General Plan need to look at how they can sustain Hawaii and to be self suffient and not depend on others to sustain us.
140.	All of the above!
141.	allowing creative and honest people in government
142.	Alternative energy industries. We have the perfect high-tech development test ground. Let the big money come here to test their projets (Google, Big Wave, etc...)
143.	encouragement for entrepreneurs, we do not need more low paying jobs
144.	Urban sprawl is not the solution to a healthy economy. Focus on education so that locals can have high-paying jobs and not minimal wages in construction and hotel industry.

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

145.	B&Bs need to be licensed once again - this supports our No. 1 industry - tourism and keeps the dollars locally in our communities. It is a residential use of property and gov't should not dictate who we can or can't have as guests in our homes.
146.	promoting high tech growth industries.
147.	support cottage industries and entrepreneurship
148.	what about enhancing tourism?
149.	Quality public educationn is the KEY to improving the homelss situation and all other quality of life and housing issues
150.	Economic policy should be consistent with the soul and culture of Oahu. Economic growth at any cost is not acceptable. This means that some economic inefficiencies will need to be tolerated for the sake of preserving Oahu's identity and values. As examples, green energy is good, but not if it destroys all of our viewsheds; local agriculture is good, but not if it ruins water quality; improved transportation is good, but not if it separates neighborhoods; economic growth is good, but not if it erodes our culture, identity, and that which makes Oahu a special place.
151.	Providing more diversity in visitor accommodations, ie B&Bs/TVUs
152.	Expansion and development kapolei as the second city to alleviate traffic and better the economy!
153.	Diversified Tourism with Vacation Rentals
154.	take care of the people and land first, empower us and protect that which needs to be protected, focus within Hawaii and do better with what we have which is HUGE in comparrison to other states. We keep forgetting how fantastic our resources are- do better with what we have which includes empowering and caring for the people and the land. That is a well worth investment!
155.	supporting the tourism industry
156.	Decreased state support for tourism
157.	This is an island and that steady state economy is the only way. We cannot continue to expand everything.
158.	Less dependence on tourism
159.	None of these is really within the County's purview
160.	Limiting the population growth, you are wlcome to visit but please don't stay! Give the locals a break on taxes due to residency and charge more taxes to the ones who make profit.
161.	Environmental and natural resource protection
162.	Increasing government efficiency and productivity
163.	Triple Bottom Line economic policies
164.	Reduce, reuse and recycle

17. Please feel free to share any additional comments about Honolulu's General Plan

1.	Important to be more free from dependence on foreign oil. This does NOT mean importing foreign, environmentally damaging, palm oil! Subsidies for residential solar power, good idea.
2.	The framers of this survey are ignoring the current laws and land use issues!
3.	respect zoning laws keep residential residential
4.	enfirce zoning laws
5.	we are having major problems with b&b's and vacation rentals in our neighborhoods please shut them down
6.	Keep the Country Country. Promote agriculture in the country. The Mormons want to build, build, build. The landscape of Windward Oahu will forever be negatively impacted with the Mormons/LDS/BYUH/HRI/PCC's goals to build, build, build.
7.	There is too much reading to do. This survey must not be the basis for your decisions because surveys can be easily manipulated to bring desired outcome. Don't listen to the experts. Listen to the people on the streets. Do not build any more new communities like Hoopili, Koa Ridge and Envision Laie. Do not destroy the north shore and windward Oahu. We all need a place to decompress. Malama the aina.
8.	Agricultural farms should be supported and encouraged , a focus on island sustainability is critical, overdevelopment must stop lest we destroy the special qualities that bring those tourists here, the housing situation must be brought under control so that the homeless are taken off the streets and so that the ordinary citizen can afford a home. Luxury homes, 2nd homes, etc seems to be the focus of all the development - that only brings more out of state buyers as local people can't afford them. Please stop focusing on how to bring in short sighted income and pay attention to preserving, protecting and supporting our islands and the people who live here. Mahalo
9.	It needs to be based upon sustainability principles as laid out in the Natural Step method.
10.	Plan needs to: preserve ag land; focus on keeping population density in urban core and Kapolei and along the rail route with TOD; consider sustainability in terms of energy and food; and keep in mind the consequences of global warming on coastline changes.
11.	Please allow B&B and TVUs to be permitted and regulated in HNL.....It is impt to the visitor industry. There are many families who prefer NOT to stay in Waikiki hotels, but prefer renting homes or B&B's. This provides income to residents and also income in TAT/GET taxes to the C&C of HNL. We want to be regulated, permitted and legal.....ALLOW us the opportunity to show you that we are an impt part of the visitor industry and fill an impt void!
12.	The planning for 2035 must give due regard of the native Hawaiians as indigenous people of Hawaii, and to the history of dispossession of the Hawaiian right to self determination which occured at the close of the 19th century, and which has not yet been properly resolved as we engage the 21st century. The planning process should be mindful of the growing dissatisfaction in the general community of the unresolved issues surrounding the treatment of the native Hawaiian people, the continuing trends of homeless, imprisonment, social support programs, negative health issues, lower economic and educational achievements, etc. Which finds a disproportionate amount of native Hawaiian in their numbers and the plan must be mindful of the growth of the Hawaiian rising, an awakening to the events of history which has not treated the native Hawaiians and theirs Hawaiian nation fairly, of the admission of the Hawaii State Legislature and of the U.S. Congress to a confession of the inappropriateness of the U.S. Government part in this history and an apology to the native Hawaiian from the U.S. Action regarding Hawaii. The plan for Hawaii in 2035 must take into consideration that Hawaii reflects at least two deep cultures, the formal one especially influenced by the western culture primarily from the United States of America and an

	informed culture founded upon a foundation of native Hawaiian culture and added upon by the multiplicity of influences from migrants from various parts of the world. The formal culture of Hawaii the one upon which the formal economy, education, judiciary, political systems, environment, land relationship politics, etc. Are driven by can be called the D.I.E. System, a pneumonic for Domination, Invidualism and Exclusion. The informal culture of Hawaii, the one upon which the informal relationship work in which community will community with each other, in which families will family with their neighbors and one another in which husbands and wives and children learn to love and respect, to associate and live together, and with their environment, can be called the O.L.A. system a pneumonic for 'Olu'olu, Lokahi and Aloha. Deep cultures are powerful influences on how people and systems work in a society. To leave the consideration of deep cultures out of one's planning for the future of a society is to leave planning to the strong against the weak. It is to leave D.I.E. culture in place to over run for 2035 must address this matter.
13.	Very concerned about overdevelopment, lack of infrastructure to support current development, and the future of our limited resources.
14.	Kailua is not a secret and there needs to be regulated tourist accommodations on the Windward side. I find the tour buses that bring bring tourists to Kailua on a daily basis and indication that there is a need for temporary vacation units. It can not be stopped, and regulation would bring some order.
15.	By 2035, cost of living and state & city taxation will be much higher than today with oil in the hundreds, military & tourism less important, Oahu pre 1940, no growth, population will stop growing & then decline. Oahu will be come smaller city.
16.	The enforcement bill for B&Bs and Vacation Rentals is not a resonsible way to handle the issue. Permit them instead . Oahu needs the money they generate.
17.	We have many B&Bs and TVUs in our neighborhood and the visitors bring much needed income to our local families and businesses. I have not seen them change the character of our neighborhoods in Kailua at all.
18.	It needs to be considered as part of a united Hawaii.
19.	In the planning for 2035, we need to ask ourselves of the place our community should play in the advancement of such changes in the society, questioning the impact we want for our community and upon which it will have on the rest of the world. We cannot allow technological development to proceed in our community without a clear intervention into the ethical direction of such developments. This brings us back to older familiar questions of who we are, what are our values, what are our responsibilities to our selves, our neighbors, and to the world community? A planning process should give due regard to the circumstances occurring and constantly changing around us and what those changes portend for the future of the community, including those circumstances respecting the changing world physical environment, the reordering of national powers and the collapse of empires (such as the rise of previous "3rd world countries" today becoming among the leaders in economic and political affairs); the trends towards wars and the grab for natural resources and the resistance contained in peace movements around the world. The planning for 2035 must give due regard to the native Hawaiians as indigenous peoples of Hawaii, and to the history of dispossession of the Hawaiian right to self-determination which occurred at the close of the 19th Century, and which has not yet been properly resolved as we engage the 21st Century. The planning process should be mindful of the growing dissatisfaction in the general community of the unresolved issues surrounding the treatment of the native Hawaiian people, the continuing trends of homelessness, imprisonment, social support

	programs, negative health statistics, lower economic and educational achievements, etc. which finds a disproportionate amount of native Hawaiians in their numbers; and The plan must be mindful of the growth of the Hawaiian rising, an awakening to the events of history which has not treated the native Hawaiians and their Hawaiian nation fairly, of the admission of the Hawaii State Legislature and of the U.S. Congress to a confession of the inappropriateness of the U.S. government's part in this history, and an apology to the native Hawaiians for the U.S. action regarding Hawaii. The plan for Hawaii in 2035 must take into consideration that Hawaii reflects at least two deep cultures, the formal one especially influenced by the Western culture primarily from the United States of America, and an informal culture founded upon a foundation of native Hawaiian culture and added upon by the multiplicity of influences from migrants from various parts of the world. The formal culture of Hawaii, the one upon which the formal economy, education, judiciary, political systems, environment, land relationship, politics, etc. are driven by can be called the D.I.E. system, a pneumonic for Domination, Individualism and Exclusion. The informal culture of Hawaii, the one upon which the informal relationships work in which community will community with each other, in which families will family with their neighbors and one another, in which husbands and wives and children learn to love and respect, to associate and live together, and with their environment, can be called the O.L.A. system, a pneumonic for 'Olu'olu, Lōkahi and Aloha. Deep cultures are powerful influences on how people and systems work in a society. To leave the consideration of deep cultures out of one's planning for the future of a society is to leave planning to the strong against the weak. It is to leave a D.I.E. culture in place to overrun a society. It kills out O.L.A. Such planning for 2035 must address this matter.
20.	Do we want to live as crowded as Japan? STOP covering the island with houses! I have lived on Oahu since 1965 & I don't like what's happened;people don't get along, traffic is a mess and 'Second City' is residences, NOT JOBS! We now have traffic tie ups in 2 directions morning and night. Stop trying to grow the place and concentrate on preserving what makes Hawaii no ka oi.
21.	Keep residential neighborhoods residential. No bed and breakfast or vacation rentals.
22.	The projections to be made for Honolulu and Hawaii 25 years from now is a matter of great importance to all of us who reside in Hawai'i and have an investment in the future of this place, so important that the City & County of Honolulu's planning department encourages the wide participation of community citizens to participate in this planning effort. The survey related to this planning effort fails to address broad questions which need to be addressed in fashioning our future. It completely avoids the current collapse of the U.S. economy, changes in political status among nations, including the U.S.A. in the world, the world economic collapse, the rise of China and India and the new formation of economic models throughout the world. Honolulu cannot be planned for in isolation of those events. The survey also fails to ask important political questions such as the future relationship with the United States and that future's impact in terms of transmigration into and out of Hawai`i, military control of lands on Oahu, trade policies with other nations, etc. The planning process must regard the physical /geographic limitations and opportunities presented by the 'āina and the kai. The world's physical environment is undergoing drastic changes with sea-levels rising, world temperatures increasing, hunger and food availability forming the basis for tribal and national wars, destruction of the planet's dirt and control of the world's crops by genetically altering corporations. These are among the factors which must be given consideration in the planning of Honolulu in the year 2035. The land resources of O'ahu are limited. The amount of

agricultural lands is finite. The Hawaii population is ever demanding fresh, locally grown food. The demands for use of agriculturally appropriate lands to be converted to meet housing, transportation, military and other purposes should be resisted. Any such conversion of such lands should be attached to a reversion clause not to exceed 25 years, to reflect that such conversion is only for temporary purposes. The ocean resources should remain part of the community commons, to be shared by all and not made into commodities for purposes of economic development at the risk of damaging or reducing the quality of the ocean waters. We are especially concerned over what has gone under the name ocean leasing, fish farming, cage culture, and other terms which take exclusive possession of sections of the ocean to conduct intense farming through the penning of fish in an unnaturally high concentration, having uncertain environmental impact upon the surrounding ocean. Such activities also take from the community commons and give a private right to special interest for the purpose of advancing their economic goals. A planning process must give due regard to the trends and patterns in technological development, consider the integration of modernity with traditional practices, and explore the place of old and new ethics as the integration occurs. New technological developments may open new opportunities as well as shut out treasured life-style patterns of a community and one's relationship to the general environment. Electronic communications have revamped our shopping practices, research, expressions, entertainment and created "virtual realities". It has impacted employment practices, education processes, economic transactions, gained fortunes and lost estates. New technological developments have changed the style of medical practice, of town-hall meetings, of mass media communication, of emergency warnings and pre-parations. It foretells of cyber wars, of cowardly drone attacks, and of the dehumani-zation of killing, leading to massive destruction by newly developed weapons. In the planning for 2035, we need to ask ourselves of the place our community should play in the advancement of such changes in the society, questioning the impact we want for our community and upon which it will have on the rest of the world. We cannot allow technological development to proceed in our community without a clear intervention into the ethical direction of such developments. This brings us back to older familiar questions of who we are, what are our values, what are our responsibilities to our selves, our neighbors, and to the world community? A planning process should give due regard to the circumstances occurring and constantly changing around us and what those changes portend for the future of the community, including those circumstances respecting the changing world physical environment, the reordering of national powers and the collapse of empires (such as the rise of previous "3rd world countries" today becoming among the leaders in economic and political affairs); the trends towards wars and the grab for natural resources and the resistance contained in peace movements around the world. The planning for 2035 must give due regard to the native Hawaiians as indigenous peoples of Hawaii, and to the history of dispossession of the Hawaiian right to self-determination which occurred at the close of the 19th Century, and which has not yet been properly resolved as we engage the 21st Century. The planning process should be mindful of the growing dissatisfaction in the general community of the unresolved issues surrounding the treatment of the native Hawaiian people, the continuing trends of homelessness, imprisonment, social support programs, negative health statistics, lower economic and educational achievements, etc. which finds a disproportionate amount of native Hawaiians in their numbers; and The plan must be mindful of the growth of the Hawaiian rising, an awakening to the events of history which has not treated the native Hawaiians and their Hawaiian nation fairly, of the admission of the Hawaii State Legislature

	and of the U.S. Congress to a confession of the inappropriateness of the U.S. government's part in this history, and an apology to the native Hawaiians for the U.S. action regarding Hawaii. The plan for Hawaii in 2035 must take into consideration that Hawaii reflects at least two deep cultures, the formal one especially influenced by the Western culture primarily from the United States of America, and an informal culture founded upon a foundation of native Hawaiian culture and added upon by the multiplicity of influences from migrants from various parts of the world. The formal culture of Hawaii, the one upon which the formal economy, education, judiciary, political systems, environment, land relationship, politics, etc. are driven by can be called the D.I.E. system, a pneumonic for Domination, Individualism and Exclusion. The informal culture of Hawaii, the one upon which the informal relationships work in which community will community with each other, in which families will family with their neighbors and one another, in which husbands and wives and children learn to love and respect, to associate and live together, and with their environment, can be called the O.L.A. system, a pneumonic for 'Olu'olu, Lōkahi and Aloha. Deep cultures are powerful influences on how people and systems work in a society. To leave the consideration of deep cultures out of one's planning for the future of a society is to leave planning to the strong against the weak. It is to leave a D.I.E. culture in place to overrun a society. It kills out O.L.A. Such planning for 2035 must address this matter.
23.	Stop losing Agricultural lands to development. We cannot bring back agricultural land once it has been taken away. We do need open lands for our underground water reserves. We will not have enough fresh water if we continue to develop on agricultural lands. Think about it!
24.	Seems more political than what majority of people want. Also Neighborhood Boards are not representative of the majority but rather are infiltrated for specific personal issues.
25.	Need to make vacation homes legal . Stop listening to the rich in Kailua.
26.	No to a bill to amend chapter 21. This legislation will destroy the local businesses that generate revenue from the short-term rentals.
27.	The Children of this island are our future, The government has to stop controlling the money and have independent counties for our schools. The teachers are important. Have the full government, pay their own insurance, no raises, join social security and no special retirement. Running for an office in the government is not suppose to be a life job. Add Limits to how long someone can hold an office.
28.	The DPP needs to be able to enforce the rules and regs governing development. Without such enforcement chaos will occur.
29.	The Mayor needs to know more about issues and listen less to the vocal minority.
30.	The general plan should support alternative accommodations for visitors such as B&B's and TVU's. These units bring enormous tourist dollars to the island and add a substantial amount to the city, county and state tax revenues. The city, county and state cannot afford to eliminate these revenues from the current and future budgets.
31.	Allow TVUs. Allow licenses. Economic impact of TVUs is very positive. TVUs are good neighbors.
32.	The GP background document promotes (as the GP always has) contradictions and self-fulfilling prophecy i.e., project growth at XX%, build expensive housing to meet the projected growth, increase tourism and military expansion opportunities and let education and infrastructure catch up to growth projections. Hawaii deserves planning ingenuity that is scaled for island living and provides thoughtful insulation from the eventual effects of climate change.

17. Please feel free to share any additional comments about Honolulu's General Plan

33.	First, question #3 in this survey was very poorly written. Answers to that should be thrown out -- one cannot answer it without first knowing the current ACTUAL population distribution of different areas, which the question fails to provide. Lame. And the different areas named are not consistent with the rest of the survey -- are you trying to trick answers out of people? Again, lame. Second, there should be far more questions identifying the interests of the answerer. You should be asking how long have you lived on Oahu, how long have you lived in Hawaii, how old are you now, how many other places have you lived, how long do you plan to live here, if you are returning to Hawaii what made you leave/what made you return, what reasons would justify you leaving Hawaii. The reason for asking these questions is to figure out who among the participants are fair-weather residents -- those that likely won't be living here in 2035 when things start getting really tough -- who are old -- and thus won't be affected by these decisions either way -- and who are tied to this land in ways wealth and weather cannot erode. More over, the survey should not be limited to current residents only -- there are many of us living abroad right now with every intention to return in the near future... and they would be governed by this plan through 2035. Third, the focus on the "selling" of Hawaii in the 1970s is what got us in this quagmire. We need to cease focusing on the what we can "hock" to the outside world and refocus once again on what we can do to strengthen ourselves from within. Our strong sense of community -- belonging -- coupled with a year-round growing cycle and good soil means we can do a lot to provide for our basic needs. We should focus on cultivating those natural strengths -- not building another Ko'Olina, for goodness sake... how backwards looking! Fourth, the focus on growth and weakening of land use laws in this survey was rather revealing and frankly disappointing. It really challenges my faith in this process to produce a quality outcome. Frankly, statehood thinking is not going to help Hawaii survive the global economic meltdown. We must stop focusing on growth. Any growth -- even when labeled "sustainable" -- is dangerous because it risks depleting whatever resources we have to rely on. We should instead focus on constants -- those things we can maintain in perpetuity. Our islands function on a closed cycle -- there are no "inputs" from the outside ... there is no outside. There is just the land, the sea, and the sun -- what we have is whatever can grow from those few resources and be 100% reincorporated back into them. Our lifestyle (and by extension our public policies) should follow the same logic. That is what it means to live on an island. I have to say, I was looking forward to this survey as a source of inspiration and innovation for solving the anticipated problems of the near future... but it was far from that. Super disappointed.
34.	It is extremely important to keep residential areas free of commercial businesses.
35.	Development should move away from the old pattern of " new communities" on converted ag lands to one of redevelopment within existing urban areas at higher densities .
36.	We need bed and breakfast and vaction homes for our families to use when they visit. Make them legal
37.	I do not support GMOs.
38.	Tourism is important to this islands. Many local people live from it. The city gets money handed on a platter. Why not legalize the ones that are owner occupied at very least?
39.	Generally, I don't agree with this internet process; its simply a controlling tool that does not capture the interaction,or the real essence that a face-to-face discussion, input and dialogue will have on all the issues at hand. After many years, the public has learned, understood, faced and dealt with all the complexities that development brings, and yet they can all agree, more importantly, the "Ewa Development Plan (EDP) as outlined should be reviewed and reassessed. The EDP is a guide on development that offers a more realistic approach instead

of groping effortlessly in the dark to find solutions and remedies. So why then is government dragging its feet on initiating a meeting, a task force or a conference that would address and deal with all the issues to related development and traffic? But to date, the city has shown no willingness or desire to engage in a partnership with members of the community in a concerted effort to find answers. Some people remain very cynical that positive changes will come soon; while other feel that more on-going and continuous planning is really needed to insure a well maintained, sustainable and balanced growth throughout the region. this is 2011, between now and the next nineteen years when the city estimates by 2030 the second city of Kapolei will be built-out, what hopeful suggestions can the city make to the commuting public? If there are no suggestions, then commuters can continue crossing their fingers, hoping for the best, chug-a-long in daily traffic as they normally did, and just pretend nothing is going on. Historically as far back as the early '80s, every community on the 'Ewa plains and along the Wai'anae coast foresaw a massive influx and an island shift in population with huge developments. Indicators and predictors proved to be correct, now we all share the same common development impacts, issues and problems on individual communities. When Kapolei was designated the second city by the state of Hawai'i, there were no concerted efforts or suggestions made by past city administrations, or even this one, to all the players in the region to come together in partnership and engage in the planning process with serious and continuous ongoing dialogues, discussions and discourses. The political and social strategies was to relocate business employers to the second city bringing workers along by offering them businesses tax incentives and tax credits; and at the same time, attracting housing developers who would design and build well-planned communities. Thus, newly relocated workers would move in these planned communities, commuting workers would return to the region to work and together they all can live, work and play in the area, thereby spending more time strengthening family relationships, community ties and enhancing the life-style values from Hawai'i's unique cultures and traditions. When the housing developers arrived, in the mid to late '90s, they were notice-able by the staggering numbers of permit requests for land zoning, rezoning, waivers, amendments and agreements. The high numbers of permit approvals for housing developments, easily out paced government's ability, not only to provide guidance and leadership toward a balanced and sustainable growth, but also the power to control and mitigate the predictable mounting impacts caused by the uncontrollable and rampant developments on the 'Ewa plains. Moreover, with development came more housing construction, but businesses never kept pace with development and the growing working population; and as a result, many area workers had to travel back and forth to town. With the lack of over-sight and aggressive control over housing construction and traffic congestion, some people have grown more leery, angry, apathetic and the lost of trust and confidence in government and elected politicians; while others have deeper resentment that the city had simply yielded its authority and acceded its power to the developers. The Honolulu city council, in late 1997, adopted the 'Ewa Development Plan. Through a visioning team consisting of community members and leaders from local boards, activities, organizations and in partnership with the city's planning department came together to address all future developments on the 'Ewa plains. After months and years of public discourses, dialogues and discussions, the team set in place a regional plan, a public/government document, consistent with a vision, concepts and policies, principles and goals with realistic guidelines for a balanced and sustainable growth. Clearly, the EDP underscores two (2) important points: 1) In provision 5.1.2 that says …. "the city must take an active role in the planning and coordinating construction of needed infrastructure …. And

the development of the regional transportation system ….," and, 2) In provision 2.2.10 …. "as a condition for zoning approval to insure that development does not outpace infrastructure development …. " The 'Ewa Development Plan, however, is ten (10) years late and over due for public review. It missed the first and second five (5) year review cycles. Nevertheless, as of this date, and after ten years of added proposed and on-going projects in the region, and after two council and one administration delays, this internet process precludes the public's review and reassessment of the draft EDP proposal. But I will always advocate for an open public process. And is the city willing to be involved in present, on going and continuous future planning? Yes but, what happens to all those construction projects from the last ten (10) years that have been included and approved by the Department of Planning and Permitting (DPP) that have already been built, in the paper mill or shovel ready? Furthermore, does the public get to decide what projects stay and what projects go? And is the city willing to partner with the players the region in reviewing and assessing the draft EDP? And as a follow-up, is the city willing to engage the public in continuous discussions, dialogues and discourses on solutions to the present impacts. When the housing developers arrived, in the mid-to late '90s, they were noticeable by the staggering numbers of permit requests for land zoning, rezoning, waivers, amendments and agreements. The high numbers of permit approvals for housing developments, easily out paced government's ability, not only to provide guidance and leader-ship toward a balanced and sustainable growth, but also lacked the power to control and mitigate the predictable mounting impacts caused by the uncontrollable and rampant developments on the 'Ewa plains. Moreover, with development came more housing construction, but businesses never kept pace with development and the growing working population, and as a result, many area workers had to travel back and forth to town. With the lack of oversight and aggressive control over housing construction and traffic congestion, some people have grown more leery, angry, apathetic and the lost of trust and confidence in government and elected politicians; while others have deepening resentment that the city had simply yielded its authority and acceded power to the developers. Throughout the years, I have come to understand the 'Ewa Development Plan as being a two (2) tiered planning process. One is regional; and the other is community. On the regional level, communities on the 'Ewa plains should come together to participate in reviewing and reassessing the EDP; and then, discuss and dialogue the solutions to the present and possible future development issues, impacts and problems. On the other level, each community should locally discuss solutions and answers to the present and future issues, problems and impacts caused by development with the assurance and the understanding that each separate tiered planning processes don't conflict with each another. Finally, let me leave with these suggestions: 1) That the city in partnership with all the players in 'Ewa region engage in a parallel planning process - continue to plan in tandem; continue to address and find solutions to the traffic congestion and infrastructure problems; 2) That we enforce the provisions of the 'Ewa Development Plan by maintaining a presence in the 'Ewa region exerting strong leadership and guidance and control coordination over development activities; 3) That we utilize the EDP as the guide to a sustainable and balanced growth; 4) Entertain plans for Kapolei to become a "real" city with a government structure in place; 5) That we recreate financial strategies to attract and draw more business employers to the region, i.e., offers of tax incentives, tax credits, etc.; and, 6) Take more social and sensitive approaches to Hawai'i's 'life-style' - the inherent cultural and traditional values - with a clear-cut mandate to insure and preserve the quality-of-life for every citizen. I am truly convinced that the my views are consistent Honolulu's General Plan! Mahalo, Glenn Oamilda

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40.	for G-d's sake, leave the North Shore alone: stop the ridiculous plans for Laie and Kahuku - the infrastructure cannot support it, and the area is a wonderful example of rural life as it should be
41.	Choices in survey are too limited. Hawaii needs to diversify industries to improve its resistance to economic hiccups in specific industries. Tourism will continue to be a primary industry, but should not be the only industry. Reliance on federal spending and foreign markets needs to be reduced, while expanding participation in global markets.
42.	Allowing Licensing for Vacation rentals on the islands, which brings in revenue to the islands. Hawaii is the Aloha state, let's keep it that way and allow the local people to make money however they possibly can. It's too expensive to live here to being with, so allow these people to make an income on there vacation homes.
43.	The LDS Church must not be permitted to build what is essentially a new town in Malekahana!
44.	Need more types of zoning to allow home-based businesses to cut down on commuting.... also permitting for BnBs.... also smaller houses on building lots to allow for green space for water absorption/less flood runoff.
45.	Dire need of repairing the current roads and or hiighways.
46.	Need to support local colleges and universities. This is another area where Oahu could earn income from out-of -state students and international students attending college here. Can be an industry of its own.
47.	The projections to be made for Honolulu and Hawaii 25 years from now is a matter of great importance to all of us who reside in Hawai'i and have an investment in the future of this place, so important that the City & County of Honolulu's planning department underlines this fact through its encouragement of wide participation of community citizens to participate in this planning effort. The survey related to this planning effort fails to address broad questions which need to be addressed in fashioning our future. It completely avoids the current collapse of the U.S. economy, changes in political status among nations, including the U.S.A. in the world, the world economic collapse, the rise of China and India and the new formation of economic models throughout the world. Honolulu cannot be planned for in isolation of those events. The survey also fails to ask important political questions such as the future relationship with the United States and that future's impact in terms of transmigration into and out of Hawai`i, military control of lands on Oahu, trade policies with other nations, etc. The planning process must regard the physical /geographic limitations and opportunities presented by the 'āina and the kai. The world's physical environment is undergoing drastic changes with sea-levels rising, world temperatures increasing, hunger and food availability forming the basis for tribal and national wars, destruction of the planet's dirt and control of the world's crops by genetically altering corporations. These are among the factors which must be given consideration in the planning of Honolulu in the year 2035. The land resources of O'ahu are limited. The amount of agricultural lands is finite. The Hawaii population is ever demanding fresh, locally grown food. The demands for use of agriculturally appropriate lands to be converted to meet housing, transportation, military and other purposes should be resisted. Any such conversion of such lands should be attached to a reversion clause not to exceed 25 years, to reflect that such conversion is only for temporary purposes. The ocean resources should remain part of the community commons, to be shared by all and not made into commodities for purposes of economic development at the risk of damaging or reducing the quality of the ocean waters. We are especially concerned over what has gone under the name ocean leasing, fish farming, cage culture, and other terms which take exclusive possession of sections of the ocean to conduct intense farming through

the penning of fish in an unnaturally high concentration, having uncertain environmental impact upon the surrounding ocean. Such activities also take from the community commons and give a private right to special interest for the purpose of advancing their economic goals. A planning process must give due regard to the trends and patterns in technological development, consider the integration of modernity with traditional practices, and explore the place of old and new ethics as the integration occurs. New technological developments may open new opportunities as well as shut out treasured life-style patterns of a community and one's relationship to the general environment. Electronic communications have revamped our shopping practices, research, expressions, entertainment and created "virtual realities". It has impacted employment practices, education processes, economic transactions, gained fortunes and lost estates. New technological developments have changed the style of medical practice, of town-hall meetings, of mass media communication, of emergency warnings and preparations. It foretells of cyber wars, of cowardly drone attacks, and of the dehumanization of killing, leading to massive destruction by newly developed weapons. In the planning for 2035, we need to ask ourselves of the place our community should play in the advancement of such changes in the society, questioning the impact we want for our community and upon which it will have on the rest of the world. We cannot allow technological development to proceed in our community without a clear intervention into the ethical direction of such developments. This brings us back to older familiar questions of who we are, what are our values, what are our responsibilities to our selves, our neighbors, and to the world community? A planning process should give due regard to the circumstances occurring and constantly changing around us and what those changes portend for the future of the community, including those circumstances respecting the changing world physical environment, the reordering of national powers and the collapse of empires (such as the rise of previous "3rd world countries" today becoming among the leaders in economic and political affairs); the trends towards wars and the grab for natural resources and the resistance contained in peace movements around the world. The planning for 2035 must give due regard to the native Hawaiians as indigenous peoples of Hawaii, and to the history of dispossession of the Hawaiian right to self-determination which occurred at the close of the 19th Century, and which has not yet been properly resolved as we engage the 21st Century. The planning process should be mindful of the growing dissatisfaction in the general community of the unresolved issues surrounding the treatment of the native Hawaiian people, the continuing trends of homelessness, imprisonment, social support programs, negative health statistics, lower economic and educational achievements, etc. which finds a disproportionate amount of native Hawaiians in their numbers. The plan must be mindful of the growth of the Hawaiian rising, an awakening to the events of history which has not treated the native Hawaiians and their Hawaiian nation fairly, of the admission of the Hawaii State Legislature and of the U.S. Congress to a confession of the inappropriateness of the U.S. government's part in this history, and an apology to the native Hawaiians for the U.S. action regarding Hawaii. The plan for Hawaii in 2035 must take into consideration that Hawaii reflects at least two deep cultures, the formal one especially influenced by the Western culture primarily from the United States of America, and an informal culture founded upon a foundation of native Hawaiian culture and added upon by the multiplicity of influences from migrants from various parts of the world. The formal culture of Hawaii, the one upon which the formal economy, education, judiciary, political systems, environment, land relationship, politics, etc. are driven by can be called the D.I.E. system, a pneumonic for Domination, Individualism and Exclusion. The informal culture of

	Hawaii, the one upon which the informal relationships work in which community will community with each other, in which families will family with their neighbors and one another, in which husbands and wives and children learn to love and respect, to associate and live together, and with their environment, can be called the O.L.A. system, a pneumonic for 'Olu'olu, Lōkahi and Aloha. Deep cultures are powerful influences on how people and systems work in a society. To leave the consideration of deep cultures out of one's planning for the future of a society is to leave planning to the strong against the weak. It is to leave a D.I.E. culture in place to overrun a society. It kills out O.L.A. Such planning for 2035 must address this matter.
48.	I think this questionaire process is too premature. To set a deadline through the internet in my view, is a controlling tactic (by you or the city), and not an open, transparent and fair process, but should proceed along the lines of a community face-to-face dialogue, discussion and input. My views are not based on subjection, but throughout the twenty-five years of "on-hands" experiences. Furthermore, after many years without much government oversight, the public living in the region have come know how to deal and faced the daily complexities that development brings. They have agreed, instead of groping effortlessly in the dark to find solutions and remedies; the 'Ewa Development Plan a planning guide and a public/government document is the alternative that offers a more realistic and pragmatic approach that addresses and deals with all the present mounting impacts and future and predictable issues, and problems related to development and traffic. They understand the EDP serves with much government and public leadership and oversight that outlines the policies, with and guidance, controls and enforcements over development. Today mind you, the city have shown no interests or hints of wanting to come together in partnership to seriously discuss present and future plans for the second city. I think the city purposely and intentionally side-stepped the public's EDP review process on all the new proposals and on-going projects truly very inconsistent with the General Plan. This passive inaction and insensitive display only heightened and further increased public tensions with deepening negative feelings. With on-going daily psychological pressures, financial and physical stresses, residents living in the region cannot continue to remain positive and hopeful their vision and goal will ever come to fruition in the planning and the building of the second city. So why then is government dragging its feet on initiating a meeting, a task force or a conference? . Historically as far back as the early '80s, every community on the 'Ewa plains and along the Wai'anae coast foresaw a massive influx of people with a shift in island population along with huge developments. Indicators and predictors proved to be correct, now we all share the same common development impacts, issues and problems. In addition, the city's Department of Planning and Permitting (DPP) has projected that there will be about forty thousand (40,000) new homes built on the 'Ewa plains. This estimate does not include those houses already permit approved, shovel ready and on-going housing projects. This projected data points out that without proper and serious planning, one can only visualize that by the 2030 build-out the second city of Kapolei will look like a massive, sprawling bedroom metropolis. Clearly, the EDP underscores two (2) important points: 1) In provision 5.1.2 that says …. "the city must take an active role in the planning and coordinating construction of needed infrastructure …. And the development of the regional transportation system ….," and, 2) In provision 2.2.10 …. "as a condition for zoning approval to insure that development does not outpace infrastructure development …. " The 'Ewa Development Plan, however, is ten (10) years late and over due for public review. It missed the first and second five (5) year review cycles. As of November, 2008, after ten years of added proposed and on-going projects in the

	region, the public will finally get to review, reassess and make the necessary changes to the draft EDP proposal. Yea but, the questions I have lingering in my mind are: What will happen to all those construction projects from the last ten (10) years that have been included and approved by the Department of Planning and Permitting (DPP) that have already been built, in the paper mill or shovel ready? Furthermore, does the public get to decide what projects stay and what projects go? And is the city willing to partner with the players the region in reviewing and assessing the draft EDP? And as a follow-up, is the city willing to engage the public in continuous discussions, dialogues and discourses on solutions to the present traffic and development issues, problems and impacts? And is the city willing to be involved in present, on-going and continuous future planning? Throughout the years, I have come to understand the 'Ewa Development Plan as being a two (2) tiered planning process, which in my opinion IS consistent with Honolulu'sGeneral Plan. One is regional; and the other is community. On the regional level, communities on the 'Ewa plains should come together to participate in reviewing and reassessing the EDP; and then, discuss and dialogue the solutions to the present and possible future development issues, impacts and problems. On the other level, each community should locally discuss solutions and answers to the present and future issues, problems and impacts caused by development. However, with the assurance and the understanding that each separate tiered planning processes don't conflict with each another.
49.	NS prefers to remain country, no new hotels, resorts, etc. We have many tourists that are accommodated in existing homes which is fine. They love the homes, easy access to the beaches and a place to park.
50.	In question 7, wehat the devil is a "supervised" Bed & Breakfast? Would it be similar to a "supervised" cock-fight?
51.	No Vacation rentals & hotels in rural oahu communities!!
52.	something needs to be done to improve traffic congestion. Population growth will only make matters worse.
53.	Keep the country country! No no no envision Laie as in no, aole, no way! No more Turtle Bay either! Or, we will vote the bums out!
54.	Please open permitting process for BnBs and TVUs- or else allow second kitchens and separate electric meters in Ohana housing so long term renters would stay longer- both will help our housing and economy by reducing need for more housing and infrastructure.
55.	The rail system will provide little payback for what will be invested and there is long term operations and maintenance after it is built. Seems there is better ways to spend monies like improving our infrastructure. What about car pool lanes? What about providing a UH campus away from Manoa to alleviate some of the traffic? What about soliciting more input from the private sector on alternative means of moving people? Pay them for good ideas.
56.	We need to allow more diversity in zoning for residential areas- mixed use, second kitchens would allow affordable housing by creating long-term Ohanas; permitting for BnBs / other home based business to reduce commuting; smaller house footprints on building lots to add more green space to prevent flooding
57.	The Mayor and Council should be encouraging people to visit Hawaii, not trying to stop visitors by closing down B&B's and vacation rentals.
58.	The plan needs to reinforce the urban growth boundaries. Oahu cannot afford to lose it rural areas with major developments scattered throughout the island. Focus on growth in the core and then put up the No Vacancy sign.
59.	my neighborhood is inundated with b&b's and vacation rentals enforcement of zoning must be enforced

17. Please feel free to share any additional comments about Honolulu's General Plan

60.	I THINK THE ALOHA SPIRIT, IS HAWAII'S MOST IMPORTANT ASSET. WITHOUT IT, WE'RE JUST LIKE EVERY OTHER STATE.
61.	We should learn from the host culture and plan for future generations, not for only a few decades. People come and go, but our natural resources will exist beyond our lifespan ... or will they? Our plans should not merely guide but curtail our actions, lest they minimize, constrain, or deprive future generations from enjoying the natural resources that make this unique island we call home.
62.	Keep the North Shore Country. We currently own a condo on the North Shore and will retire to it in 2012. We want the area to remain rural like it is now. Allow vacation rentals at Kuilima west and east but do not build any more rental units on the North Shore
63.	Number of vehicles on island.
64.	This is a bogus survey and asks leading questions toward the acceptance of this visionless plan. Tourism and federal spending in Hawaii means a very dependent and cyclical economy. Need ecenomic diversification. Need to stop cronyism of government officials and public union corruption.
65.	We import 90% of our food. This is madness on a grand scale. We must make Oahu a sustainable island.
66.	Get B & B's out of residential areas.
67.	B & B accommodations do not belong in areas that are zoned residential.
68.	Do what you can to stop the proliferation of illegal vacation rentals in residential areas.
69.	Please remove vacation rentals from areas that are zoned residential.
70.	Save our arigculurial lands, build another H-power plant, and put up windmills. This will help us become independent with less imported food, give us a way to save our land by burning garbage which could give us more energy and the windmills would give us cheap electricity.
71.	Limiting the amount of rental cars available on island would be a great way to reduce traffic and get the local businesses in honolulu more income.
72.	Do not allow B & Bs in residential areas where they do not belong.
73.	Vacation rental units do not belong in our neighborhoods. At all.
74.	No more B & Bs. They ruin our neighborhoods.
75.	Do not allow vacation rental units to continue to exist in our local neighborhoods. First they will ruin our beach towns, then they will spread to other towns until all are affected negatively.
76.	Please do not let B & B's to continue to exist in residential areas. They ruin the fabric of our close-knit neighborhoods.
77.	Vacation rental units negatively impact neighborhoods and do not belong there.
78.	B & B accommodations do not belong in our residential neighborhoods. I do not want strangers staying right next to my keiki.
79.	Vacation rental units do not belong in areas that are zoned residential.
80.	Transient vacation rentals should not be allowed in residential areas.
81.	Please enforce laws against B & B's in homes.
82.	In beach towns, it is very hard for local citizens to find longterm rental housing due to the proliferation of illegal vacation rental units out of homes.
83.	Please get B & B's out of residential-zoned areas.
84.	Vacation rentals in neighborhoods have a negative impact on locals' sense of community.
85.	I don't know what is in the General Plan. I just want to emphasize 1. we don't have enough money for RAIL!!!!! 2. also, too many people will ruin this place. and 3. i encourage B&B's

	where the owner is on the property and the zoning laws were followed during building. R-10 means one kitchen, right?
86.	Please get vacation rentals out of residential areas. There is a good reason they are illegal. They do not belong.
87.	Keep the Country Country, Town Town, and grow more food on our land. Let this be a place where people who grew up here can live here, affordably.
88.	Keep the country country.....
89.	HELP: CANNOT FIGURE OUT HOW TO CHECK ANSWERS ON ITEMS 7, 9, & 11. MY MESSAGE IS: Keep Vacation Rentals and Bed & Breakfasts out of zoned residential neighborhoods. Limit them to tourist and commercial areas.
90.	This survey is skewed and leaning toward a predetermined agenda that is not consistent with Hawaiian life style
91.	There are pressures to allow visitor accomodiations in our residential zoned communities. Transient accommodiatons should be limited to areas that are zoned for that use already.
92.	Please re-open the permitting process for BnBs and TVUs- not fair for people who were not old enough to own a house in 1989
93.	General Plan needs to encourage green retrofitting and improvements of existing development while discouraging new development projects. In order to decrease dependence on fossil fuels it should focus on boosting local food producing (not GMO seed crop) agriculture, and improving pedestrian, bicycle, and renewable energy powered light transportation options. We must make this island more livable for civilian residents instead of pandering to the visitor industry and military.
94.	Stop playing politics with land use issues. Concentrate on what is truly best for O'ahu and its citizens.
95.	Hold public utility companies accountable to making only ordinary and necessary expenditures to keep their cost of providing services to the publice at the lowest cost possible.
96.	The B&B and vacation housing is important to our economy. We need this type of lodging, but it must be regulated, limited in impact on neighborhoods (not multiple houses on a street or cul-de-sac), inspected, and licensed to only the current owner. There should be a limited number of licenses available that revert to the general pool when an owner sells - maybe a lottery for the initial license provided certain criteria are met.
97.	LEAVE THE GENERAL PLAN ALONE. I don't like the way the questions are phrased. I don't like the direction this island is going. It will become a rich man's island in the future. We will be looking in at Hawaii from the mainland because the stupid politicians keep rising our taxes. Keep the Country Country. Keep the City City. Save the farmlands because we all need to eat. Put aside the old boy's network between politicians and developers and contractors. Think of the people first. Money is not everything.
98.	Keep Ko'olau Loa COUNTRY! NO More Development at Turtle Bay! NO More Development at Malaekahana /Gunstock Ranch! NO Envision Laie Mega-Developmenet! BOTH These massive developments in Ko'olau Loa are OLD FASHION ECONOMIC DEVELOPMENT: exploit the Land, overbuild & bring in THOUSANDS of Visitors & Visiting Students from the mainland, Asia and overseas!- and then local people get low-income, service Jobs, can afford Housing, overcrowded beaches & TRAFFIC!! PLAN for a MODERN ECONOMY! & a MODERN RURAL ECONOMY! develop AG & 21st Century Digital Media, FILM/TV Jobs and higher-income Jobs that fit the Gifts & Talents of our Local Community! PLANNERS need to assess the HUMAN CAPITAL in the COUNTRY our skill sets are a perfect match for Film & TV! We need MODERN ECONOMIC PLANNING! Look at CLUSTER MODEL'S(Harvard's Prof Micheal Porter). Planners

17. Please feel free to share any additional comments about Honolulu's General Plan

	need to Understand the importance of keeping it COUNTRY in Ko'olau Loa to Hawaii's booming Film & TV Industry and these good-paying, modern jobs. KEEP IT COUNTRY! GROW FILM JOBS ! Planners need to understand the importance of keeping beautiful, scenic Ko'olau Loa COUNTRY to our Tourist Industry! Visitors fly all the way to Hawaii to see Oahu's beautiful COUNTRY, not more hotels, crowded beaches & Traffic! SAVE TURTLE BAY ! SHRINK the LAIE MARRIOTT to only 2 stories & 70rooms! There is only one long coastal road from Kaneohe to Haleiwa, the proposed Mega-Developments at Turtle Bay and Envision Laie/Malaekahana would put Windward and the North Shore in TRAFFIC GRIDLOCK! this is such irresponsible Planning! SAVE Ho'opili and all Oahu's Farmland-- We need to be much more self-sustaining in food! Hawaii needs to move away from Tourism and not buidl any more Hotels. But we need to develop a Modern Plan for Oahu that focuses on strengthening our traditions, raising incomes so more people can afford to stay in their homes & home towns. Strengthen AG and food proccessing. KEEP IT COUNTRY ! GROW AG & FILM JOBS!
99.	I feel that with a survey that supplies most of the answers with limited choices, the survey will always remain skewed. Each choice should have had a space and / or option to voice an opinion.
100.	Please determine how many cars we can have on the island before we have gridlock. We can't just keep building out on the Leeward side. We are going to need more apartment buildings in town for all the people.
101.	I AM STRONGLY SUPPORT THE B&Bs/TVUs BUSINESSES IN OUR COMMUNITY AS THEY BRING TOURISTS AND MONEY TO OUR FRAGILE ECONOMY. IF YOU SHUT THEM DOWN, A LOT OF PEOPLE IN OUR COMMUNITY WILL LOOSE THEIR JOBS AND THEIR HOUSES. THEY WILL BE ENDED UP IN OUR STATE & FEDERAL ASSISTANT PROGRAMS AND THE TAX PAYERS WILL HAVE TO BAIL THEM OUT AGAIN. CRIMES WILL GO UP AND OUR ISLAND WON'T BE THE SAME AS BEFORE. PLEASE DON'T DESTROY OUR LIFE, OUR ISLAND OR WHEN VOTING TIME COME UP, THE BLOOD WILL BE ON YOUR HANDS. THANK YOU.
102.	We don't want visitor lodging in residential communities
103.	We need leadership and creative thinking and solutions. Housing, Rail, Tourism all end up being emotional issues, we need leaders who can get us past the emotional obstacles.
104.	I think we must consider to include vacation rental homes and short term rentals for our contractors and military personel as a part of the econmic shot in the arm that our island needs and is privy to that other states may not have. We need to use wht we have already have interms of visitor income and use it to our advantage. With this brings more tax money we need to improve a mass transit that will work with and beautify our island and take less energy and emissions to accomplish it.
105.	In my residential neighborhood residents are building massive houses on their property and renting them out to tourists residential zoning laws must be enforced
106.	I don't like the way this General Plan is being conducted. You should go around the island and share your ideas with the local folks. You already have your in-house meetings with the foxes. What you should have done is to tell the public back in 2010 what you are doing? You should have invited the public to chip in. I don't trust experts because they are usually connected to their employer's agenda. Please don't fall into the trap of letting the experts control the future of Oahu. We already know what your General Plan will look like by the way you phrase your questions. a. There will be hotels all over the island. b. There will be no rural/city difference because developers want to cement ag lands. c. More ag lands will be up for grabs and development by investors. d. There will be vacation rentals all over the place. If people don't like vacation rentals, you are going to say, build hotels. You got us between a rock and a hard

	place. e. Please don't screw up Oahu any more than you have. Leave the General Plan alone and stop playing dirty politiics with this. Don't let the foxes guard the chicken coop.
107.	B&B's and TVU help fuel our local towns with employment, such as gardeners, housecleaners, resturant patronage, gas, increase on tax revenue. Allow them to thrive and give out permits with conditional rules and regulations. We love meeting new people in our community and enjoy sharing with them our aloha.
108.	Need plan to protect our water supply from contamination by terrorist. Is there a Purification unitfor home use?
109.	As a Private Chef and owner of a small business I provide a service that relies not only on the local community for my livelihood but to provide professional cooking services for a wide variety of visitors choosing to rent private estates in lieu of staying in hotels. These visitors can be traveling with large families; some are celebrities with special needs or just relatives visiting and want to be close to their families living in every community on Oahu. Whatever their makeup or background they desire above all, privacy, security, and convenience for their visit. These parameters just cannot be met by hotels in Waikiki who service and provide for thousands of tourists. This is why many visitors turn to the vacation rental market place. This option must remain open and is essential if Hawaii is to be seen as a welcoming and friendly place for vacationers and VIP's alike. Please let our visitors continue to have an option on how and where they choose to vacation and spend their time and dollars. If this bill passes you will find many of these individuals and families will choose another destination for their vacations and put a mark on the visitor industry. It will also put a hardship on families traveling from the Mainland to see relatives forced to stay in Waikiki; the costs will be prohibitive. I believe that there is a strong need for all small business owners to continue to service the visitor industry and in my case, cooking for this niche market is key to my survival. Not only does it bring the State of Hawaii a substantial source for General Excise tax revenue, it provides income for my family as well. I ask that the Planning Commission vote NO to the Bill amending Chapter 21
110.	They should legalize vacation rentals on Oahu, and stop the beaucracy that the neighborhoods are having and using us tax dollars at the building dept in harrassing home owners that need the income. What a home owner does on his property in none of the governments business!!
111.	I strongly feel that B&B, and TVU should be allowed in any neighborhood with. Permitting should be allowed with guideline that hold owners responsible for noise, parking, and limit the amount of persons per each visit. Future building of Hotels and condo's on the North Shore coastline should not be allowed as the traffic in this area is already to conjested.
112.	We need more B/Bs and TVus They are good forour econmy, jobs, spending of money in the community, They are good for business and pay their way,
113.	New businesses are needed to break our dependence on tourism.
114.	Homeless from mainland United States need to be given one-way tickets back home.
115.	I would love to see support of the visitor industry, small vacation rentals, an industry that could create new jobs for locals outside of the visitor industry, support for our agriculture/farming, and inventive ideas to reduce our traffic issues. A thought on small vacation rentals, perhaps there should be a rule that on the property of the rental there must be a unit for a caretaker/owner/manager. That would provide long term housing for an individual or family and make sure someone is there to monitor and ensure the visitors are complying with our noise, parking....laws.

17. Please feel free to share any additional comments about Honolulu's General Plan

116.	As you look forward, you must encourage tourism diversity. There are MANY people who do not want to stay in a large resort development. It is economically vital that we tap these tourists and provide safe, clean and well-controlled alternatives to resorts.
117.	We have some vacation rentals in our area,it is so nice to see how the houses are maintained, and the families that can stay and vacation together and enjoy Hawaii.
118.	Have lots of open town meetings in all Oahu areas and widely publicize them weeks in advance.
119.	There should be a way for the neighborhoods and the vacation rentals to coexist. The visitors bring in much needed dollars to the community and the Government benefits as well. Hawaii relies on tourism...let it happen in the well sought after neigborhoods. There is a whole group of visitors who will not stay in a hotel and will find another place to visit other than Hawaii if this is not resolved.
120.	No more development on Oahu. Fill all vacant homes first, concentrate on ag and food supplies. Develop outer islands no more hotels, small hotels, condominiums, or building over 3 stories. Pau already. Keep Hawaii , Hawaii
121.	We could become isolated from food and fresh water, so let us plan ahead.
122.	transportation systems need to be upgraded & traffic problems reduced. Infrastructure systems to be upgraded & better maintained
123.	I think that there should be a section in the general plan deveoted to health - it is being done in general plans nationwide. The health of our state is directly linked to the design of our communities - access to physical activity and fresh fruits and vegetables, are they accesible to keiki, seniors, those with disabilities? Can we live, work and play in the same community?, to our transportation and land use planning - do we have to use an automobile to go about our daily activities or can we use "active transportation"?, to environmental quality issues, air quality, water quality, etc... It is all linked and should be highlighted in the plan as health issues. Health care costs are a huge burden to the state so it is also an economic issue.
124.	The county has taken an all or nothing approach to the TVR issue on Oahu. Both sides of the argument have valid comments and concerns. The General plan should consider other options as Maui did vice the all or nothing approach. We have family members who stay in vacation properties which is about the only option for us residents living in the rural areas of the island. There should certainly be enforcement and vacation property owners should pay the appropriate taxes. Many of these properties are in facilities that have Time Share rentals and have qualified for licensing in the past. These properties are a major source of employment for many rural residents and service providers. I do agree that there needs to be controls to insure that limits are placed on vacation rentals in the residential zoned areas but please consider that in many cases this is the sole or supplemental income for fixed income elderly that now have a spare bedroom since the children are grown and departed. I am completely against the abuse that some home owners provide by renting 2 of 3 bedrooms as TVR.
125.	Create a fair and thoughtful compromise on the vacation rental issue, its good for sustaining Hawaii, create an enforceble code of guest behavior for residential short term rental guests, do not cut off this source visitor choice diversity and the resulting regional visitor based income and GET/TAT taxes
126.	We just went to italy and stayed at a wonderful vacation rental property right in the heart of Rome. It was a once in a lifetime experience. We should extend licenses to Oahu homes to vacation rental permits so the world can come visit, spend money and experience what we have here in Hawaii.

17. Please feel free to share any additional comments about Honolulu's General Plan

127.	Prior to O`ahu, I raised my family on Maui for over 20 yrs. Better paying jobs and jobs with long-term futures need to be increased. Top jobs w/great pay usually go to transplants; including higher paying construction jobs for men who are supposed to be supporting their families. More wifes and females in families are the bread-winners now.
128.	Legalize and value the vacation rental industry. A few stupid haole ruin it for everyone. On the same note, the folks of Wailua, need some immediate assistance with their transient forces. Working as one group, is what is a needed... From an old haole lady who has lived here over 50 years... a hui hou... ;0)
129.	lift the ban on bed and breakfast and vacation rentals.
130.	This is deplorable at how little communication was done with the public. It is a travesty that this is being used to help little pet projects for certain individuals. This should have been more open and outreaching to community stakeholders, in the way that the development plan and waterhsed plan was.
131.	Protect the interests of the residents by protecting the natural environment and preserving the quality of life. Business/development needs to be controlled to do this effectively.
132.	Not a fan of elevated rail project as it does nothing to address traffic congestion. Nor are TOD's the answer to development on Oahu. They are, however, a wonderful opportunity for the politic to secure votes through favors to said developers. Utilize sane and open zoning to configure housing, and complete the "second city" as it was intended. Connecting one city to another through bedroom communities is so mainland, and simply not desirable for this beautiful island.
133.	These questions seem skewed to favor a certain, pre-existing agenda. If you really were interested in new ideas to improve Hawaii's standing and make it a sustainable, world-class place on earth, you would take a freer survey that allows creative, intelligent, truth-seeking people to list topics and solutions that are important to them, and most importantly allows thinking people to explain their reasoning! Instead, just like you are doing with the rail and so many other issues, you are determining your own ends and then pretending to seek the means to achieve those end via skewed surveys.
134.	we need to go green more
135.	Thank you for the opportunity to comment. I am Honolulu-born and raised, and continue to have family in Honolulu.
136.	We're at the crossroads of Asia. Can't we find something beyond tourism to diversify our economy?
137.	B&B's do not belong in our residential neighborhoods.
138.	Tourists can visit my town without having to stay the night there. Please get rid of illegal vacation rental units in residential areas.
139.	Vacation rentals do not belong in residential areas.
140.	B & B vacation rentals do not belong in neighborhoods. We want local families as neighbors. We want kids to go to school with and join Cub Scouts. We want people who participate in PTA and soccer.
141.	B & B's need to be taken out of residential neighborhoods. Would you like one of these businesses next door to your house?
142.	It is very difficult to find rental housing for my family in a beach town. That is partly due to the proliferation of illegal vacation rental units out of homes. Please stop this.
143.	Allowing illegal vacation rentals in residential areas leads to loss of affordable, longterm rental availability for local residents. This is a major quality of life issue.

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144.	If we keep allowing illegal B & B business to flourish in residential beach towns, it will change the fabric of our communities. Eventually, these towns will be like Waikiki. Please help us avoid that and stop these businesses.
145.	Please get illegal vacation rental units out of residential areas.
146.	B & B businesses do not belong in our neighborhoods.
147.	We also need to concentrate on illegal immigrants. We should lead the nation as we are isolated and controllable.
148.	Please do your best to rid neighborhoods of B & B businesses, which negatively impact residents' sense of community.
149.	Less government will help the budget and the economic development. Fiascos like the fall of the SuperFerry should teach any prospective business considering investment in Hawaii to run away.
150.	The people of Hawaii need more freedom to create and run businesses. Often the government is used to destroy competition and quench innovation. It is not the place of civil government to get directly involved in business or housing. The role of civil government is to stop monopolies and corruption in the free market not compete in it or control it.
151.	Please preserve long-term rentals for residents. No visitor lodging in residential neighborhoods.
152.	Do NOT allow B & B/TVU's in our residential neighborhoods !
153.	The proposed train will be a pemanent eyesore! Not Hawaiian at all! The third car is a luxury and should be taxed as such.
154.	Solar energy, electric cars, local grown foods, keep the hotels in waikiki .. no more growth on the north shore.. keep the country country... plastic bag elimination!!!! Promote farmers markets, home grown foods ..reduce our need for oil using public transport.... lets be an example to the rest of the United States in sustainable living.. It can be done!
155.	The current rail system is not the answer. It will bring economic downfall to the islands, drive our state into deep debt, and will not serve all residents. It only goes back and forth, back and forth on one side of the island. It makes no sense to move forward on it when our economy is already failing.
156.	Opening up permitting for private home visitor accommodations would immediately add revenue sources and jobs with little impact. It's time.
157.	These questions are leading and do not fairly describe the polar opposite views. The trend the survey pushes is to have people squished in their home boxes (apartment building stacked high) then get on your RAIL, ride to work and then rail back to your home box, sounds like NY, what a life, what happened to the hawaiian style life? This is a sneaky survey to promote your agenda and does not show the other side just like your rail agenda!
158.	Take time to do this right. The plan should be presented at all neighborhood boards and should be publically advertised as in process and all citizens should be given every chance to have input.
159.	You need to limit the amount of high rises that continue to dot the landscape in Honolulu and in rural areas. It seems the General Plan is only interested in putting too much focus on the visitor industry, which I think is doing fine, however it leaves the kama'ina always searching for relief from taxes, the traffic nightmare that faces many on a daily basis, better schools, and the need for more jobs that are needed on O'ahu.
160.	The vacation rental industry is a growth industry and there is a new kind of traveler who only rents vacation rentals...and avoids hotels. The island of Oahu can embrace it or turns it's back

	on it. The revenue opportunities generated from permitting, liscensing, bed tax, sales tax, etc. are very clear. A move to shut down this area of tourism is crazy. Hawaii is about tourism...bottom line. Oahu has an amazing opportunity here.
161.	Lower Taxes, Reduce Entitlement Programs, Visitor programs are important
162.	I grew up in Hawaii and plan to retire there within the next 5 years. I am very concerned over Honolulu's future plans so please do not discount my response based on my zip codes!
163.	Please consider the significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transient Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!
164.	Reading the reports did not help me in filling out this survey. If anything it left me more confused.
165.	The significant positive contribution of the local industry of Bed and Breakfasts and Transient Vacation Units to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!
166.	Please listen to residents from all economic levels not just the more wealthy residents who are either retired or have only one working professional in the family. Listen to the middle class who have to work extra hard to stay afloat living on Oahu. There are a lot of us who vote.
167.	Give tourists/visitors more choices by having more B&Bs available to them.
168.	Keep Waianae country. No big box, no more big hotel, no vacation rentals, no industrial park on agriculture land. Just country - fishing, swimming and growing our food.
169.	Oahu needs the B&Bs and Short-Term rentals.Make them legal and stop listening to the vocal minority
170.	Stop the illegal vacation rentals. They are driving house prices up and changing our community from residential to resort.
171.	Lift the ban on B&Bs and vacation homes. The law is outdated
172.	I would like to see Oahu be more self-sufficient, both for our food, energy, and economy
173.	Protect Oahu's coastlines from development.
174.	No BnBs and vacation rentals they are illegal, commercial businesses in residential neighborhoods. Our neighbors who have one are driving my wife and I crazy. Make them go away.
175.	I returned home and can't find a good job with good pay. My hotel job doesn't pay very much and I am always under threat of getting laid off if tourism goes down. At this rate I will never own a home on Oahu. Can't something be done so there are good paying jobs? How will this plan help make sure there are good paying jobs and homes are affordable?

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176.	Putting all our eggs in the tourist basket limits our possibilities by making us dependent on one industry. If the world looses confidence in the airline industry, we're cooked.
177.	I think having vacation rentals forces owners to better take care of their homes thereby improving general appearance neighbourhood areas and ensuring effective communities
178.	I think someone should start a Koa Kama Aina fund and ask all military folks to donate $1 per paycheck directly from their federal check. Voluntary way to say thank you to Hawaii.
179.	Keep housing affordable. Keep agriculture land open and available for farming. My children need fruits and vegetables that have nutrition in them and are not weeks old imported stuff.
180.	keep illegal TVRs and B & B s out of residential neighborhoods. Instead concentrate on low cost rentals for local people.
181.	1. Strive for government efficiency 2. Constitutional amendment to limit politicial terms of office for all legislative members. 3. Establish a cohesive program of transparency of governmental public information.
182.	We should make sure that we do not turn tourists away because we do not provide them with alternative places to stay such as a B&B or TVU. We need less restrictions and a way for people to obtain a licence.
183.	Unless homes become more affordable and there are better paying jobs than tourism all us young people will have to move away from home.
184.	No B&B's or TVU's in residential neighborhoods
185.	Corporate taxes must be reduced to encourage business growth and attractive salaries to our keiki
186.	I think that it is a great idea to have a plan for the future of Hawaii, however, some things I do disagree on, especially development over agricultural land. The people of Hawaii use to live off the land and the land was wealthy enough to support the people. Of course with society and technology blooming it is impossible to live the way they used to, but I believe that we should take the most advantage of the land and use it to its benifits, not developments.
187.	Vacation rentals have change the neighboorhoods we live in and the law appears to have no teeth in stopping this from proliferating. I want to know my neighbors but the houses around me are owbed by investors from the mainland who rent it out like a hotel. This brings a multitude of problems to our community and puts stress on the infastructure. Support hawaii's tourism and labor market and keep tourist in hotels and qualified vacation rentals, not next door to me in a residential community.
188.	Please do not allow vacation rentals and/or B&B's in residential areas. Keep tourism in tourist designated areas, like Waikiki and Koolina. The proliferation of this activity in Kailua and elsewhere is changing the face of our neighborhoods.
189.	No to to rail and development of Central Oahu/Ewa
190.	Housing, and better paying jobs are issues to contribute to the traffic and congestion. we Need to restrict the ease of acquiring food stamps and other free assistance and truly make these recipients work, not ride the system and tax payers. the low-income housing should be a transitory housing. too many are permanent life long residents and stuck in the system with the following generations perpetuating the same loopholes. the system is way to easy for many residents to "cheat" the system. the eligibility of those on assistance MUST be monitored tightly and not "hand-out" bus passes, EBT cards, free medical and childcare when people don't work and live off the system. make them work the farms and do the hard labor so that it will not be coasting along...those on assistance just need to show up and they get to have birthday parties and travel. I have a problem with the infrastructure of the DHS and DCS that lets people, locals and Micronesians who appear on our Hawaii radar to get first pick of

	housing, food stamps and ride around in Hummers and Buicks! Micros are drinking and dirtying the home communities. its appalling to see. auwe!
191.	Re: Tourism - you should study tyhe opinion polls taken for the Tourism Authority each year and the trends apparent from them
192.	Less Govt intervention and more freedom to provide solutions from private sector = less overall cost to residents of Hawaii
193.	No rail. No more major development. Focus on sustainability.
194.	If Government would have stuck to the intent of the plan as opposed to independently defining the words of the plan, we would probabbly be in better shape than other states.
195.	malama aina!
196.	Please don't permanently destroy the land in Ewa Plain for unnecssary expensive housing.
197.	Continued unrestrained population growth on an island with limited resources (especially water) is not sustainable, and must be addressed.
198.	"The significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transient Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!"
199.	Anyone who lives next to a transient vacation rental unit in a private home will tell you--get rid of transient vacation rentals. They are a nuisance.
200.	Vacation rentals and B & B's do not belong in our residential neighborhoods.
201.	Please get vacation rental units out of our neighborhoods. If you let them continue, they will change the character of our communities in a negative way.
202.	There should be no vacation rentals in residential areas.
203.	We should not have vacation rental units in areas where we locals live.
204.	Please keep B & B mini hotels out of residential-zoned areas.
205.	Vacation rental units do not belong in residential homes.
206.	Do anything you can to stop illegal B & B accommodations in our neighborhoods.
207.	Please get rid of B & B's in residential neighborhoods. Our kids need neighbors that have other local kids--not vacation renters!
208.	Please enforce laws that prohibit illegal vacation rental units in homes!
209.	It is very important to take vacation rental units out of residential areas where they don't belong.
210.	The General Plan should promote travel and tourism. Hawaii is a prime vacation destination and should be packaged and promoted as such.
211.	Vacation rental units in residential homes have a very negative impact on local communities. They drive up the cost of and decrease the availability of rental housing for local residents.
212.	Please don't take away Oahu's ability to have Short Term rentals!! this is a huge part of my private chef business....
213.	I think the continued support of the vacation destination industry is most important. Ohau has already lost much of its "Hawaiian Feel". Downtown could be the Downtown in any large city...there is no longer the "aloha" feel to the downtown area. New construction should take into account the Hawaiian culture and keep that feel throughout the island. When we first

	came to Oahu we fell in love with the people and culture...most of that has disappeared from the downtown area. Very sad!
214.	Preserving open space, ag land, and environmentally important areas should be a priority. Urban growth boundaries should be clearly established, based on the current footprint, and strictly adhered to. No new development should occur outside existing urban areas, with the exception of transit-oriented development along the rail. All new growth should be accommodated through urban redevelopment and TOD. Urban core redevelopment and urban infill (e.g., Moiliili, Makiki, Kalihi) should be the priority to increase the supply of quality housing close to where people work. By efficiently using our land in the urban core by redeveloping, coupled with owner-occupant tax deductions/credits, then we may see housing become more affordable to Hawaii residents as the supply increases. Look to economic principles for affordable housing solutions. Do not use project-by-project exactions or government managed housing. If exactions are used, they should apply to all developers so that it is predictable, equitable, fair to all parties, and truly in the public interest. Affordable housing should not be built by government, but rather encouraged through policies and programs so that the private sector can provide. Redevelopment and new development should be medium to high density, low-rise "human scale" housing with ample neighborhood parks and trees, with multi-modal transportation options. Minimize impervious surfaces and design with nature in mind. We need a "complete streets" policy for all urban areas. A comprehensive, connected, and complete bike lane system is needed so that biking is viable commuting mode alternative to driving or the bus. Sidewalks should be required for all areas in the urban land use classification. We need more pedestrian and bike friendly infrastructure to promote a healthy lifestyle. Pedestrians and cyclists should feel safe from automobile traffic and other hazards. This way people will get out and walk or bike instead of driving a car.
215.	Local residents need the option to rent personally owned properties as needed to support their ownfinancial requirements. Many residents own properties currently rented for vacationers and to limit such use would be detrimental to the local economy.
216.	Traffic is a major concern for the whole island. More attention should be paid to the impact that development has on traffic.
217.	Development should not be the key to Hawaii's future because you will kill the golden goose that draws tourists. But, we need to ween ourselves off our complete dependence on tourism and federal monies and plan for a more sustainable future. I don't mind really small hotels of, say 15 rooms, but not 250 and NOT the Turtle Bay expansion or the hotel plans in Laie. Preservation not devastation.There wasn't much latitude in this survey.
218.	Preserve the quality of life in our residential areas by keeping short term rentals in the areas zoned for resorts,
219.	I would like for the plan to preserve the unique character and beauty of our islands and not give in to the temptation to "pave paradise and put up a parking lot." Don't build things such as rail systems and mega hotels just for the short term goal of jobs. Only do things that will contribute in and of themselves.
220.	It's clear, economically that the vacation rental industry is a vital and vibrant part of what makes Oahu a wonderful place to visit. Furthermore, vacation rentals will keep neighborhoods more cohesive as they will help keep development of hotels, etc at bay. I think people forget what oahu's economy would look like without tourism. It would be abysmal and a I think tourists in local neighborhoods (what's the option, building a locked fence around Waikiki to keep the tourists contained?) keep our restaurants and stores in

	business and the community thriving. I grew up in Kailua in the 1970s and 1980s and I think many people forget that change and development (to a degree) are just part of life and there's no way we can go back to the way it was... There's a reason Kailua and the windward side are the new hotspotsfor young families and tourists. It is beautiful, vibrant and still has the local Hawaii feel.
221.	You folks need to get a grip - WE CANNOT SUSTAIN MORE POPULATION GROWTH. Get over it
222.	The General Plan assumes that government is entirely responsible for the 11 points in the plan. But government needs to focus on its core functions and let residents and businesses take responsibility too.
223.	Licensing of B&B's and vacation rentals will improve the local neighborhood economy and offer important quality visitor options.
224.	if a small business is on your resedential property it should be their right to continue. This adds to the diversity of the comunity.
225.	Reduce traffic congestion and develop and island wide system like Portland, Oregon. Height limits on tall buildings and more open space between buildings should be imposed. Environmental enforcement of polluting and over fishing our ocean and beaches is lacking and needs improvement.
226.	Forget rail transportation - get more busses.
227.	I live in the Ko Olina Resort community and it is absolutely essential to continue to promote and welcome tourism to the island. Hotels, vacation rentals and bed and breakfasts should be supported in any ways possible as they provide a valuable service to visiting families and facilitate a significant amount of tax revenue that comes into the County.
228.	Lack of preplanning has been rampant in the 30 years I'm a resident. Greedy business men rule over sustainability and the desires of local people. Government needs to work with communities to develop their own plans and support us with our tax monies. Tourists should not dictate what we build or improve. Beach upkeep is almost non existent. Transportation for the entire island needs improvement, not just for "second city", especially Windward to Leward sides of the island. Supporting local farmers and them growing food for us to become self supportive is essential, and cutting back need for everyone to travel in their own vehicles, using fossil fuels. Government has been non responsive to elected neighborhood board and voice of local residents, taking two years to repair Kailua Beach Boat Ramp and dangerous rebar exposed. Kailua General Plan was in place and never funded, blocked by government in the past. Action is what is needed and locals are willing to help. This survey should go out to every resident in the mail, not just a few who become informed by word of mouth! Every resident has a right and duty to participate and be informed, so go door to door and ask them. Local neighbors will help, I would if asked! Work with neighborhood boards please.
229.	We need diversification. Heavy reliance on tourist and government funds for our economy puts us in precarious position.
230.	None. Interesting plan.
231.	Honolulu's General Plan is a good basic plan. But it has turned from a General Plan to a Specific Plan. It is important to note that upending one industry, TVR;s in favor of another, hotels, could prove to be disastrous for so many residents of Honolulu. Seems like City officials aren't really so concerned about its residents as they claim. The Specific- General Plan will now need to quickly open new satellite unemployment offices throughout the Island to accommodate the newly unemployed. It takes forever to get anything approved by the City, building permits or otherwise, yet the Mayor is now accelerating at "lightning speed" to upend and terminate in a few short months all unpermitted TVRs AND won't issue any new

	permits. This Catch 22 benefits those building their empire on everyone else's grave. You are in office to serve ALL Honolulu's residents, not just a few. Hasn't the people's huge response in opposition to your proposed legislation to terminate unpermitted and not license new TVRs show you your proposal is not what your people want? Is it so hard to see the forest through the trees? May your political destiny exceed your near sightedness. Although if you don't care about me, why should I vote for you?
232.	Tourism and federal spending are both included in question 13. Tourism is fine but continuing to enslave ourselves to the Federal government is self-destructive and encourages us to prostitute ourselves to lifetime politicians and one-party rule.
233.	Need to recognize Oahu's assets. Healthy economy depends on increasing and regulating vacation rental industry. Visitors are looking for places to stay other than Waikiki.
234.	We should nurture a creative culture; please read work on this issue by Richard Florida.
235.	No more b&bs!
236.	Population control is my major concern and the allocation of Open Space for a better quality of life for residents. A ferry system and Desalinization plants for islands with poor water supplies. Don't want Oahu to be another Hong Kong with dense apt high rise housing and too many people.
237.	many vacationers around the world are attracted to the beauty of Oahu & the beaches around the island, they come for family reunion and need large residential homes to stay , relax & spend quality time together in our beautiful island, they bring in tax dollars to our state. Many visitors do not want to stay in a hotel, they want to be together in a private setting, or they would not be able to afford their vacation at all. In addition, local families who have relatives visiting from mainland, but do not have space to offer them in their homes want the option of renting short term. We need to make Oahu a friendly place to visitors who wants to come and spend money here. The tax money will help the city which is in need of funds to keep going.
238.	Vacation rentals give so many benefits to the community. It provides jobs for landscapers, plumbers, electricians, cleaning people, etc. etc. An owner of a vacation rental wants their property to look great for their guests so they fix up their places and keep up w/ the maintenance, whereas some local residents have junkie cars on their properties, unkept homes and yards. Vacation renters also bring in $$$ to businesses such as restaurants, shops, grocery stores, rental places such as a kayak, surfboards, etc. It was would be foolish for the State of Hawaii to not allow any more legal vacation rentals. They pay taxes too! :)
239.	Please enforce regulations on illegal vacation rentals. And impose greater taxes on people who own homes but do not live in them, and especially do not live/work on island.
240.	FIRST, fix our existing infrastructure! Secondly, stop "permitting" outside of the PLAN. Protect our rural communities from over-building, out-of-scale developments, from DETRIMENTAL big box stores that destroy the character of these small communities!!
241.	We need better access to our beaches including enough parking spaces.
242.	The plan needs to "brand" Oahu (and Hawaii), in general. We need to set the global standard for being "green," for centrally urbanizing along the new rail route and preserving open areas, for enhancing natural beauty (to include protecting our beaches and burying utilities), for being innovative and forward-leaning economically and technologically, and for being welcoming in our culture and aloha.
243.	I like Oahu like it is. Don't change it and don't over develop it.
244.	Please protect our neighborhoods, no B&B's or TVU's in residential zoning.

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245.	The Zoning Commission needs to obey the law and vote against illegal vacation rentals in our residential neighborhoods The law is the law, illegal is illegal, people who violate the law are criminals. Criminals need to be brought to justice and punished by law. Do NOT allow the Corporation Council to decrease fines for any infractions of the law. To do so encourages lawlessness. No government entity should expect citizens to turn in their neighbors to enforce the laws and subject them to harassment and worse. Enforce the LAWS -- no excuses!
246.	Population is exceeding Oahu's capabilities. High rises are not the answer. We need populaton controls.
247.	Please outlaw GMO crops. All new development should be LEED certified. We need o drastically cut down immigration and no more supporting mainland homeless.
248.	Stop the major developments in Kailua. Big box stores are out of scale and compete directly with local dollars. Money being sucked from our communities and sent to the MAINLAND!!!
249.	We must keep residential areas residential so we can attract the doctors, business people and educators we need.
250.	It's hard to evaluate an issue, such as the one in question 3, without knowing what the current status is as well as what it was when the plan was implemented.
251.	It is imperative that the law's be enforced for vacation rentals... they are ruining our neighborhoods and I believe revenues are being lost on illegal surf schools that are monopolizing the beaches selling water and lotions etc.
252.	STOP THE DEVELOPMENT ON THE NORTH SHORE!!!!! KEEP THE COUNTRY COUNTRY!
253.	keep our ag land from development
254.	Please improve the Public transportation and also create a marketing campaign to help user adapt to the changes. Also support the Local farming and consuption of local food. I'd like to see more good paying jobs as well. Please improve the bike lanes trying top connect them as much as possible and create safer conditions for the bikers. I also support the revitalization of areas such as Kalihi, the creation of mixed use communities and creation of more walkable neighborhoods. Haleiwa toen doesn't even have sidewalks!!! Lastly, I'd like to volunteer my time to help the City in this effort. Please contact me at ana4design@yahoo.com
255.	Please take a hard look at enforcing the B&B and TVR violators, they are changing our community and soon will overtake the residents. Kaialaua is for people that love to live here, not investors that want to make $ here.
256.	Please do not develop windward Oahu. The 'aina cannot support the growth as proposed. I strongly opposed the proposed actions relating to the housing and hotel growth for this area.
257.	"The significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transient Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!"
258.	Protect agriculture land so that we can have healthy locally grown food. Ever compare the taste of a locally grown tomato with one brought in by ship - no contest local flavor can't be beat. We need freshness for all our fruits and vegetables.
259.	Keep vacation rentals in resort areas where they belong. We bought our home in a residential neighborhood where our children would have friends to play with and we would know our

	neighbors. We don't want a bunch of tourists - strangers - people we don't know near our children.
260.	If we had a plan many years ago as for example Carmel California our beautiful aina would still be intact and enjoyed by all. We need to STOP destroying what is why we love our islands and move forward without mistakes.
261.	some of the questions don't make sense and aren't easy to understand such as question #12 "educational strategies to support desirable industries" & "new growth industries" What are desirable industries and new growth industries? If someone votes for either of these what are they voting for?
262.	I strongly feel that new permitting should be allowed for B&Bs and transient vacation rentals in conjunction with regulation and enforcement. I also strongly support diversified agriculture, aquaculture, alternative energy sources, self sustainability, adopting ancient Hawaiian practices of sustainability as much as possible, and vehemently OPPOSE RAIL!!!
263.	Make a law that failure to follow results in the loss of office the General Plan an if the office holder is an attorney, disbarred in Hawaii for 15 years.
264.	The rail system is important to Oahu's future.
265.	I don't think using a survey is a very good way to get opinions on how Oahu should develop. There should be meetings in the community and discussions because not everyone has the time to read the reports and general plan.
266.	We need to become more sustainable. Not just food and energy, but economic and education. We also need to outlaw the growth of GMO crops.
267.	Need to stop taking away farmland. Build more high rises downtown, and leave the country country!
268.	Hawaii is best served by concetrating on outsiders spending money here. There is some opportunity to attract small consulting (and tech) business that is catering to "quality of life" as a method of retaining and recruiting workers. Virtually everthing we use (except water) is imported and always will be. Question is how do we facilitate obtaining these things in the most cost effective way. These costs directly effect every one's quality of life
269.	Please obey and respect our zoning laws and keep our residential neighborhoods commercial free. Take Waikiki back to where visitors want to come there and not our neighborhoods. Then we won't need bed and breakfasts (there are NO breakfasts anyway) and transient vacation rentals customers disturbing the neighbors and there will be rentals housing for those who want to live and work nearby.
270.	I would love to see continued growth and economic opportunities on the north shore, specifically Ko'olauloa
271.	Open up re issuing of permits for B&B's
272.	I believe that B&B's and TVU's help the economy outside of Waikiki. Where would your president of the USA stay if we didn't have B&B's or TVU's?
273.	Unfortunately, I am not familiar with the General Plan and like most uninformed people who do not understand the big picture because we are just trying to take care of our ohana.
274.	ohana and Hawaiian culture is important to not only the families whose roots stem from Hawai'i, but also to those who seek to perpetuate the spirit of 'aloha' too many of our 'ohana have had to move off island due to tough economic times, yet when they return to visit o'ahu and their 'ohana, they continue to find it difficult to find accomodations near their 'ohana. allowing short term rentals and building smaller hotels would be a good alternative is meeting this need as well as providing additional, local jobs for maintaining the rental/hotel properties

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275.	We need stronger zoning laws. No short-term rentals in residential neighborhoods.
276.	Prior to consideration of any plan, we must decide what the carrying capacity of O'ahu is, then plaln accordingly. It is only logical.
277.	I'm sick and tired of the games on this island. The city needs to show some solid leadership and out the developers in their place. They want to build new communities like Envision Laie. Make them build the roads, schools, fire stations, police stations. When developers agree to these costs that we are forced to pay, then the city can talk story with their projects. Koolauloa cannot handle Envision Laie. If you expand Kam Hwy, you will be kicking out the locals who live along Kam Hwy. HELL NO! We'll fight the city to the end. Keep Developers and keep locals in. Don't mess with the General Plan. Leave it alone.
278.	Supervised B & Bs are crucial to various markets. They bring revenue to the communities & offer another unique more personalozed option for lodging for visitors.
279.	"The significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transient Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!"
280.	don't allow a skyscraper condo in place of the Moana annex right on the beach at Waikiki
281.	I am very concerned in the gradual growth of commercial activities, such as B&B's, in residental zoned neighberhoods
282.	We need to legalize vacation rentals and B&B so we can regulate them, Tax them and let local residents and businesses prosper not only big business in Waikiki. Lets not throw the baby out with the bath water! If people dont want Mickey Mouse and Goofey to show up in their neighborhoods I suggest not buying a house in Disney Land !
283.	Bed & Breakfasts/TVUs are important to the Hawaiian economy and the tourism industry. Steps should be taken to promote growth in this area (issuing new permits, allowing TVUs, etc).
284.	Please keep our neighborhoods free of commercial activity including new b&bs, TVU's, hairdressing salons, and car repairs for example
285.	The plan needs to be more visionary and include elements related to alternative forms of energy, in particular distributed energy systems. It also needs to look at alternative forms of transportation, especially bike paths and dedicated bike thoroughfares. Finally, it needs to look at alternative models of housing development and sewage treatment (cluster development and localized rather than centralized sewage treatment.
286.	question 11 would not let me mark 4 questions. On question 1 I marked Better Paying jobs but the check mark disappeared.
287.	NO MORE DEVELOPMENT MORE FARM LAND BETTER RULES REGARDING CONCESSIONS ON PUBLIC BEACHES AND B&B RENTALS
288.	Do a good job addressing economic development and environmental preservation. There's plenty of restrictions on growth. Please don't foreclose future options for our communities to grow with our world economies. Honolulu can be a fantastic place!
289.	Please only allow TVU and B&B lodges in resort and commercial zoning
290.	The rail project should be abandoned, It is a billion-dollar boondoggle that will not solve the problem. The Ho'opili development likewise should be abandoned. Paving over farmland in a

	place this size is a very bad idea. Ultimately it won't matter much though. When the ocean levels rise 40 feet over the next few years, the entire Ewa plain will be under water. "The new Atlantis."
291.	One of the important issues facing us here in Hawaii is to keep people returning to the Islands that have been coming for many years. Diversity will accomplish this goal, by allowing guests/tourists to experience "Island Style Living" through B&B and Vacation Rental accomodations. I know that there are several areas that have been overrun because there has been noone to control the growth of this necessary alternative. We need some movement to reinforce the development of an open and honest, practical way for this market to thrive and bring more tourists to the island.
292.	As we are only an Island we need to stop development, to protect what resources we now have and to be able to take care of our waste etc. We need to create other industries, so that we are not so reliant on the visitor industry. We have to address the problems that are creating the homeless such as many homes being taken of the market to create illegal TVUs & B&Bs in residential neighborhoods & many military renting in the communities with the assistance of a Housing allowance, thus escalating the price of rentals that the locals can not compete with. There should be a moretorum on development and a concentrated effort to repair our infrastructure (which will create jobs...new development is not the only way to create jobs.) A better financial plan for the spending of the state/city is desperately needed!!!
293.	Move the urban boundary back towards honolulu proper and the ewa plain. Keep development out of ho`opili and central oahu!
294.	There should be a 25-year moratorium on all new developments outside the urban growth boundary. And Koa Ridge and Ho`opili should remain in ag as they are the best ag lands left on Oahu. Higher densities in the urban core is the way to go for new developments -- either re-development or new zoning in Honolulu to allow mixed use at higher densities than now exist. Make long-term ag leases (50 years and up) more generally available. Right now, almost no farmers have 50+ year leases. And land is too expensive to purchase for most farmers.
295.	We should not depend on the Federal Government to support us. We need to create an environment for small businesses to thrive and support our economy. Lower taxes on small business and get rid of the GET.
296.	This island needs to prepare for climate change impacts, and revamp our water infrastructure quickly
297.	Glad we have one
298.	What is a website that we can review the general plan. Where can comments or ideas be expressed.
299.	Where I live the vast majority of people want to KEEP THE COUNTRY COUNTRY. One segment of the population seems to be hellbent on a ploicy of aggressive developement initiatives aimed at cementing profits for a few at the expense of the greater community at large. Just because the last mayoral administration chose to play pattycake with these interests does not mean that such dealings should be allowed to continue - special interests do NOT take precedence over the larger concerns the we All must deal with.
300.	let us not put all our eggs in the tourism basket. It is too easily upset. It impacts local residents in unpleasant ways.
301.	Promote small business within communities. Promote vacation rentals in Central Oahu and all along the Koolau Mountain Range.
302.	We must find a way to enforce our current zoning laws

17. Please feel free to share any additional comments about Honolulu's General Plan

303.	Permitting B&Bs and TVUs is absolutely necessary to help small businesses survive in these tough economic times.
304.	Vacation rental homes and bed & breakfast homes allows t for the economy to strive and fulfills tourist needs.
305.	NO development wanted in Koolauloa!
306.	SUPPORT VACATION RENTALS, B&B'S AND TVU'S OWNED BY RESIDENTS. THE $$ STAYS IN OAHU WITH FAMILIES THAT NEED IT!
307.	Please pass a law to accept and regulate vacation rental homes. They are needed and wanted by all but a few highly vocal (big mouths) that don't speak for the majority
308.	In this economy I wuld think the city would give permits to B&B who can show proof of paying exercise tax and transient tax. This is a lot of money to NOT recognise Tourisam is our indusrty
309.	Please no b&b hotels in residential neighborhoods
310.	There must be enforcement policies linked to the plan, and they must be enforced. The community at large is losing confidence and trust in local government to do anything beyond passing laws/statutes/ordinances and printing paper with no significant effect.
311.	Thank you for this opportunity. As noted, the City council and state government in general MUST eliminate their current "culture of mediocrity and aviodance". They tend to be very reactive and often only make a decisions AFTER a crisis occurs - usually resulitng in short-sighted "knee-jerk" decisions that do more harm than good. YOU ALL MUST proceed in a PROACTIVE, forward leaning manner that explores and incorporate elements of BEST PRACTICES from other communities that have tackled issues we now face (renewable energy, expanded sustainable local food production, simplified business friendly practices, strictly limited population growth, ect).
312.	Oahu needs logical and modern vacation rental and B& B laws.
313.	Reverse the decision on RAIL!
314.	Why doesn't the economic question have a box for comments? A yes or no answer does allow for input.
315.	The questions about visitor accommodations in residential areas seem skewed to infer economic benefits, while not reflecting their collateral damage to the loss of housing or how they are "spot zoning"
316.	Keep the Country Country
317.	Shutting down Vacation Home rentals will be detrimental to the valued home owners on the island of Oahu. Foreclosures will drastically increase. For many home owners, vacation rentals pay their mortgage every month. In addition, housing options for tourists will dramatically decrease. Tourists should be given an option to stay in a hotel or a vacation rental, this should not be decided by city of Honolulu.
318.	Visitors to our Island need to have a choice of were they would like to stay other than the big hotels in town. Many people who are faced with the choice of hotel or nothing will go someplace else.
319.	Do not sacrifice the five property pin sharing neighbors so that one can go commercial. They will loose property value and have to disclose the adjacent commercial operation. Their homes loose value as the one commercial operator benefits. We have the most beautiful and visitor oriented hotels in the world. Why ruin our own neighborhoods while driving our own residents away from visitor desired areas?
320.	Keep commercial enterprises out of residentially zoned areas.

17. Please feel free to share any additional comments about Honolulu's General Plan

321.	Enforce zoning laws and regulations
322.	Would like to understand and see a stronger connection and integration with the 8 DP/SCP plans. Would like more substance in the implementation of these plans, with priorities, milestones, timelines and costs.
323.	When you talk about private developer requirements for affordable housing you are not addressing Oahu's most pressing issue. The requirement on private is usually for sale untis at 80 to 120% of median income this does nothing to deal with the greatest need homeless and 30 to 50% of median income residents - the emphasis need to be on affordable rentals with services to help reverse the trend of homelessnes - poartnership projects like Palolo Homes with Mutual Housing should be encouraged - currently 22 youth are enrolled in college due to a partnership in learning with KCC these are the first youth ever in their families to go to college - these partnerships are needed to fight the affordable housing need as it is rentals not sale units at 80 to 120% of median that will aide with this problem
324.	These questions were leading towards what you want and do not describe fairly the polar opposite views. The trend which you push is to have people squished in their home boxes (apartment building stacked high) then get on your rail and ride to work, get out and work in your work box, then mass transit back to your home box. What a life. Where is the Hawaiian style life with open areas with few houses on them. We could be growing their own food for sustainability not as a business. We have so much land that could and should be used as places to live, not look at. We only need 5,000 acres on Oahu to grow enough food to sustain $1M people, these are facts that gave Gentry the ability to change the zoning from ag to residential for Mililani. There are at least a million acres on Oahu going unused for anything. This is a tricky survey for those who don't know your agenda. Shame on you, just like the rail you don't give the other side and word the questions toward your desire.
325.	This survey needs to be reworded so that many more folks can understand what all the words mean! I'm fairly well educated and at times I thought about just closing out and not completing the survey.
326.	for food security and ag sustainability, continued private and public sector promotion at all levels for residents to buy local must be a priority.
327.	stop overdevelopment and urban sprawl limit population growth, find new industries that do nor depend on tourism, tourists are taking over our island and trampling our natural places
328.	Unless the sewer system and the roads are brought up to better standards, all future development must be put on hold!
329.	Enforce existing vacation rental laws, and we would have plenty of housing for everyone= less development needed. Thank you!
330.	Please keep residential zoning for residences. NO TVU or B&B's in residential zoning
331.	NO development in ag/scenic/rural areas, especially Koolauloa .
332.	Emphasize sustainability
333.	The significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transiet Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the GP. Mahalo!
334.	I feel bed & breakfasts should be an approved home-based business. Owners should be commended for offering this niche to visitors looking to stay in a residential community.

17. Please feel free to share any additional comments about Honolulu's General Plan

335.	Permit and charge fees for ppermits.. for all vacation rentals- whether they are B&B's or TVU'S...We need $$$
336.	Food security by preserving farmlands is very important.
337.	Depending on continuing growth is self-defeating. No form of growth is indefinitely sustainable.
338.	Two major commitments need to be to energy independence and food security
339.	KILL THE 'RAIL' YOU BIRD BRAINS. IT'S GOING KILL US ECONOMICALLY !!! THEY'RE TRYING TO SHOVE IT DOWN OURS THROATS !!
340.	Development anywhere on Oahu has to be accessed very carefully and balanced with infrastructure concerns and quality of life. There has to be a point where the island cannot sustain an increasing population.
341.	tvus/b&bs improve visitors lodging choices and satisfaction in stay. tvus/b&bs provide important tax dollars and help bring more money into the local businesses. they improve neigborhood appearences and supply local jobs.
342.	allow more b&b's& tvr, i live next to one and it gives me work, i like meeting the different people, never any problems, would like to see more as all rentals have told me how great it was to vacation in a area that made them feel welcome to oahu.
343.	Please limit development and it's destruction of what little remains of the natural environment. Traffic is horrendous, even on the windward side. The island, and it's resources, is limited. Wildlife is continually under pressure. Help protect & preserve what remains of the beauty that is Oahu.
344.	Before granting new development, new infrastructure should be improved. It is vitally important that our communities remain residential with no TVRs
345.	Legalizing TVU"S and adding more permits!
346.	Implement a permitting system immediately for short term vacation rentals.
347.	i strongly support bed and breakfast accommodations not vacation rental housing with the owners living elsewhere and not managing their visitors
348.	We need to have liveable wages, affordable housing and be more self-sufficient. We should lead the way with solar power and green focus. We should have more agriculture for food production and animal farms.
349.	Please license and permit B&B
350.	If the government can guide the state away from petroleum, control our waste management ecologically, promote lower food costs through local farm development, and promote any and all industries withough damaging our island style, we will be in good shape.
351.	Tourism is Hawaii's lifeblood, and there is a new breed of tourist roaming the world, which has become a multi-billion dollar industry – "The Vacation Rental Traveler". These people have eliminated the "hotel experience" from their travels, and use exclusively, well-appointed homes and condos for short term stays and vacations. If Oahu does not EMBRACE these travelers by making comfortable well run vacation rentals a travel option, we risk losing hundreds of millions of dollars flowing to our island - somewhere in the General Plan, there needs to be a proactive way of creating a great rental environment for these travelers, and possibly some mechanism for promoting our destination to this new, multi billion dollar worldwide industry.
352.	The visitor industry should always be a major consideration in Hawaii's future. There are other things we must do such as grow/produce more for local consumption, diversify our industries, etc. but the visitor industry is and always should be a major industry for us.

17. Please feel free to share any additional comments about Honolulu's General Plan

353.	It's important to license and monitor new B&Bs in our neighborhoods so family can come visit and stay close to us. Having the owner on the property should be one of the requirements for licensing B&Bs. TVUs will change the character of our neighborhood and their impact should not be allowed in residential neighborhoods.
354.	All new buildings should have solar panels and rights to the sun legislation protection.
355.	Live private residents alone.....
356.	I strongly feel all vacation rentals and b&b's should be made legal and more available as opposed to opening up huge hotels vcation rentals are much more affordable and appealing options for our vacationers and they give me a job as well as my friends and extended family members. Every vacationer I have ever had come visit myself, my friends or family have all stayed in vacation rentals most of which I clean for work if these are eliminated I will be jobless and my family members who have had to move mainland cuz of finances won't be able to afford to come visit since the hotels are so expensive. My job with the families that own the vacation rentals that I work for is a huge blessing I'm able to work while going to nursing school since the hours are more flexible and the home owners are so understanding and wanting to help us out as most of there employees are trying to make it through college and work at the same time. I beg if u to legalize the vacation rentals otherwise I don't know how I'm going to finish my degree and be able to pay for all of my schooling
357.	more jobs in the local communities. tourism based jobs.
358.	We need to promote tourism in the local communities, not just waikiki. this can be done by allowing permitting of vacation rentals. those tourists spend money in the local communities
359.	I feel it is absolutely necessary to allow vacation rentals and bed and breakfasts as a way to attract a specific type of tourist who would otherwise travel to a different part of the world if not for the availability of vacation rentals. These tourists spend thousands in the local communities and provide jobs for locals.
360.	Think about the furture of our children. Please, keep them from depending on outside sources for food. Bring back small farmers who provide healthy pesticide food. It's good business!
361.	In this different world we live in now, it's important to: diversify Oahu's General Plan to (1) make sure we remain at the top as a tourist destination; do what it takes to accomodate visitors...expand the number of B&B's and vacation rentals so visitors don't just crowd Waikiki, they can help improve the economy in other parts of the island. (2) make the island safe so they want to come back and spend more money here (3) Maintain the beauty and allure of our island so visitors as well as residents continue to enjoy staying here. (4) Become more sustainable; we need to grow more locally and develop our own way of living in case we ever need to; we should not depend on importing goods/necessities here. (5) Have more affordable housing and take care of the homeless/mentally ill who WANT/NEED help. Those who insist on living in the streets (because they don't want to follow society's rules), ship them off to Kahoolawe and allow them to live however they want on that island. If we don't nip this homelss problem in the bud now, it will only get worse. Thank you
362.	1. Allow increased density and increased heights in already developed areas. 2. Provide an intermediate (pre rail) transportation plan ie increase the number of direct , non stop bus routes to the university from Mililani, Windward Mall, Pearl Ridge,Hawaii Kai, bus passes to all UH students, employees included in student fees. 3. Remove zoning restrictions on home employment and having employees in residential districts. 4. Increased areas of mixed used zoning in areas surrounding commercial districts along major transportation routes.

17. Please feel free to share any additional comments about Honolulu's General Plan

363.	B & B's are an important part of the overall visitor industry; regulations are fine, but don't eliminate this segment because there are a few problems. Get HPD involved and make sure the operators are ensuring laws are followed by the visitors. This is a very important issue and we need to keep it intact for those who won't or don't desire to stay in Waikiki and want to stay in quiet areas of the Island; or near families.
364.	I feel that is important to re visit the short term rental permitting issue. It is by far, one of the most important issues facing us in these hard economic times and would be economically beneficial to the state, city and individual.
365.	I believe the Ferry system works if managed correctly (additional ports). I would support spending on this rather than the rail system.
366.	To save the C&C from millions of dollars in litigation and restitution exposures for trying to TAKE without compensation the bundle of private property rights that go with our long time ownership by 'eliminating' ALL B&Bs/TVUs, be sensible and further 'Regulate' them so that everyone is considerate to their neighbors (and if not get cited and not wipe out that important economic income stream for Hawaii and it's residents.
367.	Use the rail funds to fix the freeway congestion not build a rail that will not help but require more subsidies and force something on the taxpayers they do not want and will not solve the problems
368.	We need to join the digital age and increase our ability to make money from exporting our ideas and ingenuity and spirit by way of the internet.
369.	We need expand zoming policies to allow second kitchens and separate electric meters in single family zoned areas... this will allow more affordable rentals on Oahu without development or spending money on infrastructure. My tenants do not stay for more than 6mos to a year because of lack of kitchen, and I could keep the rental price down if tenant had to pay electricity. It would also make more people conserve electric and water if they had to pay for it themselves- benefiting the whole island.
370.	Tourism is the single most important industry in Hawaii. We should have all options available to visiting families outside of the hotel option. We also need to maintain our highways and recreational areas for not only our visitors, but our local residents too.
371.	There didn't seem to be anything in the questions regarding military and that is a huge part of our economy and housing. In areas close to bases we need more vacation rentals and B&Bs to house military families in transit and their families who come to welcome them home or wish them aloha as they are deployed. The members of the military have a strong economic impact on our communities.
372.	Need to allow more regulated and taxed TVUs and B&B. Many visitors are return customers, and want to experience the true Hawaiian experience amongst the locals. They did the wWaikiki scene and want something more serene. Local landscapers and local cleaning ladies, local gift shops, local restuarants all benefit from this type of visitor who spends his money locally, Not at the Corporate hotels and Sam's club where the money goes back to Alabama, or leaves the State. It is the small local businesses that benefit and again the utmost important fact6or is that the money is spent locally.
373.	In this economy it is foolish to try to close short-term rentals. They generate much needed money through the whole island. Politicians should create a bill to make them legal instead of trying to close them down.
374.	Please protect our country areas for over development. Traffic is very heavy on Kamehameha Hwy in Kahaluu

17. Please feel free to share any additional comments about Honolulu's General Plan

375.	To successfully compete with other tourist industries, we MUST have newly legalized Bed & Breakfasts with approved regulations and owner supervised.
376.	Vacation rentals are an island wide asset & should be permitted.
377.	Less government regulations, more free market policies
378.	sustainablity is essential to the future of all hawaiis residence, we should be allowed to have more freedoms with the use of our properties, for example the freedom to rent out rooms in our homes to visitors, it give us, the people of hawaii a chance to take home some of the tourist dollars. why should the mainland hotel company's get to take all the money out of state, that is rediculous. we the people of hawaii want this oppurtunity.
379.	B&B and TVUs give residents the opportunity to subsidize their incomes and bring much needed revenue to the state and county and our local businesses.
380.	Allow more private business.
381.	Maybe my views will change if Mass Transit actually comes into being!
382.	I am a part time residence and believe that you need major changes in the island. Also the issue of B&Bs/TVUs need to be cleared up. There is a minor group trying to control a hidden community of vacation rentals and should be regulated. These people should not dictate what one can do with their home. Also a study should be encourage by the state in order to regulate and proceed with care and how to make things better for these people.
383.	PLEASE find a way to keep the beautiful vacation rental homes for the sake of all our businesses, economy and tourists that make our incomes possible!
384.	Develop a compromise solution to regulate B&B's and TVU's and stop listening to the Keep it Kailua group
385.	B&B's and TVU short-term vacation rentals have become a larger alternative lodging choice and they all need to be allowed, regulated and permitted.
386.	Encourage business development in the Waianae area with corresponding training in those industries. Providing incentives like tax credits that would be negotiated with the State, lease at no or minimal cost. Also, would the military be willing to move some of their housing out there that they are rebuilding instead of demolishing them. It could be used to provide transitional housing for the homeless in that area. Help the communities build partnerships with the military from "internships" for students, to work programs that would bring in the military to help with local residents and build relationships that are beneficial to both. Locals could provide the cultural experiences, while the military could be partners in education for both the young and the old with tutoring, mentorships, support community projects.
387.	We need to be realistic about the bed and breakfast situation. BnBs are not negatively altering the neighborhood if they are quiet, have parking, and provide economic sustainability in an area where tourism is the number one industry. At least allow the number that was allowed in 1989. We are shooting ourselves in the foot and killing the goose that lays the golden egg. BnB owners are not these few who are reaping the benefits; many in the community are. BnB visitors are not adding to the traffic problem because they are in close by and in many cases walk to the beach.
388.	There should be easily obtained permits for TVR and B&Bs without ridicules restrictions.Much needed Infrastructure improvements should be addressed ASAP. Encourage more diverse economic base.
389.	Truly needs further clarification and an updating.
390.	I support vacation rentals which help support our community with house cleaners, plumers, landscapers, hospitals, grocery store, pharmancy, shops, window cleaners, handy man, termite and bug person, roofer, the list goes on!

17. Please feel free to share any additional comments about Honolulu's General Plan

391.	I find it interesting that the Education System was not in the top 16 questions.... a teacher
392.	The failure of the city to provide a reasonable permit system for vacation rentals (bed and breakfasts and TVUs) all around Oahu is the result of a vocal, vigilante minority of rich, white residents of Kailua and Lanikai whose philosophy is "I've got mine, Jack, too bad for you." The visitor economy easily supports a few thousand vacation rentals in residential areas without any significant disruption of the character of the neighborhoods or communities, and has for years. The city has failed to recognize this economic fact of life and keep up with a useful permitting system to assure that such accommodations continue to operate, but with reasonable controls. Honolulu is the laughing stock of thousands of other visitor destinations throughout the world, where such vacation rental accommodations are commonly permitted and provided. This "cottage industry" can thrive without the least harm to the conventional visitor industry hotel operations, because visitors have all different sorts of preferences for their accommodations. Some love Waikiki, room service, shows, and swimming pools, and others like a quiet cottage where they can cook meals for their kids and enjoy the quality of life in Hawaii that is the envy of the world due to our benign climate and beautiful land and water. Anyone with any experience of Honolulu's communities knows that in residential areas it is the long term residents who create the majority of disturbances, ranging from loud parties to domestic disputes. Visitors in vacation rentals value peace and quiet even more than residents, and typically spend their days out enjoying the island and nights resting up for the next day's activities. They DON"T have several cars per household, they DON'T commit crimes, they DON'T contribute to commute traffic jams, they DON'T burden the schools, the courts or other governmental agencies. Permitting a reasonable number of vacation rentals throughout Oahu is the essence of good planning, because it creates and supports jobs and income within residential areas, in a fashion somewhat similar to the notion of creating second city employment on the Ewa plain.
393.	We need to private rental accommadations for visitors in other areas rather than just in resort areas. To many people that come to our island want that. they want to stay in a home, relaxes, able to cook etc. Extremely important for our economy
394.	There are many tough "adult" decisions that need to be made without regard for one's political future. Our politicians needs to recognize that they are the ones entrusted to make smart decisions for all of us.
395.	Thanks for your survey..
396.	I am following the vacation rental controversy in Kailua and noting how Councilmembers vote. A fair, comprehensive permitting process should be drawn up to allow Bed and Breakfasts, condos, etc. in residential areas.
397.	B&b & TVU are important
398.	It's time for the General Plan to reflect the need for more permitted B&B's and TVR's.
399.	promote B&B's and TVU and limit large scale hotel development
400.	I believe there should be more permits for short term rentals throughout Oahu to make Oahu an affordable vacation destination. Many mainland residents travel to Mexico and Costa Rica because they are more affordable for a sunny family vacations. Short term rentals should have rules and regulations but allowing visitors to rent by the week adds revenue both to the state in taxes, and to the neighborhood businesses where visitors stay. I never wanted to stay in Waikiki or the North Shore when I lived on the mainland and I don't understand why Kailua residents get to decide whether owners throughout the island open their homes to families with several generations traveling together. Staying in a private home is much more pleasant

	than staying in a hotel when you have more than 2 people travelling together. I rent private homes whenever I return to the California mountains to ski.
401.	Please provide opportunities for Transient Vacation Rentals and Bed and Breakfasts to get permits so they can help our state to collect revenue through taxes. I feel that this is an area where everyone can win.
402.	Feel very stronly that we need to porovide a welcoming enviornment for guests to our islands. B&B's and TUV's are valuable to our tourist industry and bring revenue to our local communities, and tax dollars to the state. Tourists will go elsewhere if they don't have rental choices and are made to feel that they are not welcome here
403.	We should follow the lead of other locations and plan the growth and development of the island based on available resources. Imported oil and food are not endless and dependable resources. Re-zoning AG lands to build houses is not a sustainable plan. Development should be contingent upon resource availability: water, energy, schools, traffic, jobs, and land. Oahu's course must change. There are plenty of other responsible long term plans that Oahu should look to for guidance.
404.	Improve the visitors' experience by encouraging the B&B and Vacation Rental Housing industry.
405.	I feel as a homeowner we should be able to decide on how we use our home instead of the local government. Most states do not have restrictions on using portions of your home for vacation rental. Like all things in life there must be rules and a showing of respect toward each other. If we do not allow vacation rentals in homes that can provide a comfortable environment for our visitors , we will lose an enormous percentage of tourist which prefer that type of accommodations when they travel. Which could devastate our economy.
406.	The welfare system is too liberal, and the state could save money if they gave the recipients a drug test.
407.	A bit motherhood and apple pie...lots of things to do, but not much in how to do. Many things have been on the plan for many years and still aren't very far along. The plan should prioritize the must versus the wants..
408.	We need to stop the overpopulation of our delicate environment. Fewer cars and fewer buildings. More agriculture to feed those already here.
409.	Please do not allow any more development of ag lands.
410.	Please make it more 'visible' to the average citizen. Have an awareness campaign (TV/radio) to get more people involved with it...
411.	B&B and short-term rentals are an important part of Oahu's economy. Lift the ban.
412.	I'm very disturbed with what's going on with development these days. No one is in charge but the developers. They can pick and choose any agriculture land they want and the city will give them the permits. Our island home is not big enough to please every developer. Put a stop to this out-of-control development. We need to take care of our aina and our keikis. If we want to live townside, we will move to townside. People who enjoy the busy noisy city lights should relocate to the city. Do not destroy what little is left of Oahu. KEEP THE COUNTY COUNTRY. Leave the General Plan alone. Don't monkey around with it. I hope this SURVEY MONKEY is not MONKEY BUSINESS.
413.	Sustainability is not well defined. Adamantly oppose 3rd city in Laie and resultant urbanization of Windward Oahu. Imported oil is the biggest drain on our economy. UH should be an educational, environmental and technology leader in the Pacific Basin. Mass transit is important, but steel on steel highrise system is technically obsolete and prohibitively

	expensive. Focus residential and industrial development off of good ag land. Resolve tenure problems that make it difficult for small farmers to secure financing,
414.	Do not destroy the irreplaceable Keep country country! Save ag lands! continue development in Kapolai and Ewa!
415.	Providing viable measures to secure efficient self-sustainability on this tiny island in the middle of the ocean is critical to sustaining the human lives that reside here.
416.	All development on greenfield sites must stop NOW All new development must be directed back to the PUC or to ALREADY URBANIZED areas of the Leeward coast. The city needs to become denser and taller, pedestrian and bicycle friendly and a more exciting urban experience Attempts to develop Koa Ridge, Hoʻopili, Laʻie and Turtle Bay MUST be blocked. The visitor industry must be focused exclusively at Waikiki and Koolina We must rapidly expand food farming by giving farmers long term leases
417.	The central urban core around UH Manoa mauka lacks the sewer capacity needed to allow growth; so there are numerous 2-3 story old walkups near high rises. Higher density development in the Central Urban Core areas should be encouraged by increasing the sewer capacity....think smart growth!
418.	The General Plan needs to encourage the development of Kapolei as the next urban core while encouraging the diversity of our economy if we want economic stability!
419.	While we need to continue to foster our visitor industry and federal spending in Hawaii, we need to find additional means of economic growth that are less reliant on the development and sale of our limited land resources. These might include knowledge- and culture-based enterprises, innovation, and opportunities that may arise from our mid-Pacific culture AND location. The East-West Center is a fine example of a cultural exchange and knowledge-based institution that primarily serves political and economic arenas; Hawaii should seek anologous opportunities serving cultural, medical, energy innovation and other enterprise areas.
420.	Priority one is to stop the current rail project which will not solve traffic congestion but will bankrupt the City. Then we can concentrate on the other issues,including traffic congestion to make Honolulu a better city.
421.	Needs to be updated, and changed to implements ways that Hawaii can be more self-sufficient, by growing our own food organically, recycling our waste into sustainable ways without wasting our lands, looking into ways of how we can have more water, efficiently.
422.	Keep the country, country. Keep the residential, residential.
423.	Use any inluence possible to imporve education. that is the only hoe we have. Next, the government needs to spet out of the way on building restricition
424.	We need to fix our roads, sewers, & design the DPP to become a business friendly city rather than a nightmare for business to overcome. Stop the rail now and create rules to allow the .05 general excise tax increase (Rail tax) to be used to fix our schools and infrastructure from bridges to lighting creating our own jobs program locally re-building our city with working people not welfare mentality. Its not what our city can do for us, but what we can do for our city.
425.	Job, Housing, education, and community are most important!!!
426.	Stop the rail. Repeat: STOP THE RAIL Invest instead in HOV lanes and road pricing at rush hour. Encourage local diversified agriculture. Emphasize immediate attention to sea level rise.
427.	We need more entertainment industry infrastructure. Only Diamond Head studios is not enough. I work for Hawaii Five-O and the sound stages our production made at the "for sale" advertiser building are not enough - and are 2nd rate. This economy will grow rapidly if we are able to show that we have the resources and should be a priority to encourage growth of

	middle-class wage paying jobs. Make more bike lanes; the more we have the safer people will feel riding. Develop a longer term plan of how we are going to handle the trash problem.
428.	PLEASE DO NOT BUILD THE OVERHEAD RAILWAY THRUGH WAIPAHU TO KAPOLEI. USE THE OLD RAILWAY RIGHT OF WAY ALONG THE WATERFRONT IN PEARL CITY TO KAPOLEI INSTEAD..
429.	The existing General Plan has many good ideas which have not been implemented. Following the General Plan as currently outlined would be a very good idea - better than spot changing it to satisfy particular interests.
430.	Honor the original General Plan population density of 15,500 for KoolauLoa by 2035. There is already too many people in the district due to high birth rates in Laie, etc. that are not sustainable for the future. Each family has to plan that all their many children will not be able to work and live in this rural area. And it should be kept rural - no adding the 3 new hotels and @ 2000 housing units in Laie and Turtle Bay. That should keep the pressure for development down. I have lived in Kaaawa most of my life and Koolaupoko before and there is just so much an island economy should try to sustain. Water will always be needed and conservation measures should be utilized instead of desalinization for many many years. We have to think generations ahead when trying to pack onto Oahu more military and tourists... There need to be more film industry jobs, diversified AG, anything that frees us from oil and food import dependence. Keep the cities, city and the rural areas as cultural and visual relief for residents - Stop growth, stop importing as as possible for food and energy, beautify and maintain what we have in the way of entertainment areas, parks, hotels that already exist in Waikiki area and at Ko'Olina. Do not allow more hotels scattered around the island.
431.	Please.....no more housing in Ewa/Kapolei and Mililani/Waipio until infrastructure (H1, H2) can support it. Traffic is horrible. More houses on what used to be agricultural land is not a good idea.
432.	We have to be stricter with the homeless, i.e. government can only do so much. People must take responsibility for their own lives. There needs to be strciter laws for rentals and get tenants to pay their rents.
433.	please no development on existing ag lands and keep the country country!
434.	THE PLAN MUST ADDRESS THE QUESTION OF CARRYING CAPACITY AND PLAN ACCORDINGLY
435.	* Less government means less taxes to support it. * Get rid of at least 50% of the regulations on the books and eliminate the giant government needed to manage it. * Privatize where possible. * Get rid of the closed union shop. * Deregulate the inter-island shipping industry. * Bring back an affordable ferry system that allows for shipping of vehicles and goods.
436.	All growth is unsustainable. A plan that does not recognize that there are limits to growth will not be a sustainable plan.
437.	Keep zoning intact. Do not water-down zoning laws and allow residential development in ag or resort land-use in residential, etc....
438.	I hope that this study will take into account edible crop acreage in production instead of just general crop acreage in production. The explosion of seed crops by Monsanto, Syngenta and Pioneer Hi- Bred distorts the figures and gives everyone an inflated sense of how much acreage is in food crop production. Is it true that the DPP figures list only 4800 acres in veg. and fruit production? And the State DoA lists only 1900 in veg and fruit production? We need more accurate figures for food security on O'ahu and statewide.
439.	Taking a survey to get information on the General Plan, Oahu's key planning document, does not elicit vital thoughts and information because it is to one dimensional. There is no give and take of thoughts through discussion and Q & A.

17. Please feel free to share any additional comments about Honolulu's General Plan

440.	Need to encourage new residential developments with higher density (and presumably lower costs), and transportation alternatives to the autombile need to be encouraged. There should be physical separation of the circulation routes of motor vehicles from pedestrians and bicyclists to minimize crossing paths and inherent conflict and danger (See Village Homes in Davis California). Hard, impervious pavements for motor vehicles are excessively wide and encourage speeding and greatly contribute to excessive stormwater loading and infrastructure costs, while also increasing pollution to shoreline waters. Low-Impact Development (LID) solutions are needed on Oahu and given the strongest emphasis possible. We must stop allowing motor vehicles to dominate our lifestyle!
441.	I was born and raised in a small community driven town on the east side of Oahu. I am distraught by trhe effects of rentals and vacation rentals now residing in some of my neighborhood properties. This must be stopped if Oahu cares about raising and keeping our children here. We must care about the next generation and cracking down on this is tremendously important. Thank you.
442.	The Planning Commission should said a target for tourism volume. We cannot afford an infinite number of tourists. We will end up ruining the quality of life for our residents and the quality of the tourism experience.
443.	To maintain quality of life on Oahu it is essential to defend residential neighborhoods against invasion by timeshares, B&Bs and other short-term rentals. Single-family dwellings can be recycled into multifamily dwellings provided that the resulting rentals are long term.
444.	With the state of the economy and the national debt we cannot "rely" on long term support from the federal government, the importation of food and fuels from the mainland or the tourist industry. The General Plan should focus on: 1. local production of energy from wind, water and geothermal sources 2. local production and distribution of food 3. separation of residential and resort zoning and the transition of illegal vacation rentals to long term rentals for locals
445.	Preserve our agriculture. Stop the sell-out of our residential neighborhoods to tourist accommodations.
446.	I grew up in Kailua and went away for college. I would like to return, but that is not possible as the sell out of much of my neighborhood to vacation rentals has increased the rents and prices of homes exponentially so that I cannot afford to rent or purchase a home or apartment in the neighborhood in which I grew up.
447.	Don't develop Laie, keep it country, and if you do make sure you widen all the roads leading to it and keep the ranch open space. This is a long term decisiion not one for the incumbent's pocket books.
448.	Acknowledge, respect, encourage, and support Native Hawaiian history, language, culture, rights, and traditions. Encourage, promote, and support diversified economy and sustainable industries including agriculture, high technology, and renewable energy.
449.	thanks for asking
450.	A General Plan is important and it must reflect residents hopes and needs. This survey is a noble attempt to gather public opinion but the outreach has been lacking and the nature of a multiple choice survey tends to influence the survey taker. There should be other less biased systems in place to gather input and garner public opinion to be used in conjunction. Are there?
451.	As a regular visitor to Hawaii where i have family , I have over the past 15 years observed a steady decline in the quality of tourism and a steep increase in the cost of living for the local

	resident. The Aloha soirit has declined you are destoying much of what tourists come to Hawaii for.
452.	When are are the needs, and demands of the local people addressed rather than always what is profitable for the tourist industry?
453.	I'm opposed to the city changing the General Plan to make the developers happy. Don't let the developers build on any ag land they set their dreams on. It's crazy. We need to save open space and ag lands for our keikis. The developers should stay downtown and in Kapolei areas or develop on the mainland. The city needs to think of the kamaaina people first. Forget about the developers. It makes no sense to say we need development to grow the economy but building new roads, facilities etc etc will cost us taxpayers big money. The costs of living keep rising and the pressure to make extra pennies to make ends meet do not end. Enough already. People die and people move too. It's the developers who keep saying they need to build more because there is a need. I don't think so. Don't turn Oahu into Arizona because we are not. Thank you for listening. Remember - don't play games with us. Don't change the General Plan. Don't destroy our countryside with more hotels and subdivisions.
454.	We must deversify our economy and not put all our eggs in the basket of the tourist industry exposed to the economic winds of the world. Enough is enough, how many tourists can we have without destroying our sense of place and the quality of life of people who live here?
455.	Please protect residential & rural communities from becoming tourist towns with vacation homes.
456.	Stop the illegal vacation rental/b&b's now! Residents should be renting/owning those properties, not tourists! Do NOT include or condone this tresspass into our neighborhoods anymore! Eliminate them like a cancer! Grow more food here, too.....for those who don't grow their own.
457.	This survey wil not be able to accurately reflect the opinions of many who take it. Many of the questions are framed in a way that prohibits certain answers from being expressed. There are some predicative notions that are built into some questions that make the survey taker complicit in those beliefs, regardless of whether or not the taker holds those beliefs.
458.	please support organic local farming STOP Monsato
459.	make it easier for developers to "in-fill" we have plenty of land for affordable and market housing-rentals! in the urban core of Honolulu. This will help get people out of their cars.
460.	We need to preserve agricultural lands, encourage new (young) farmers by providing them with educational and government incentives to farm, along with access to affordable agricultural lands in various parts of the island. We should also ensure that locally grown food can stay affordable for those people on a limited budget so that they can have access to fresh healthy food as well as people who might be better off economically.
461.	take care of the aina, and stop being greedy, Hawaiian Electric, Water Board etc!!
462.	Please consider the current residents of Oahu. Please do not pander to the businesses that have no regard for the environment or current residents. NO GROWTH!
463.	I hope these are not trick questions to lead to the conclusion that DPP wants. Keep the Country Country. Keep the city city. Tourists come to Hawaii because of open spaces and Hawaii's island style living. Take a drive around the island and you will know the difference between Waikiki, Ala Moana, Kalihi, Kaneohe and on to the country side of Kahalulu on the windward side and on to the north shore. This is what makes Hawaii special. We are not Los Angeles. Don't mess with the General Plan. Keep it the way it is. Keep the developers off our backs. NO HOTELS in communities all over the island. It will ruin this whole island.

17. Please feel free to share any additional comments about Honolulu's General Plan

464.	Please do not change the General Plan to please the developers. The General Plan looks like a very good plan. It may be old but it does not mean it is outdated. I would like the city and state to follow the General Plan more closely. It is very important to protect the different areas in our island. If people like city, let them live in the city. If people like the country, let them stay in the country. Don't ruin the whole island and turn it into a big Miliani. It would be unsustainable.
465.	I just heard about this from a friend. I don't like the trick questions. You are skewing them to get the results you want. This is no way to lomi-lomi the General Plan. Make small changes but hell no, no hotels all over the island. No envision Laie. Don't turn the whole Oahu into Miami. You owe it to future generations to keep some part of Hawaii Hawaii.
466.	In the former general plan, there was policy that development fit the plot. In contradiction, the Waikiki Special Design Standard make for creative allowances that can stray from the General Plan. Eg: City Council removed reasonable property line setbacks allowing bar construction that blocked an elevated public view of the Hilton Lagoon. The planning department should see to the enforcement of the General Plan over all other authority. In addition, our past and future is dependent on tourism. Should our slogan be their island our future?
467.	Our present General Plan is a pretty good one. What has become more eveident and urgent since its last edition is the need to preserve long-term housing for our local people. We must stop catering to the wishes of tourists at the expense of the declining quality of life for our own hard working residents. We must address the social and environmental consequences for our island when the interests of the tourist industry takes precedence over the housing needs and quality of life of our local population. One of these days, things are going to pop if we continue on our present path.
468.	we have a good plan few changes need to be made my concern is keeping the integrity if residential neighborhoods
469.	We need to be careful of what we see as sustainable by money driven entities and what is truly sustainable as to concerns about this AINA! We have only one and need to treat this AINA as the only place that we have. Destroy/Develop or Sustain, let's be truthful about what we say, especially the Koolauloa Sustainable(Destroy) Plan? Which is not the position of many Koolau residents!
470.	No new vacation rentals in residential neighborhoods including hotels, and B&Bs. Higher level of maintenance of existing parks and other City-County facilities
471.	I am glad there is a review that has long been overdue. The Oahu General Plan should be reviewed periodically to update with the times and economy.
472.	The "economy" is a hoax, tourism is a sickness, and "development" is a lie. GROW FOOD HERE NOW! OR WE WILL BE FIGHTING AMONGST OURSELVES AS THE CLIMATE SHIFTS.
473.	The loss of affordable long-term rentals due to the proliferation of short-term rentals catering to tourists should not be allowed, as many of us in the younger generation will no longer be able to continue living in Hawaii, the place we were born. Without the younger generation, Hawaii has no future. In addition, protecting the environment and long-term sustainability should be top priorities in the General Plan.
474.	Mahalo for providing an opportunity for input.
475.	Thanks for seeking feedback in this survey and for investing more in these critical issues: 1. food security; 2. energy security; 3. better educational, occupational and housing opportunities for Hawaii's citizens.
476.	It's a good plan. Don't ruin it.

17. Please feel free to share any additional comments about Honolulu's General Plan

477.	Start the $^!!!$$$&@*^%$ Rail Yesterday!!$$!! & put the homeless to work & all be mo' bettah!!
478.	We must protect the quality of life and sense of community our our residential neighborhoods. They are also a respite from the overwhelming presence of tourists,and as a source of our culture and our aloha. We should not cater to the wishes of tourists at the expense of the needs for housing and sense of place for our local people. I believe we should focus on the quality of our tourism rather than on the masses that will eventually destroy our culture as well as tourism.
479.	The general plan must look at ways to build our economy. Unfortunately, our schools and infrastructure are in such disarray that it leaves very few reasons for families to live in Hawaii. Income levels are lower and pricing power of earned income is lower than mainland opportunities. A viable plan addresses these issues. Think more incentives for workers and businesses, think about lowering tax rates so you broaden the base and drive an increase in revenue (yes, you CAN collect more by charging less...look at the behaviors of tax payers...you want them to keep more so they spend more, and you will ultimately collect more--this was demonstrated in the Laffer curve). Don't wait for the State to make changes, fix it within the city and county. We have such an amazing opportunity.
480.	Question 11. I wante to stongly agree with better paying jobs and developers should provide more but when I clicked onthat it eliminated the better paying jobs choice. Why not both? Although I live on the Big Island now I spent many many years on Oahu and care about its development
481.	We need updated zoning laws similar to mainland communities- mixed use in residential , allowances for mother/daughter homes with second kitchens and second electric meters- to make more affordable housing without development, smaller home footprint per lot to allow more green space between houses, larger lot sizes, more animal restrictions for smaller lots (no kennels and roosters on 15,000 sq ft or less lots! - too noisy). More car/truck safety rules (no altered mufflers, suspension systems). REALLY need a second access/highway to West Oahu/ Waianae Coast.
482.	we need more diversity in our zoning laws in order to provide more diverse options for housing, farming, etc
483.	we need more home based business and mixed use zoning in neighborhoods- I don't like driving to centralized areas for crowded shopping experiences. Bring back the neighborhood stores, dentist, doctor, seamstress, baker, homestay (BnB), rooming house, etc working out of their house
484.	Help with electric car charging systems at parking lots all over the island.
485.	Several times I wanted to say ALL OF THE ABOVE! Things work together and ranking is difficult.
486.	Focus on sustainability, not short-term gain/fixes. People need healthy diet, clean air and water, safety and fair housing most. Quality-of-life is highly dependent upon the health of our fragile ecosystem and preserving our unique culture. Our entire tourism industry is built upon the beauty of our islands and our Aloha spirit.
487.	We need to improve our current infrastructure before spending money on more programs, eg. train, that we can't afford and won't solve any problems
488.	use more buses, especially express bus lane, do not saddle the residents with a costly rail system which does not go from airport to downtown & waikiki or to UH manoa. do not waste so much money.

17. Please feel free to share any additional comments about Honolulu's General Plan

489.	we need more mixed use zoning and home based businesses so people on the far reaching areas of the island do not have to commute so far for jobs, goods and services.
490.	1. Stop All Development on Rail. Taxpayers cannot afford this. 2. Fix the sewers, fix the roads, improve other infrastructure. 3. Cut taxes, Cut taxes, Cut taxes.
491.	Please preserve Koolauloa and what's left of Oahu's undeveloped land.
492.	I would like to see more housing near my hometown, Hauula. We have families stacked up in homes because there is not enough affordable housing to rent or to own. Our family members are not moving to Central Oahu because their lives are established here. Please consider allowing moderate housing development on our side of the island. Thank you.
493.	This is a great form of outreach. Thank you for making this available but it is not easy to understand the ramifications of the answers one gives to this survey. Please find more ways to do outreach, even if you need to hire people to engage with communities. Neighborhood boards are not representative of the communities they serve. They are representative of the agenda that is important to them. Stop allowing development where the infrastructure cannot support it, namely between Kahalu'u and Kawela Bay. LEAVE IT COUNTRY!!! It is NOT OKAY for Laie to develop to serve only it's own religious community. They have stacked the neighborhood board. That will not bring jobs to our area. It will remain closed to regular people. And having a non-profit organization being the largest employer is not helping the area either. I'm sorry, they may be a religious organization, but the taxes they don't pay, and the locals they don't hire, is not good for our community.
494.	We need to improve our public schools and support the University of Hawaii.
495.	The houses that are built with the living building challenge criteria will provide sustainable houses for sustainable communities. The ratio of farmer to urbanites must be increased with incentives. Currently nationwide there is one farmer to 357 non-farmers. How can one farmer grow food "regeneratively" without oil based technologies? On this islan we have the best conditions to make sustainability work! Mahalo, Dr. Sustainability
496.	I would like to see information regarding the General Plan and its goals published in local media (Honolulu Weekly, Star-Advertiser, etc.) so residents may be made known about it, especially residents not living in the most urban areas of the islands. This survey should also be more widely circulated so residents may have the opportunity to submit their input.
497.	Living expense is so expensive...
498.	This planning does not have Aloha for the Native Hawaiian people and the way the Land will be used for. How can you sustain a place that has been Illegally overthrone and expect the public to support it. Mark my words, their will be no water to accomplush your planning dreams even before 2015. Secondly where will all the s--- flow once all the private sector feel the next financial cash in the next 5 years, many will find a cave to hide their evil money!!!!!
499.	I believe that continual, but monitored, growth and development is key to our future. It will result in providing housing, employment closer to home, and healthy communities. Mahalo for the opportunity to share my feelings and opinion.
500.	visitor industry and the military...difficult to beat that combo. add in clean or tech industries as satellite growth sectors, and we're there. vacation rentals add a personal touch. thx for your work!
501.	The general plan should be most focused on real local quality of life issues for the long run, as opposed to immediate or near economic concerns that often setback quality of life eventually.
502.	We need to provide a future and create employment for our next generation of youth, who will be the leaders, father's and mother's and children need to stay here, vive moving to the mainland. Affordable housing, not just apartments, career growth, careful use of how we

	develop, so that we don't grow so fast that we remove the history of our islands, but learn how to blend the past, present and future that we as a people never lose sight of the Aloha Spirit that make us different from the rest of the world. We need our next generation of islanders to remember how important it is to have an education, to have both light and medium industrial development, to work as a team to make our way of living to reflect what our values are, future generations. There is a sign as you enter into BYU Hawaii campus: "Enter to Learn Go Forth to Serve." Our Island sits in the middle of nowhere, yet millions of visitor's come here to feel the Aloha Spirit, but we as a people of these island need to ensure continued economic development that we can export our talents, skills, educational feats that come from the minds of our people. I have been told there is more Gold in our Minds that has never been tapped into, but if we fail to plan, how to grow our communities and those who live here, then without educational facilities who help our youth to Think and Solve problems they and we will face in the future, and provide affordable housing, and income that helps to promote a stong economy other than tourism and federal spending, but become a State of New Horizons and Visions that helps make future dreams come true. I once read somewhere: "Greatness is achieved by individuals delivering uncommon performance through inspiration, pride, integrity, and self-motivation." If we can learn Self-Reliance and help with this General Plan we can Grow and Develope without over development and preserve the Beauty of our land, Beaches and Aloha Spirit.
503.	If tourism is to remain an important mainstay of our economy, we need to do everything possible to preserve our most important resource - our beautiful environment. Hey Paradise..... don't put up a parking lot..... or put any form of development (ie.... more golf courses, houses or cemeteries) on environmentally fragile watershed regions or agricultural land. Please help us to preserve what we have now for our future generations.
504.	Please make it be a people centered plan. Thank you for working hard to improve our land.
505.	It is badly needed
506.	Do not ever allow any variance to published set-backs and/or density.
507.	The biggest damper on implementing the General Plan is the County Council.
508.	Plan for increased density in all existing residential areas; e.g., infrastructure (wastewater?, parking?) as it is happening already, meaning many supposed single family dwellings are de-facto multi-family ones as the cost of housing is too high.
509.	Some of the questions in the survey seemed to be leading, particularly the last one regarding continued reliance on the army and tourism for continued prosperity. This is a hard question to answer in just a multiple choice "agree" vs. "disagree" format. While I think it would be good to diversify our economy to reduce reliance on those two elements, Honolulu has not been very successful at attracting other industries... partly because of the high land costs, partly because of shipping costs, partly because of lack of educated workforce. Honolulu should be more strategic in its economic diversification goals, and also more realistic in its expectations of what can really do well considering the local constraints.
510.	I am presently not a memer of the community, but rather acting as a consultant of sorts in helping HRI work through the Master Planning of the Laie Envision Project. I will someday be a resident, but what I hear the most is to provide housing and jobs so family can stay there, while still maintaining the feeling the Laie has; that of a tight community that perserves the cultural that has defined this area for many years. in other words sustainable growth that is thought out and planned. With the current structure in place, there are many oppotrunites already in place that can be expanded to provide that which is being asked for as well as maintaining the lifestyle that has govenered this area.

17. Please feel free to share any additional comments about Honolulu's General Plan

511.	Take better care of the Hawaiians. The Native people should get a first priority for all the new things the city develops.
512.	I'm not quite sure on whether I understand the need for a "General Plan" other than the role it should play as a general guideline for development. I don't think it is fair for bureaucrats in an office somewhere in downtown Honolulu to decide what is best for communities elsewhere on the island. Even with the supposed "opportunities for input" given the different communities, in the end, the decision comes down to a group of people who don't live in the community they are making decisions for. Why not let the people who live and work there decide what is best for themselves, as it is related to, and guided by, a "General Guideline for Growth" on the island?
513.	The plan is for the city of Honolulu which means the entire island of Oahu. Don't concentrate improvement efforts only where the masses live. Remember that the rural areas are also part of Honolulu and need attention as well, especially to aging infrastructure concerns.
514.	Thanks for caring enough to ask for my opinion on the plan and for all your hard work putting this survey together. I really appreciate it.
515.	Please try and stabilize our state's economy. We are surrounded by so many resources to help us be sustainable. We just need the proper tools and help to expand it. Use what we have before using things that are imported from other places. Think of better ways to make affordable housing for everyone on the islands. Not to be harsh, but think of the locals first since we've lived here our whole lives and wish/plan to stay here forever, rather than have to move somewhere else to be stabilized.
516.	Great work. Listen to the people. We're on an island, so we should be self reliant. Mahalo!
517.	Education is one of the most important aspects of life in 'Oahu that requires improvement. Also: I support improvements in transportation infrastructure, but primarily those involving mass transit (either rail, buses, or inter-island ferries) rather than those involving personally-owned automobiles.
518.	The overarching goals of the General Plan - redirecting growth patterns toward the west side of O'ahu - is short sighted. Specifically it fails to consider how controlling, even reversing growth, would be more beneficial to the communities and ecosystems that exist now and in the future.
519.	#1. We need to make our neighborhoods safer by making homelessness illegal, and providing a basic living space in Kakaako or Wainae in the form of a high-rise apartment building. These buildings can be built to include full medical facilities, along with recreational centers, child care, educational, and workforce training, along with drug rehabilitation centers all in the same building. This would provide jobs for professionals and solve a very serious safety crisis that is destroying our communities. #2. Stronger penalties for illegal drug trafficking and distributing and sales. Make them pay! Use the money to provide more police presence in drug ridden communities like Hauula. #3. Clean up our parks. Get the drugs, dealers, users, and homeless out of our parks so the hard working - law abiding taxpayers can enjoy them. #4. Allow more Charter Schools to operate in our communities so that our children are the best educated and are able to compete with others across the nation to attend the best universities available. #5. Provide incentives for young and old minds to innovate, and invent better tools, and processes and help us reduce our dependency on foreign anything. Why can't we produce all that we consume right here in our own communities? #6. Develop wave generators and place them 12 miles out so that they are not visible to us on the island. Use the ocean to cool our buildings and Schools, and homes. Allow the development and us of this most abundant resource of the ocean. #7. Allow local communities decide what they

	want their communities to look like and how many people will live in their communities. It is inevitable that when a father and mother have children their children will want to live close to home and their children will want the same. The population must grow and will grow it is the way it should be. Community is made up of many families that have settled in a particular town or area and have continued to grow. Some will stay and some will want to move on. Government should not prohibit growth of our communities. More people will share the cost burden and over all will become more affordable. #8. Smaller Government. Government should provide basic services and provide for the safety and protection of our communities.
520.	Better, more reliable, more often, and CHEAPER public transportation
521.	Reduce traffic, more bike lanes for safer commuting and attracting tourist, west oahu college, stricter enforcement of traffic code, encourage more urban gardens.
522.	Need to mandate affordable housing as a greater priority than tourist accommodations
523.	Do what's best for the people and not for the politicians pockets. FOR THE PEOPLE!
524.	this survey is good for those who have access to the internet. the same should be distributed among the communities in other forms so that more voice is heard.
525.	Housing is expensive for locals because of the investors who buy houses for rentals, etc., but this destroys families who want to live in Hawaii. Can there be a solution that would cause housing to be less expensive for those who live here without having to compete against millionaires from around the world? I also support ideas like that of Laie that have broad support from their own community in terms of deciding if/how much to expand and grow.
526.	I support protection of the natural beauty and rural qualities of Oahu that make it such a place of refuge and enchantment. It's easy to gradually destroy these characteristics and almost impossible to recover them once they're gone.
527.	Does not discuss improvements to infrastructure to support any growth. If housing continues to be built without improving transportation & other services, quality of life and gridlock worsen. Hawaii Kai is having tons of housing added in what was originally planned as traffic corridors & traffic is greatly worsening. It's like that everywhere on Oahu & the other islands too. We have NOT made any plans as a state to deal with the growing number of elders, many of whom have chronic health conditions and very few assets. This problem continues to worsen all the time. Don't see anything in the general plan addressing this issue at all.
528.	The general plan was initiated years ago and not followed through with on a timely manner. Time, energy and money has already been invested towards it's fruition. Stay with the plan. Ignoring and or excluding entity's like the PAC, (as is occuring in the Koolauloa region) creates discourse, distrust and political disapproval.
529.	Good luck on your Honolulu General Plan up-date Survey.
530.	STOP ALL DEVELOPMENTS. . SOLVE OUR SEWAGE AND RUBBISH PROBLESMS . FIRST.
531.	I moved here in 1996 and have seen a tremendous change in the loss of quality of living since then. Lack of maintaining infrastructure, overpopulation in some areas with lack of increased lane miles, forcing too much travel time. The continual threat of removing of AG lands which can never be replaced.
532.	Both B&Bs and TVUs or TVURs need permitting with reasonable rules
533.	Both B&Bs and TVUs or TVURs need permitting with reasonable rules
534.	Keep new large developments on the Eva plain.
535.	Please do publish the results of this survey for all to see.
536.	I was interested in setting up a business, a small school for foreign students to learn English. There were so many restrictions on the kind of place I could rent or lease that I finally gave up.

17. Please feel free to share any additional comments about Honolulu's General Plan

	I would have hired people to work for me and brought foreign money into Hawaii, but the rules are so strict, it made it too unattractive. States with fewer restrictions have booming economies. States like Hawaii where the government has to be involved in and require expensive and time-consuming permits for are languishing. Think about it. Mahalo.
537.	please do something about the re=alignment of Kam highway on the north shore !!!!
538.	Should concentrate on reducing negative balance of payments through more local ag. and higher revenue tourists, rather than more tourists.
539.	We need to promote walkable communities in urban areas, complete streets, transportation alternatives (bike, pedestrian, public transit), and keep the country country.
540.	I believe we should try to become as self sustainable as possible. One of the first things to crash in a bad economy is tourism. But any new industry or businesses should also be environmentally sustainable. The physical well- being of the islands are crucial to the health and welfare of the population. You can't have one without the other. Also, the cost of housing seriously needs to be addressed.
541.	Residential Hawaii is an ideal environment to embrace the visitors choices to experience alternate accommodations and activities. This resistant by a select few in certain communities to ignore what most of communities around the globe have offered like B & B's and vacation rentals to welcome and support the local economies is myopic nonsense. The general plan needs a reality check on supporting the desires of visitors choosing to go where they wish and make allowances for accommodating them.
542.	Development and promotion of locally based and created agriculture, small business versus large corporate type businesses keep more money in Hawaii and encourage locals to remain in Hawaii and discourage outsiders from buying up land creating unaffordable circumstance. More responsible and slow growth development. Promotion and development of ways to maintain and increase presence of hawaiian cultural values and traditions.
543.	keep the country country!!!
544.	WE DO NOT NEED THE CURRENT PROPOSED RAIL SYSTEM. THERE ARE OTHER FORMS OF TRANSPORTATION WHICH WOULD WORK, BUT COST LESS AND IS LESS INTRUSIVE.
545.	We are an island and should not encourage growth, it will happen anyway. We need to preserve the ag land and the beauty of our island for our future generations. Water is limited and needs to be conserved. encourage ohana living and grow our own food.
546.	Look to the past.When the people and the land was truly prosperous.The model is evident,but unlike what many consider workable today.
547.	We need to Keep AG lands AG and start growing food to feed ourselves. Tourism,development and the Millitary CANNOT be the future of hawaii's economy those are not sustainable. I suggest a push towards High tech industries. NO TO ENVISION LAIE PLAN AND THE TURTLE BAY EXPANSION!
548.	Please leave the General intact. Do not change the Oahu General Plan so that rich out-of-state developers can call the shots. Deny the Envision Laie new city in Kahuku. It's too big for this region. Don't build hotels all over the island. Keep the hotels in Waikiki and Kapolei. We want to preserve our quality of life; we don't want to live next to tourists in our backyards 24/7. To cement the whole of Oahu would be a very short-sighted move because there is no turning back. Keep Hawaii Hawaii!
549.	Please allow permitting of Bed and Breakfasts and Vacation Rentals
550.	Please think long-term, as in our grandchildren's grandchildren and beyond. Our islands are finite, we need to change our priorities and focus on sustainability. Thank you!

17. Please feel free to share any additional comments about Honolulu's General Plan

551.	Everyone would benefit from the legalization of bed and breakfasts and vacation rentals, except maybe the hotel industry. And I suspect like with all issues, big money takes all. Even the opponents would benefit as the operators would have to follow the rules and regs once licenced. Although I understand the noise concern that can be an issue with vacation rentals with no owners on site, I think this can be addressed through licensing. It is also a great way of sharing our Aloha with visitors.
552.	How about encouraging the development of planned communities that have all the amenities needed by residents within walking distance, and that encourage bicycling instead of driving? How about having real bike lanes that don't endanger bike riders so more people can cycle in our wonderful climate?
553.	We should be more conscious of the environment. All new construction should have solar power now not 5 or 10 years from now.
554.	Transportation is key: I support biking, carpools, and a huge and efficient network of buses. PLEASE KEEP THE COUNTRY COUNTRY! We all need it. Let's refocus visitor efforts toward agricultural and REAL cultural experiences. Let's help teach people how to appreciate the land, live with Aloha, and decrease their consumerism. Tourists should NOT all have to rent cars! Again, transportation is KEY for our quality of life here. PLEASE INVOLVE YOUTH IN THE VISIONING AND PLANNING FOR THIS PROCESS, AS WELL AS THE IMPLEMENTATION!!! Hawaii is not for sale, please help protect it! Our natural environment is the MOST precious thing we have by far. Protection from invasive species is a MUST!!! We can be a center for organic/agroecological agriculture -- PLEASE let's stop poisoning the soil, water, and ourselves. Mahalo nui loa for the opportunity to share. Thank you for listening!
555.	Plan well for the public and work your plan
556.	Regarding bed and breakfast and homes rented for less then 30 days: It is time to recognize the industry and give them permits. When responsible managers are in place there is no change to residential neighborhoods.
557.	HI must NOT continue to rely on tourists & the government for our economic security. We must develop what we have ie; sun, wind and H2O- power. We MUST educate our youth to lead us into the future. We MUST enforce current rules/regs. re: vacation rentals (B&B, other TVRs). We are losing our community feel with all the tourists inundating certain neighborhoods. Farmers must be able to survive/compete. The stranglehold on the Islands by the large land-owners must be broken. For example, Kaneohe Ranch might say they "care about the community of Kailua" but its actions belie that. For every large chain business that is allowed to open on Oahu, the local businesses find it harder to survive (they have no large corporate bank a/c to help them). As the government has fewer $ to spend, what there is must be spent wisely. Any multi-billion $ project that does not benefit ALL residents, does not make sense. Housing needs MUST be addressed. Not only can the young people not find sufficient, good-paying jobs here, they cannot afford to live here. And we must work to resolve the issues of the long-term homeless population. Lip service is paid to the "aloha spirit" but the manner in which business and government operates here belie that. Let us develop what makes HI unique.
558.	need a second access route into Waianae region
559.	Need more development in suburbs where there are too many land restriction on future development possibilities. For example, there are large tracks opf P-2 zoned lands that will never be developed as open spaces by landowners as it is not a feasiable development. Better to rezone and allow the community to direct what uses can be placed where a developer would deem a economically feasiable development.

17. Please feel free to share any additional comments about Honolulu's General Plan

560.	Have been involved with reviews of city master plans over the years. Have not seen efforts to adhere even to these.
561.	GP needs to be written by people with a strong vision for growth and future. Someone with experience in this area, and not left with just any Tom, Dick, or Harry with self interests.
562.	Emphasize infrastructure first, then beautification. Expand ways to increase revenue through the visitor industry and decrease our dependency on federal spending. Make Oahu as independent as possible with regards to food and energy.
563.	Sustainability is the key to Hawaii's future survival. The Plan must work to stop the unnecessary development and the destruction of agriculture land. It is just common sense.
564.	Anything that takes away from the natural beauty of this special place should be re-considered.
565.	the way things have gone i will be glad to be dead in 2035. i loved the old hawaii and i dont care what anyone says, it is gone and never to return. over population, too expensive, relying on tourism and greedy investers since we became a state and the emphasis on the hawaiian community (blood) is wasting $. im a caucasion and feel as though im a visitor even thou i have been born and raised here. everything is about $ and who is related to who. the whole system has broken down and only a few will reap the gains of anything that is done. the state is corrupt.
566.	Infrastructure is key to survivability and sustainability for the Island as a whole. Sewage, Disposal, Electrical etc are all areas that have ongoing issues. Instead of building new hotels, resorts to support the demand and support of visitors to our islands, allow for homeowners to rent out a room or two as a B & B. This will help provide additional tax revenue for the state while giving homeowners the ability to stay in their homes during these financial hard times. Utilizing what is already build will help maintain the current infrastructure. Expanding with additional hotels and resorts will only put additional burden on an already collapsing system.
567.	I strongly am against over developing the islands and turning it into a playground! This is a special place in the world. We need to remember e Hawaiian heritage. The people sitting on these boards should be forced into reading about, and learning the history and the culture of Hawaii. I'm not a native Hawaiian but I do have a great respect for these islands. We live on the north shore of Oahu, and I'm dead set against growth out here. Please leave it alone. I do however agree that private residences should be able to rent to tourist as vacation rentals. This can cut down on over development of hotels and maybe give people visiting our islands a greater and more realistic idea of how amazing it really is here. It can also generate revenue in more areas. People are much more likely to travel here if they have more choices other than hotels to stay. It will increase spending in our local smaller markets and shops. As it stand right now, the hotels are greedy, expensive, evasive.
568.	B&Bs and TVUs need permitting with reasonable rules.
569.	The General Plan should seek to limit the B&B and TVU (IVU) industry to the designated resort areas of our island rather than allowing residential homes, that could house more RESIDENTS, to be used as visitor rentals. For every rental to tourists, one residence is removed from the residential rental pool which has a negative effect on our communities.
570.	Permits for supervised Bed & Breakfasts and TVUs are essential to Hawaii's economy
571.	I believe we need B&B's for the many visitors who won't come to Oahu (and spend money) if they have to stay in a hotel.
572.	B&B's and TVU's should be licensed. They allow visitors to actually enjoy the local communities. This is an important visitor option.

17. Please feel free to share any additional comments about Honolulu's General Plan

573.	We need to be self-sustaining and reduce our dependance on oil. I don't like that we are so dependent upon Federal Funding (military funds). I don't think more global trade is necessarily in our best interests. We should focus on what we do best which is tourism. We should implement policies that support the bed & breakfast experience as more visitors (especially baby boomers) seem to be drawn to this experience, which is more personal and local in nature, versus a large resort experience which one can get anywhere on the mainland. We should legalize, tax and control the bed & breakfast vacation rental industry. It just seems like such a no-brainer; its not going away.
574.	Bed and Breakfast, TVU's and TVUR's should be allowed with reasonable rules, thus giving potential visitors many more options. Public Transportation should be much better than it is, I lived in Hong Kong for 4 months without a car and never once felt inconvienienced....Both are islands yet we are light years from their standards
575.	Traffic traffic traffic! Restrict incoming new vehicles, and export 1-for-1 (return to mainland, or recycle one car for every car brought here). Limit amount of cars per household!! PLEASE enforce noise laws (car boombox, loud mufflers). Both B&Bs and TVUs or TVURs need permitting with reasonable rules
576.	Please creat an enviroment where free enterprise can flourish. Small business is our real strenght.
577.	We need to diversify our current residential areas- allow mixed use zones, home businesses, ability to separate utility meters for ohana apartments in single family zoned areas to create more affordable housing within existing communities without over-development.
578.	Allow B&Bs and TVUs to help sustain local family structures,. The people that utilize these are repeat visitors and want to get away from the Waikki crowds. They want the more local atmosphere. The visitors that frequent these TVUs and B&B are repeat visitors ususlly spending more money locally in the neighborhoods. They also support many local landscapers, housekeepers, cleaning ladies. The people that rent TVUs and B&Bs spend more money locally then the discount mob of Waikiki. There is an absolute niche that is needed for this group but it must be 1st allowed to happen, then it must be regulated and taxed.
579.	Thank you for the survey
580.	Visitors are the hub of Hawaii's economy. Providing diverse accommodations not only gives visitors their best experience, it keeps from congesting more areas like Waikiki and gives more communities a chance to gain from tourist dollars- instead of concentrated tourist/resort areas reaping all the benefits. As far as vacation rentals go, I've noticed people who live on the property they are renting are the best way to provide the demand for the smaller, local flavored lodging many visitors want. Since they live in the neighborhood, they are concerned with the well being of their neighbors and it can provide them an opportunity to still afford to live there. The small community stores can supply goods instead of a medium to large hotel which might need more business congestion to supply the demands. Sustainability, recycling and waste are all areas that I feel Oahu is 10 years behind. Go to a city like my old home town of Portland Oregon and see how they manage waste- and they have a huge land area where they could choose to dump rubbish.
581.	Support BnB & TVU
582.	Need regulated B& B's and vacation rentals
583.	Bed & breakfast licensing is essential to the continued affordability to senior residents who wish to remain residents. Visitors who rent in SUPERVISED units would be an asset to ALL communities with visitor dollars being spent IN the community, no dependence on our school

	system, brand new rental cars in our driveways, owner supervision preventing neighborhood disturbances, etc.
584.	The General Plan is pre-set to favor the industries that are sucking the Islands dry of profit for themselves at cost of urbanization, increase of tourist population, land profits, both for "local" and multi national interests. They will lie cheat and steal to set up any and all "plans" to enable further despoiling of open space,and spread of urban blight. Even these questions are slanted toward getting responses that sem to favor development. What areas to increase development are there left to develop after the three named??
585.	If tomorrow all of the "illegal" vacation rentals were stopped cold-the real estate market would immediately collapse, the entire Hawaiian economy would follow to economic ruin. This is a simple fact, yet no politician or planning entity has the integrity to bring this fact forth. It is indisputable; so when will it be addressed?
586.	tourism of any kind is good for the island. Controlled, it benefits businesses= jobs .
587.	leadership is desperatly needed. get out off catering to special interest and govern for the people by the people (HOW SIMPLE)
588.	Encourage and support new industries but take good care of visitor industry Support local entrepreneurs Promote local agriculture; diversify crops. Consume more locally and develop exportable crops too.
589.	This is suppose to be a long term plan. If you short change the population by advocating near term solutions but undermine long term sustainability you put into jeopardy the very viability of the island. You are charged with difficult decisions, base your choices on what will sustain us for many lifetimes and rely upon the wisdom of future leaders to continue your extrodinary work to save the island.
590.	Both B&Bs and TVUs or TVURs need permitting with reasonable rules
591.	I understand that private home rentals are the fastest growing segment of the travel industry. I believe we need to have permitting and regulations for this industry in Hawaii.
592.	Both B&Bs and TVUs or TVURs need permitting with reasonable rules
593.	Capital Allocation - Taxes on current residents and fees on new development must be set to fully amortize the initial cost and maintenance costs of needed infrastructure. The revenues & costs of development and the performance measures used to evaluate land use/infrastructure decisions must be transparent to citizens.
594.	Regulate & Legalize short term vacation rentals & B&Bs
595.	In relation to #16, I work all over the State, not in one zip code. I believe in planning but these questions should be made available during elections to get a wider group involved. The best plan is less government. City needs to focus on what it can do efficiently and privatize what it can't. This will create more job's for more people.
596.	Thanks for letting us have a voice by giving us the opportunity to take this survey!
597.	Encourage more local imput.
598.	It's all very depressing. I want to hold those who make these decisions accountable for poor planning. Where's the common sense and foresight? Too many years have been spent on tourism. Enough of that.
599.	It seems that centralization is an important component of Oahu's general plan. I am interested in what options decentralization would bring. I imagine that it would definitely reduce traffic if people had only to commute to the nearest community population center, which could be viewed as modern day ahupua`a. Each community center would have manufacturing, farming, energy sources, office spaces, shops, some high density affordable

	housing (appartments, condos), etc. People would not be as reliant on personal transportation, as much of what was needed would be within walking distance. And O`ahu already has exceptional public transportation which will likely improve. Part of the plan should ensure that cultivatable lands be utilized efficiently. Developing population centers near where the food was grown would ensure that food didn't travel far before reaching consumers (reducing dependency on fossil fuels). Other methods of farming, such as aquaponics could also be utilized to maximize the amount of food grown in a small area without needing good soil, and in fact could be utilized in areas of the city where no usable soil was present. Not only should you spell sustainability out specifically into the general plan, you should look at how to maximize each community's ability to meet its own basic needs. By doing so, you take care of a lot of the other problems. Granted you also have to consider a way of doing this while preserving as much of the natural beauty of O`ahu as possible.
600.	I think neighborhood vacation rentals should be legal, controlled and taxed. Some (not all) homeless could be paid to do ag work and live in clean, rural villages where they are out in nature and way from trouble. Subsidize the growers and make innovative temp. housing for workers.
601.	Education is a very important component to a sustainable and effective human resource allocative economy. Consistency and support towards public education and increased parental responsibility and accountability in relation to attendance would lead our state towards greater academic progress and a better educated and prepared human resource pool.
602.	NEEDS TO LOOK AND ADDRESS EMERGING DRIVING TECH, ELEC CARS ETC
603.	We need a diversed plan and not be dependent on the vistor industry for economic survival.
604.	The PUC cannot be developed anymore. The temperature rises 10 degrees in Cities especially with reflective bldg. NO TODS as they will congest living like the PUC which is not Hawaiian sense of place or living! You are ruining Oahu. Cancel the rail or get light rail at ground level. Sewer and infrastructure have priority over rail.
605.	I think the plan should focus on infrastructure -- telecommunications, utilities, transportation, distribution, etc.
606.	As a local girl born and raised in Kailua O'ahu, it is difficult returning home from college every summer to see my aina being destroyed by visitors. Kailua beach is now a mini Waikiki, and it is impossible to get through Kailua town without almost hitting walking tourists/kayaks being pulled to the beach. It saddens me to see Local residents and the Hawaiian people becoming the minority to this place we once called home. I would LOVE to see tourism STAY in waikiki and NOT in the local peoples backyard. Mahalo
607.	Please get the rail done.
608.	O'ahu is overpopulated. Our resources will run out and the island will not be able to sustain itself. PLEASE ... its time to switch the focus in our island home. And no more major developments until infrastructure and traffic is resolved island-wide.
609.	Keep the Country Country! Stop all agricultural lands from being zoned any type of residential zoning. We need agricultural lands to grow enough food to be able to sustain ourselves and not rely on importing veggies and fruits that can be grown here.
610.	We need to support agriculture on Oahu.
611.	This will be a challenging plan to update. PLEASE don't focus/feature homelessness. The root issues should be addressed: economic opportunities, education, services, and supporting the working people.

17. Please feel free to share any additional comments about Honolulu's General Plan

612.	It's time to update it and shift some of the burden from the leeward and central Oahu sides of the island for landfills and low income housing.
613.	I think that the general plan should include fixing the current waste water system we have in place instead of using money for the rail. Most Westside residents will not use the rail. Do we want to be in a city where our sewer system is backing up into our homes or building a rail system that no one will use?
614.	Agricultural Lands must be preserved for future generations. Once it is paved over it is lost forever. No water recharge, no self sufficiency and always dependent on outside resources.
615.	The General Plan needs to be visionary and not restrict itself to current ways of doing things. One prime example is to think of infrastructure as something that needs to be developed in a centralized, monopolistic way. The technology is there to institute distributed power generation, distributed waste water treatment, and distributed workforce. Power and wastewater treatment could be done at both the household and neighborhood scale, and the cost to develop and maintain such infrastructure would be a fraction of the centralized systems we now employ. We are completely backward in the way we think about transportation issues. Instead of spending 6 billion dollars on an ugly train that will only serve a very small percentage of our population, why not develop true alternatives, like bikeways and personal guideways for electric vehicles. All of our plans and development efforts seem to be oriented toward keeping the control of our resources in the hands of the few oligopolies that have run the island for the last 100 years.
616.	I understand the current GP does not address homelessness. We must, for many reasons, and must provide human services as infrastructure. Ordinances regarding development and land use should have stricter enforcement and oversight. Tax incentives could encourage farming.
617.	We appreciate all the hard work and long hours that go into this process. Thank you. I look forward to a hawai`i which is less reliant on improts, and more appropriately scaled for our island environment. Who needs marble countertops and SUVs to be well fed, employed and happy?
618.	1. Make it easier for developers to develop in existing rundown urban areas-no more green field development. 2. Acquire and communicate better, more relevant statistics re local food sustainability. We need to be realistic and stratigic. Real numbers will help immensely with this.
619.	The Apology Bill signed by President Clinton states that Hawaiians did not give up their inherent sovereign rights. The grievances of 100+ years of illegal occupation can never be addressed. I think that Hawaiian community should be included in Honolulu's General Planning for 2035 until the Hawaiian Nation is returned.
620.	1) There should be a more robust strategy and prioritization for tackling infrastructure issues. It is alarming that the only way we get our roads paved is when a major conference comes to town. 2) A branding statement needs to be made for Honolulu. We have unbelievable natural gifts that are not effectively marketed. 3) The town is dirty and rundown, and public spaces are not properly cared for. Look to towns such as Columbus Ohio that have made strong commitments to cleanliness and upkeep in public spaces. There is very little sense of pride with city staff. Please make a commitment to excellence. 4) Need a greater focus on cost/benefit analysis in delivery rather than procurement policies and political considerations. 5) Rail - rail is a great thing, but I have big concerns about the chosen delivery. Effective rail starts in the urban core, which encourages smart redevelopment. It is also best delivered at grade. There is still time to address the at-grade issue and the citizens are tired of hearing empty excuses for why it needs to be elevated. 6) The city needs to implement a better

	master plan for a pedestrian corridor and bike paths. 7) Housing strategies should be more focused on providing INCENTIVES to developers to build affordable housing rather than exactions. Exactions being proposed would completely halt development of our urban core. 8) DPP needs to develop new policies for adaptive reuse and urban redevelopment. Current regulations are often ludicrous in regards to setback requirements (for existing buildings), parking ratios, poor "open space definitions", etc. DPP employees must be empowered to make more decisions rather than simply checking off boxes. This issue is one of the biggest reasons our urban core is so incredibly dilapidated and visually disturbing. 9) The entire building code and land use designations need to be modernized.
621.	Population control is of imminent concern. The General Plan's first item states this. Where is the curb on immigration? The flood gates are opened and handouts are given right off the boat! Birth control should be priority one. It should be GIVEN OUT FREE AT PLANNED PARENTHOOD as it used to be!! AND why are people on Welfare and those programs allowed to proliferate and reproduce as they do? Why is ANYbody still reproducing more than needed? People should be allowed to replace only themselves, i.e. 'zero population growth' since this island is a finite piece of space. Why is the population allowed to grow when resources are limited? Out of state developers and corporations should pay through the nose to develop here. Why are they allowed to take land, cover it with unaffordable housing, attract outsiders then take their profits home to another state? How does that benefit us?
622.	The general plan should also take a look at how the different neighborhoods on Oahu connect with each other. At the moment, each neighborhood is distinct without any logical flow or connection to other neighborhoods which may be why traffic congestion is so prevalent. As a general plan, there should be an overwhelming focus on the larger picture and how each component of the island intersects with other components.
623.	WHAT IS CARRYING CAPACITY???????
624.	Reducing and eventually eliminating our dependence on fossil fuels is the most pressing need for our state in order to ensure our very survival. Science and observation by way of extreme weather events indicate the beginnings of the consequences to climate change. Unless we change quickly, we will severely compromise our life support system, creating a dramatically different life for the future and rendering all other considerations in the general plan irrelevant. Thank you for listening.
625.	reads like another government control tool, so by definition efficiency and economic prosperity will suffer...
626.	It is vital to preserve the characteristics of our island that make it a Paradise - natural beauty, scenic mountain and ocean vistas.
627.	some people are retired so have no zip code for their place of work
628.	* We are not going back to tribal ahupuaa society * We are not going to be energy self-sufficient without using fission sources * We are not going to be food self-sufficient * We need to emphasize efficient and modern urban transit solutions * We need to focus on things that we can do well * Education, research, quality of life, and an environment that does not drive away our brightest young people is vital.
629.	The General Plan does nothing to address diversifying industries to minimize Honolulu's reliance on tourism and Federal spending. Furthermore, the Plan does not address how it would prevent political factors from affecting Honolulu's economic development and sustainability. These political factors specifically include the nepotic rewarding of campaign contributors and "friends" from the Chief Executive.

17. Please feel free to share any additional comments about Honolulu's General Plan

630.	As a member of the Milennial generation, it is important to protect and sustain the O'ahu we have right now. The lands surrounding our homes, the beauty of our landscape. Our city and county needs to focus on job creation, workforce devlopment, and industrial innovation to diversify our local economy, not residential/housing developments.
631.	Since what affects Honolulu affects the whole island of Oahu, it would have been helpful to have public hearings in the various mokus to help define and clarify the issues in the General Plan before taking this survey. If we were unable to attend a hearing in our moku on a particular date, we could opt to attend another one elsewhere on a more convenient date.
632.	encourage economic diversification without undermining current economic engines; be flexible enough to shift with global economic changes, support military and tourism but still aim to develop industries that will rival those in economic impact
633.	The improvement of the infrastructure along the Waianae Coast and a concerted effort to clean up the homeless problem and move people into shelters (even those that do not want to move)!
634.	The most important issues to me are that Hawaiian Culture is protected and preserved for all of Hawaii's residents and visitors, that Hawaii's keiki are educated through the college level to become contributing citizens, that there is enough local agriculture and energy production to satisfy future generations needs, and that the natural world especially Hawaii's shoreline and mountains be protected for all future generations to enjoy.
635.	People of Kailua have become a real cancer in the island driving out tourists and homes for use by vacationing families. They are trying to ruin a way of life and are basically transplanted mainlanders trying to change things for their own specifications.
636.	The visitor industry is important, however, more is needed to take care of the local people. A content community will share more with the visitors.
637.	Housing costs is the most out of control as is reflected in the numbers of homelessness and the continual rise of multiple family members living under one roof. Keeping the country country is wonderful, but, the reality is that there needs to be a balance between preserving the country, farming etc while at the same time the need for businesses and jobs as means of sustainability.
638.	We need to diversify and bring back agriculture to our economy. Encouraging small businesses will help agriculture. Perhaps our prisoners can work the fields and make their own meals like our Japanese did in Manzanar. They can certainly pick up litter, which we now pay state workers to do. Those state workers could move up to greener jobs.
639.	It's one thing to have a General Plan, quite another to actually follow it. The Land Use Commission is the single most important entity, and the most susceptible to developer pressures. I don't know who's being bought off, but I wonder at the disparity between what people believe (that ag lands should be preserved) and the reality (that the Class A and B lands are available for development by the highest bidder). Disgusting!
640.	Good luck...
641.	We NEED to protect as much viable agricultural land as possible from development NOW, before it's too late. Farming houses will bring economic prosperity for only a short time, and we need to start looking at food secuirty as a long term plan for the islands.
642.	Sustainable human population should be addressed. We should be able to feed and house our population without exceeding the island's natural resourses. We should not look to artificial energy resources nor should we build desalination plants for water. We should put a cap on Oahu's human population.

17. Please feel free to share any additional comments about Honolulu's General Plan

643.	1. Do not reclassify or rezone any more agricultrual land to urban; that is a downward spiral of short term thinking and creates more urban demand. It is a losing proposition for everyone after the short term construction is over. No more urbanization of central Oahu. 2. Aggressively promote and support local agriculture and get it into the schools, farmers markets and every public event (ban fast foods at all the same) ASAP. It will also help to address onset of Type II diabetes among young. 3. Accelerate all aquaculture (fish ponds, aquaponics, and open ocean farms) to provide protein and substitute for unsustainable beef. 4. We import and rent 90% of our food ($3.5 billion+) and 90% of our energy ($8.0 billion+). That is the capital we claim we are lacking in Hawaii. Stop exporting our capital. Build the infrastructure for a new economic model and pay for it (like a mortgage) with the cash flow we will pay anyway for food and energy. 5. Conservation is the least expensive source of both new energy and "new" water. No new source development of either should be permitted until every conservation measure is exhausted. It will save new infrastructure development and enhance (rather than further deplete) our groundwater sources 6. Assume no new federal money, no new state money, and no additional people. 7. Reorganize the City. Within departments, consolidate branches into larger divisions and create short term (1-2 year) task forces to solve the top 10 problems. 8. Streamline the small procedures; spend your time and analysis on the big issues. 9. Look at the City's overall debt structure; encourage public education on the long term debt since we (the people of Oahu) will have to pay it for the rest of our lives. 10. Use enhanced IT capacity to do 4-5 things at once rather than just 1; retrain and re-motivate people by requiring more professional skill development
644.	We must be open to more growth industries, and not depend on tourists, so our educated young adults can live and work here and support our growth/community at large!!!
645.	Honolulu's General Plan should not be influenced by development interests.
646.	Food and energy security, planning for climate change, diversified economic opportunities, especially "green" jobs - these are the areas to focus upon.
647.	keep up the good work.
648.	Because of the fact that we are an island, we should be primarily concerned with sustainability. We have more renewable energy resources than most places in the world, but we don't take advantage of them. The largest common denominator for the apparent mainstream apathy for this oppurtunity is lack of education. Our "planners" must realize that they are in essence "teachers" too, and that their decisions truly affect the masses. Good faith planning requires openness through all media outlets and relying on sound scientific conclusions, not monetary influence from those who stand to profit from growth. Equally, Hawaiian culture has much to share in terms of being proper stewards of the land. Tough decisions will be made, no doubt, but the dialogue must be balanced, informed, and based on what's best for residents. This survey is a small start in the right direction.
649.	Need innovative and open minded examination of resources -- how to preserve and protect
650.	This is a poor survey. There are many questions which exhibit bias and do not allow someone to accurately represent their ideas. For one instance, and there are MANY questions that exhibit the problem, the last question groups tourist industry and government together as 'important' to our economy. This does not allow one to accurately express the thought that one considers support of federal government projects (military presence) to be an 'important' or positive thing but tourism to be a negative thing overall. One quick way to improve the survey would be to put a 'comment' box as part of every single question, and not just one at the end of the survey. But I am not sure how interested you are in getting people's honest feedback about the biases in the survey itself.

17. Please feel free to share any additional comments about Honolulu's General Plan

651.	Law makers have to understand that growth is not sustainable. Even only a 3% annual growth means that all capacities (housing, sewer, water, etc) have to double in 24 years.
652.	Allow for substainable green house projects at affordable costs supports SIPS housing
653.	Glad that there is an initiative to ask the residents for their opinion. We need this.
654.	People need to vote based on integrity not quid pro quo. The community must wake up and become of aware of the abuse of power that will do great harm to those who are not the select few. Hold those in responsible postions responsible for their actions. Money should not be the key to any election, character should be the deciding factor. As a whole we have really fallen asleep at the wheel this time and we will keep paying for it till those who are broke are broken. Those who are in the loop are getting all rewards. Too many good people who jus can't see or want to see or stand up to the wrong doing.
655.	The aging population and dependence upon imports for key survival materials are the two biggest hurdles we will have to deal with. An overall strategy for independence from imported fossil fuel needs to balance a strategy to protect our lifelines to the Mainland and to Asia. Hawaii needs to add to its current airlift and expand airlift beyond the current Tokyo bottle neck. We need to improve our agricultural products and production. We need to broaden our tourist appeal by emphaisizing that we can provide all of the exotic appeal of Bali, the Maldives, and other exotic locations within the relatively safe context of the Untied States. We need to have tourist product that will appeal to aging boomers who travel with their families including grandchildren, hence the larger scale units. Fractional ownership units are good in that they insure a repeat visitor. New markets need to be explored and ecotourism, art tourism, cultural tourism, and agri tourism all have enormous potential. The key to baby boomer tourism is to appeal to their commitment to life long learning and healthy lifestyles both for them and for their families. The diversity of communities need to be protected from gentrification and creeping tourism. There is a big difference between a hotel in Laie to serve the Polynesian Cultural Center and one in Haleiwa. Better managment of our current resources will help with transportation (many communities ban big trucks from the road during rush hours). Not all of these ideas are really General Plan issues, but all are a part of the direction we should be taking
656.	water and sewage use need to be look at very carfully.
657.	Continue a housing moratorium in Windwsrd Oahu
658.	Need to bring Hawaii into the 22nd century..... Agricultural production is on the way out and assets protected for ag needs to be redirected to higher revenue producing activities such as movie production, high technology development, or tourist industry support.
659.	Fix the roads and other transportation infrastructure.
660.	When a community submits its draft Sustainable Communities Plan, do not add nor change it without consulting the drafting group and its consulting organization!
661.	The island of Oahu is too congested, and we need to focus first on fixing and expanding our current infrastructure. Our schools, our highways, our water supply, our public utilities, etc. can barely support our current needs. We need to fix and improve these first before doing things which cause an inrease in a community's population growth.
662.	Please focus on the things we need to thrive for many future generations: culture, education, organic farming (with an emphasis on kalo). Moving faster is NOT a priority, nor are cheesy tourist development. The real estate market is out of control, and needs to be reigned in so that our local people can afford to live here, without losing their homes. Cultural practices need to be protected for the good of all. Without them, there is no aloha.
663.	Does serve for the interest and benefit for kanaka for the Hawaiian Kingdom and its citizens.

17. Please feel free to share any additional comments about Honolulu's General Plan

664.	Please incorporate traditional Hawaiian resource management practices into the State's sustainable plan. You must protect these lands above all else.
665.	Beach front residences and commercial establishments should have been restricted or prohibited so that anyone, everyone on each of our islands could be able to enjoy and experience mother-nature's beauty and serenity.
666.	Stop handing out government monies to the indigent poor and let's help the workforce of Hawaii.
667.	Many people rely on renting their homes (either all or part) to help sustain their livelihoods. It is nearly impossible, unless you're blessed, to make ends meet on what we earn. Some are fortunate to have retirement plans. Others have nothing but what they can earn off of there rentals to survive. There needs to be a way for responsible residents to rent their homes on a short term basis. There is a conflict between state and city/county law that needs to be remedied.
668.	Need to keep the public better informed during it development.
669.	Please save ALL ag land - and stop the building of any more development - including the monstrous developments planned that will destroy much good ag land and bring 10's of thousands of more vehicles to this small island. thank you
670.	Need to make refinancing better then the curent options.I'm not behind on my morgage,but I work very hard to make my current morgage payment. The value of my home drpped over 100.000 dollers.
671.	The current O`ahu General Plan was based on many compromises among a broad and diverse number of community interests, and should be changed as little as possible. Keep growth directed toward the primary and secondary urban areas.
672.	Our prime ag land must be preserved and used,- separated from residential areas; open space and recreational areas must be a priority; and education must meet our work needs in the coming years.
673.	Please don't be handcuffed by the special interest groups. Change is constant and inevitable and we must be prepared to adapt with the global environment.
674.	I would propose to split Oahu into two counties. Primary Urban (Mililani town, Waipi'o Acres, Waipi'o, Crestview, Pearl City to Kahala, Waimanalu, and Kailua). Urban (Waipahu, Ewa, Kapolei, Makakilo, Nankuli, Maili, Waianae, Makaha, Mokuleia, Wailua, Halei'wa, Waihiawa, Kunia to Kahaluu, He'eia and Kaneohe.
675.	Other areas to consider, water supply, waste water management, taxation
676.	The Plan should think WAY into the future. How long can we sustain life here on Oahu at the rate we're destroying our resources and degrading our quality of life. And just because the Mayor lives in a nice house, doesn't mean that the rest of us are satisfied with more development and more concrete. The Plan should focus on policies and efforts that are TRULY SUSTAINABLE for FOREVER. The Navy, real estate development and agriculture will only get us so far.
677.	Developing west side is okay if also developing transportation.
678.	75% of corn hawaii is grown here. 75% of corn grown here is grown on farmland to be used for housing. Inflation is coming. Price of mainland corn has increased 82%.
679.	I feel the focus should be on urban infill development. We need less suburbia and more density with live/work/play neighborhoods. Transportation is a major reason we import oil. If people can walk to work, less need for cars/fuel. We need to find a way to make agriculture/local produce economically viable. Rail will certainly help enhance our transportation system.

17. Please feel free to share any additional comments about Honolulu's General Plan

680.	plan accordingly to the environmental protection needs
681.	Ag lands saved for raising of crops, self-substainability very important; houses must go high raise especially in the primary urban center; better environmental practices, cheaper photovoltaic required; new industry important;
682.	1. Every home and work place should be required to have solar. All other forms of energy production should be utilized: wind, thermal, ocean. 2. Mandatory recycling. Creation of factories to process recycled items into saleable products (see Canada's use of plastic and glass). 3. Improved transportation, NOT train! Use the current technology available, electric/hybrid/solar/vegetable oil, for the buses, including smaller sizes later at night (see Europe's). Run buses 24 hours. Use small feeder buses to get to outlying areas to bring riders to main line. Reward using mass transportation: more buses and easier to get anywhere. Discourage single car use: no free/subsidized government parking or cars; more car-free areas with parking lots outside the area. Ban cars dropping off students with 1,000 yards of the school. Have drop-off sites and make them walk. Better yet, catch the bus. 4. Very little dependence on imported fruits, vegetables, meat. Develop more land for agriculture, using less chemicals and more nature means. Encourage, teach and be creative in growing. Develop enough to start exporting. 5. Reduce smog/air pollution and water pollution (sewage). It's not only the Hawaiian culture that relies on the ocean for food. Explore natural means for sewage: water plants, compost. Make sure the ocean is ALWAYS pristine and NO sewage is dumped, no matter how far out. 6. Change the mentality from "must have single family home/townhouse." Create friendly apartment clusters with services within walking distance and small feeder buses, and lots of green space for playing (NYC, Waikiki). Save the land for agriculture. Keep people from having to go long distances for work/services/entertainment.
683.	by pandering to more development on Oahu, we are only setting up this island for potential chaos. It is called to gathering place but that was when the population of all the islands was between 400000 to maybe as many as 1000000. We now have 1000000 on Oahu..with not enough food and water but more garbage than all the other islands put together. This equation is not rocket science..a third grader in the overpopulated and understaffed schools could answer the question. You want to answer the sustainability questions..figure out how to limit the Oahu population legally.
684.	Do the right thing. Consider the environmental capacity before profit margins.
685.	Please support the Envision Laie plan that will add economic opportunity to our area in a way that maintains the local character. We need more jobs and better housing.
686.	I believe that the general plan should address the critical issues of assuring jobs for our people, affordable housing, health, and food, and taking care of our 'aina and kai from abuse. I also believe that to be sustainable O'ahu must seek to grow those industries that will grow our economy, but not at the expense of our environment. And, our educational institutions, i.e., especially the UH must prepare our children to be competitive both globally and in an island community. Native Hawaiian indigenous values need to be incorporated in all of our policies governing growth and sustainability.
687.	Increase tourist government tax. Tourist industry has cost our government and residents more money than we actually make! We should not encourage more people here, it cost us more money. Only few make money! It cost us more money to maintain for tourist visitors, than our local people can afford.
688.	I support Envision Laie! Growth is going to happen it has happened already and we need to plan make ourselves sustainable for the future. Mahalo!!!

17. Please feel free to share any additional comments about Honolulu's General Plan

689.	Things can change overnight...but you always need a plan. Continue to use more technology to make things happen.
690.	Workshops, conferences, panels, sharing of information need to be focused on getting results on making decisions to get commitments to implement strategies towards the desired outcomes that include all stakeholders who can do something about the issue at hand
691.	1. Need to support local small businesses. 2. Need to provide educational opportunities. 3. Need to generate resources for career development.
692.	Thank you for reaching out to the greater public to gather our thoughts!
693.	Oahu is limited in space, and the general plan should be 10x more clever in integrating or stacking the functions discussed, esp if the coastal areas will be flooded in 100 yrs as stated. For example, the should be "the model" for the world in producing the healthiest produce - which requires, multi-crop permaculture / organic farming emphasizing the "aliveness" of the soil -- a balanced model (vs. growing GM papayas on a large scale, or tumor causing GM Corn seed) is necessary -- just talking about any kind "agriculture" is not enough-- pesticides take a long time to disintegrate and eventually get into water (like Mililani). These multi-crop type of farming can supply a lot of food to schools using volunteer prisoner labor and will save the state money (double or more). It will help "bring back prisoners, and make better use of any land -- instead of having prisoners "weed whack" the side of the road, they can use microorganisms to bring the sides of the road to productive food producing areas. Even "parks and recreation" should emphasize not "fake trees from the mainland," but use Permaculture principles that feed people and teach residents and tourists alike that the land is alive and there would be abundant food. Currently so much of the living expense is food on the island, but there is no reason we cannot be 100% self sufficient (we are throwing money away when we have great sun, land and water). Also, the general plan should emphasize the health of the residents. GMO crops have no place on Oahu as they cause tumors, infertility in rats, cows, etc. We should not support Monsanto and Hawaii is being taken advantage of -- even the Dept of Heath is not doing it's job on this issue. If we plan for the "worst" 100 years from now, we will be better. With respect to rail, it seems like such a waste to just build something without planning it for 100 years into the future -- each hub should be a community area that is a destination within itself--where you can leave your children, etc. not a dead zone like NY subways. I wish the General Plan would focus on the vision of the MOST eco-tourism destination on the planet -- right now Costa Rica is "the model," and Hawaii has no dedication on the State and County level. But this again, ties in with even a simple thing like the park just being "grass and a bathroom area" -- really, because of our limited space, we need to be smarter and grow multi-crop permaculture designed parks that are beautiful and functional. With good design (for example instead of "just grass" using nitrogen fixing pea plants, etc, the people weed whacking can focus their energy on picking food or teaching people how to take care of the soil -- and grow trees that are edible, etc. and also educate people how to preserve the land (right now runoff is clogging the ocean and destroying what attracts tourists). I feel the General Plan is so outdated and "in the box," it must be more visionary and perhaps needs to be specific like in the examples above, otherwise, there is mass confusion as to priorities and the planning commission ends up having to consider such as issues as "should DH Horton be able to build on Ho'opili." -- This is like cutting down the last coconut tree, etc. just to feed construction workers this year to build unsustainable housing on top of prime agricultural land. I hope that the planning commission will take a more visionary approach, as they are the only ones who can lead and stand fast with priorities.

17. Please feel free to share any additional comments about Honolulu's General Plan

694.	I strongly support the development of alternative energy and making us the "least" oil dependent state in the nation instead of the "most" oil dependent state. I think it's gravely important to save our agricultural land and support local farming in any way possilble. We are a long way away from help in a natural disaster, and it would be nice to know our state is sustainable enough to help the people of Hawaii through a crisis. We should be a leader and an example to the world in alternative energy. We have it all here for the most optimal environment for "green" energy which in turn creates growth opportunities and job opportunities for the future generations to stay at home and work. This is our aina and our kuliana to take care of the future generations, this aina and our planet. Plan well now.
695.	SUSTAINABILITY
696.	Absolutely no vacation rentals and b&b's in residential areas
697.	Save HawaiÊ»i! Keep it "local", Hawaiian, Aloha, clean, healthy - and welcoming. Make it sustainable, fossil-free and safe. Create a plan that works! Think 7 generations ahead! Our Island. Our Future.
698.	I am glad that they are thinking of revising the general plan to address the issues of land zoning restrictions and affordable housing options in particular. I was born here but had to move away for a while, and it will be nice to afford to live and create pathways for greater opportunities for my children. Hopefully I will not have to move away again as I love it here but is too expensive for housing in our area, not enough affordable accommodations for family we can't fit in our home, and too much red tape to get a business going to support my family. Minimum wage doesn't really get the bills payed. Mahalo for thinking of us.
699.	providing job trainings for people who are dependent on welfare and financial assistance and to provide a job that is suited to their skills.
700.	Don't pave over the prime farmland. We need it to be more food-sufficient. Ewa should not be so overloaded as is planned now. There is not enough water, traffic is already horrible (and we don't need Rail - it won't fix it), and farmland is way more important, because we import practically everything. If there were more local farmer's markets all over the state & people ate more local foods, we'd all be better off. Bike paths have been talked about but never developed, and that's a shame because it would help relieve traffic. Kapolei "2nd city" needs to become a reality to balance the traffic situation, but there also has to be a line drawn somewhere. Overpopulating this island is not going to help us in any emergency. Setbacks from the ocean is prudent - not because of so-called 'global warming' but ocean health & tsunami protection, geez. Beaches are destroyed because people encroach upon them with walls & barriers. Leave them be & they will heal themselves.
701.	Define sustainability. The taxpayers are demanding absolute transparency of gov. and accountability. We want greater input in planning our future. Elected officials have lost their credibility and can no longer be trusted to conduct themselves with trustworthiness and integrity.
702.	Rent is too high, maybe help the less fortunate to buy homes instead of paying into rent. Increase salaries so we can afford our rent and mortgage. Be aware of all of the children who are in homeless situations, and how did they get there. Because rent was too much to handle so now they are homeless. Mahalo for listening.
703.	Honolulu needs to reduce the immigration from Micronesia and paying for their rent, food and medical issues. The funds allocated for immigrants (and illegal) are being depleted for the future citizens of the USA.
704.	Think of what will sustain our islands if tourism should decrease..there are so many other lovely places in the world.

17. Please feel free to share any additional comments about Honolulu's General Plan

705.	Good luck in your endeavors - I am guessing these are not easy options.
706.	Leave the farmland alone.
707.	The primary problem for Hawaii agriculture is that agriculture gets blanketed by many uses--only one of which is "local food production for local consumption." Golf course turf, garbage dumps, seed corn, nurseries, biofuel crops, wind energy, and export crops are a few of the uses that literally crowd-out local food production for local consumption. When talking about sustainability, it is important that food supply is increased to a point that does not burden the Hawaii consumer--specifically future generations.
708.	I live in windward Oahu. There is a desperate need for affordable housing. Many friends and acquaintances have extended family in one residence because they cannot afford separate housing.
709.	I live in a small community and want to see growth here, but not huge hotels and thousands of houses, but smaller scale maybe a hundred homes, bike paths..etc. Not so large scale to ruin the community atmosphere and bond of local families and friends.
710.	Laie needs more housing. Better public transportation. Bus is too expensive and unreliable. Traffic needs to be improved throughout the island.
711.	Honolulu's GP should be reviewed more often.
712.	Obviously the transit system will transform the landscape on the island. The General Plan needs to reflect the changes in work and lifestyle facilitated by the rail system.
713.	We need to create agro/forestry villages on rural land so farmers can live close to their fields and still have access to basic services(no McMansions please and no feudal system(where poorly paid workers do the work and live in containers),small1-2 acre farms should prevent this because the farmer can work his own fields without hiring outside help.
714.	Please consider allowing more family housing. It can be done without marring the beauty of the island, the ocean views, or agriculture needs. It can be done in a responsible way on land that is not being used for other purposes. Families grow and must move away from family in order to find housing or affordable housing. We need affordable small hotels for our family on the mainland to come visit, not stay in a fancy resort.
715.	Excellent survey. Congratulations!
716.	I believe we should be looking towards communities which offer more sustainable models. Currently our state & specifically Oahu is the leader (in the world) of producing trash (which is being imported) &
717.	The future of our State is not encouraging. Our own government (state & our nation) has set us up to fail. The greed of our own Corporate world has placed us all in an extremely dire situation that we are forced to climb out of while ther greedy culprits get bailed out. As a result we are faced with tighter borrowing requirments, stricter credit guidlines, no jobs, all while the expense to just survive are virtually impossible. Hawaii needs to come together and realize that we need to agressively expand our Agricultural Opportunities, show our farmers & AG Land Owners greater support so that they dont sell to the first big offer that comes rolling in . Support our Tourism market, make stronger efforts to truly make Hawaii a unique experience...go back to our roots...theres something there, we just happen to have technology to assist in expanding on it. Economically, things need to be more affordable for our own residents...sometimes they are the only ones keeping us a float. We need help....our kids will never be able to survive.
718.	Please make sure it includes reasonable and sustainable economic and residential development in the Ko'olauloa area to provide more jobs and improve living conditions
719.	We need more affordable houses in Laie and Kahuku area that don't become vacation rentals

17. Please feel free to share any additional comments about Honolulu's General Plan

720.	While I am environmentally-conscious, the Hawaii State "culture" has permitted a very small minority of opponents to hold hostage the needs and wishes of certain communities. The North Shore, which draws tourists to the Polynesian Cultural Center and all the surfing on the beaches at and around Sunset, has a two lane highway that has been labeled one of the most deadly stretches of highway in the United States. Yet, a small group of people insist on keeping the "country country." Like the Superferry, a few loud voices prevailed and the rest of the taxpaying majority still shake their head in disbelief. We need politicians who have the guts to sort through all the "public" screaming and weigh all the sides of each issue and then make a decision on what's best for the most people in accordance with what's best for our communities, now and in the future. Another example, the hotel proposal in Laie. The same naysayers put everyone on the defensive with their activism. They make it sound like the "country" is going to become downtown New York City and we'll all be going to hell in a handbasket as a result. You can't and will NEVER get 100% consensus on ANY issue; hence, you have to use your brains, get all sides, get the facts and then make a decision for what's best for the most involved. That's what government is suppose to do---those elected and those who draw a paycheck doing what they were hired to do.
721.	It's so hard to live in Hawaii with all the costs of housing. Find some way that when more development is done, have only the local community have first priority first.
722.	We desperately need more housing in Laie.
723.	I think it is vital to preserve the ag land in the area. Many citizens of the Ko'olau Loa community are not taking into account sustainability. If the ag land on O'ahu is reduced, we further limit our ability to be independent of big ag distributors and international mega food producers. If Honolulu's General Plan is amended to include the expansion and development of Malaekahana, BYUH, and PCC, I think it will destroy the natural charm of Ko'olau Loa. There is no infrastructure in place to support the growth. The traffic on Kamehameha highway is already busy from the North Shore to Kaneohe, I don't foresee that getting better with expansion. The big corporations (BYU, PCC, HRI) will inconvenience many of the residents of Ko'olau Loa with their planned expansion and destroy the charm of the "country". I do not like it one bit!
724.	New and well thought through developments is good for our future for Hawaii
725.	Question 13 seems to assume there should or shouldn't be emphasis on tourism and government funding. It is a reality that will continue and must be addressed and attended to, but we should also be looking to diversify and become more sustainable. It is disappointing that the questions are presented to be answered at the extreme ends, when what we really need is a discussion in the middle. No one wants to deplete precious resources. We must carefully guide growth and development where it is needed.
726.	I'm concerned by the wording of this survey. If it is any indication of the tone of the forthcoming plan, I'm concerned. I think there needs to be a focus on agriculture--but for local food consumption, not for GMO Seed Crop, not for Floriculture, and not for exports. I am concerned that agriculture is being conceived as industrial scale, plantation style operations and fear that there is not the inclusion of family farms, organic farms, or other small-scale operations. I feel like sustainability is being thrown around as an afterthought, with economic development the main agenda, which is completely backwards. We need to re-prioritize, and look truly long-term. Increasing housing units should not be a priority as O`ahu is already overpopulated and overdeveloped. No amount of 'upgrading of infrastructure' will address the fact that there are TOO many people on this island. We should not house more people than we can feed. When new housing is built, it's not going to the houseless folks--they

	remain on the streets and on the beaches, I don't believe that counting on the 'trickle down' effect is realistic. We need to seriously curb development on this island. Take care of what we already have. Avoid destroying/urbanizing/paving natural areas. We cannot depend on tourism to be our economic mainstay. Nor can we depend on construction for construction sake, simply because we need jobs. (People need meaningful work, apply their skills to repairing existing structures, instead of building new projects in previously undeveloped areas) These are all short-sighted goals--economic development needs to focus on keeping money in Hawai`i, and not on capital injections from large multinational corporations.
727.	As is common, wording of many of these questions will skew the responses.
728.	The overall theme of the General Plan should be to renovate/infill and redevelop our existing urban core (downtown to Waikiki) and make the urban core a true full service "city" with transit, infrastructure and amenities. Bifurcating the urban area by continuing to focus on shifting development to 'Ewa results in wasteful utilization of resources and sprawl. At a 1% growth rate per year, sensible mixed use development with a variety of housing types can be fully accommodated via infill, TOD, and walkable neighborhoods, all within central Honolulu
729.	I am working in a job earning less than my worth, in a position similar to one that I held BEFORE graduating with my Bachelor's degree from a university BECAUSE I refuse to continue to travel to the opposite side of the island and battle traffic jams and stress-inducing accidents in order to have a better, more challenging career in my field of study. I'm currently renting a studio of a house that is made up of single-wood construction so that every nail someone has put into the wood comes through the other side and rain gets in my walls and rust runs down the paint, with terrible plumbing, no cupboards in the kitchen, and no stove to cook food, overgrown grass, no screens on the windows and missing louvers on every single window in the entire house to the point that someone can reach through and unlock our backdoor if they wish. The landlord of course lives on the mainland in a three-story mansion. I am severely limited in housing options because I'm no longer a student, live in the Laie community, and I have a pet. I'm paying $850 for this tiny hot crackerbox to live in while tourists are living in fabulous a/c homes built with the highest quality of materials and amenities exactly next door to my house. And the landlords of houses like mine are not held accountable for lack of repairs and maintenance. They know how severe the housing needs are in our community and feel that they have the right to overcharge for rent because they know how competitive renters are out here. When I first moved in, they said rent was $1550 but in a year they raised it all the way up to $2400. Plus they allow their friends to park and leave random vehicles in our driveway and when I complained about it she threatened that she could put a family in where I live that would pay more than the $850 I'm paying now and that she's actually losing money by having me there. While I'm fixing up the place by installing shelves to store food and patching holes where rain comes in on my bed. Everything about Laie's housing and everything about O'ahu's roads needs to change.
730.	Hopefully, some sense will come out from this survey and the people taking this survey will be of use to those compiling the results.
731.	The General Plan should include a directive to pursue a sustainable future for O'ahu. That sustainable future should include making the protection and preservation of agricultural land a priority. Development of what is prime agricultural land for non-food related activities or even agricultural estates for pseudo-farming is not appropriate and should not occur. Land once developed will be lost for agriculture and that should not be allowed to continue to happen. The future generations deserve a chance to live in a community that can feed itself

	to the greatest extent possible and to be self-sufficient to the greatest extent possible in terms of energy and food self-sufficiency. Thank you.
732.	Your survey questions are so biased in putting forth your particular point of view that you will certainly receive what you have already decided the answers should be.
733.	i feel that water conservation should be a part of the plan
734.	Need to fix the roads, allow other communities to make decisions for themselves and not rely on the city council to decide every little small issue. currently the city council has to vote on someone donating cameras to parks, to adopt a park. these sort of issues should be able to be decided on a neighborhood board and not the city coucil of honolulu. they need to be working on larger issuse like infrastructure, farmlands, education, etc
735.	A key aspect that is not considered in the plan is the affordability of the infrastructure improvements (roads, waste disposal, rail, harbors, etc.) and government employee benefits (retirement, healthcare), all of which combined add up to a liability never before faced by the City. The long-range plan can not succeed without additional financial resources other than the existing tax base.
736.	Need to focus on beautification aspects of our roadways that are not dependant on water such as desert landscaping techniques utilized in places like Arizona (Phoenix to be specific). Our roadways, especially on the leeward side of the island are disgraceful. They are either brown or overgrown with weeds/vegetation. They could and should be designed to be attractive year round without requiring water or regular maintenance.
737.	Support lower taxes, enable people to be more self-sufficient and make it easier for small business to thrive and provide more jobs. Support agriculture and clean energy, protect cultural and natural resources.
738.	Sustainability is key: food, energy, and happiness
739.	Stop the bloody rail and DR Horton
740.	The growth expansion of the housing/business footprints without any PRIOR build out of instrastructure first is a formula to destruction of the quality of community life and continued traffic gridlock. Water and the treatment of wastewater and the lack thereof is of paramount concern and will eventually lead to more degradation of our lives.
741.	The General Plan needs to look beyond sustainability, to self-sufficiency. Oahu needs to have sufficient food, water, services, and economic opportunity when oil costs $200/barrel.
742.	Gradually get the government out of business and let the market make the calls. We cannot dictate where this will lead, but success can only be achieved by serving demand, not by dictating demand.
743.	Oahu MUST become more "self reliant"! If conditions in the "mainland" were to deteriorate, for whatever reason, the people of Hawai'i should be able to stand on their own. More housing is NOT the answer. We MUST protect our precious agricultural lands, while moving away from fossil fuels and utilizing sun, wind, wave and geothermal energy. Agriculture and renewable, sustainable energy are the two KEY factors that will assure our survivability in a future that is, by current events, unsure and unpredictable. These factors should NOT be secondary but, at the top of our priorities.
744.	Get the cars off the roads, cops catching crooks, homeless out of the parks and bushes, and public schools on a higher level
745.	If oil stopped coming to Oahu, how would I send this email. How would I flush the toilet (no water pressure to send water to my house) We also need everyone to know how to manage their own sewage when disaster happens to avoid disease outbreak like in Haiti. Check out

17. Please feel free to share any additional comments about Honolulu's General Plan

	Joseph Jenkins' Humanure Handbook. Everyone just needs a five gallon bucket and the know-how to manage the contents. Mahalo!
746.	Sustainability, lower housing rent and a more environmental conservation and preservation is in my opinion critical areas where the General Plan should focus
747.	Support local peoples and not outsiders.They do crowd our islands and reap all the benefits. Stop importing outsiders. Remember whose island these belong too.
748.	It's good you have a plan and communicate it. It's bad you have allowed suburban sprawl to overtake the actual industries to support the new Ewa families, which increases the traffic. It's bad that you haven't required builders to provide more parks and schools. It's necessary to rebuild old neighborhoods nearer to town to provide housing close to where people work. It's necessary to provide our current open spaces and farmland.
749.	The endless building of resorts and hotels on open space and ag. areas needs to stop.
750.	It is imperative to identify and preserve all prime agricultural land for future farming. Government needs to encourage through vigorous subsidies, the development of organic diversified farms throughout the islands.
751.	I would like to start a permaculture farm and be able to live on the land where I work. Though I see a seemingly endless supply of available ag. land, there seems to be little in terms of systems to help me achieve this goal, short of already being wealthy enough to buy some acreage.
752.	In the transportation issue, we need to re-look at the high-speed ferry option. both locally, and between the islands.
753.	Please invest in the long term protection of the land, residents' health, and the environment.
754.	What makes this place special is the natural beauty, and our ag land is integral to that. The urge to "improve" Oahu by paving over the natural beauty is short-sighted and self-destructive. Keep Oahu beautiful, don't make it ugly and over-developed like the mainland cities that our visitors come here to escape. The developers are good people too, but they won't end up paying for their externalities, we will. Our general plan should serve us, not them. Once you pave over the land you can never go back. We cannot keep building new houses for ever on this little island. I know you're looking at projected population growth figures and trying to be wise, but the population will always be projected to grow. The answer to over-population is not over-development. At some point we have to stop building and decide to preserve our island.
755.	To survive people need clean water to drink, clean air to breath and a generious supply of fresh locally grown fruits and vegetables and fish these should be our greatest goals
756.	I had a great time when I was in O'hau . So , I want it to be greener .
757.	keep the farmland in the Waipahu area as farmland, Do not plant houses & streetswhere we need to grow food.
758.	Don't develop any more farm land. Kill O'opilli(sp)
759.	To utilize advance technology that is available for modern underground & mountain (cave) or hotel dwellings. Also maximizing the technology on Methane as a alternative energy source.
760.	Honolulu Exports too much of our money. Building a train ? contract goes to some foreign company and traincars will be built off island. we import way to much food, sending our money off the island. We import WAY too much oil and cars, again sending our money off the island. Importing everything, ultimately sends all of our money to someone else. Even all of the tourist trinkets, sourvineeers, towels, woodcrfafts, FLIP THEM OVER and they are all stamped, "made in tiwan", "made in china", "made in ... some other country" Hawaii cant even make our own hawaiian souvinerres ?? exporting yet more money to foreign countries

	for items that are supposed to represent hawaii. WE HAVE NO MONEY because WE KEEP GIVING IT ALL AWAY TO EVERYONE ELSE ! design the plan to be SELF suffecient, self reliant and KEEP OUR MONEY HERE ! THAT will create jobs ! what a concept !
761.	corruption will over rule any plan
762.	Please keep Hawaii Hawaii with open land, clean beaches and gorgeous mountains. Protect our aina and our culture values.
763.	Answering questions that lack specifics, is an invitation for misinterpretation. The devil is in the detail usually.
764.	The community of Hawaii should think like a village and discontinuing thinking that it is a global competitor.
765.	Oahu Housing Availability expansion should not extend to communities where roadways don't support the traffic such as North Shore, Kohala, Kapolei, and Ewa Beach. Besides the fact that more than half of Oahu residents couldn't afford the housing in Kohala. There is so many houses for sale, we don't need to develop anymore communities, rather we need to find people jobs. Bed and Breakfast should be legalized. Agriculture is a great sustainable resource, there is too much land being developed, and not enough farmers. What about water resources being used as power generators? Moving towards renewable energy such as wind, solar, and water is a great direction. Hotels in the communities are a great idea but 250 room hotel seems too large for most communities and our affordable housing should be addressed first and foremost, which could take the place of these hotel development locations. Thank you, Jina Ho-Waller, North Shore Resident, jinahowaller@hawaii.rr.com, 808-638-5982
766.	Stop spending money on plants that die. It's fiscally irresponsible and a crime. Kevin Mulkern 396 6595 please call I would like to help.
767.	GO out in the communities who have no computer access and have no idea of this kind of survey....their voices are even important!
768.	Thank you to Rep Riviere for sharing this with me
769.	This kind of community feedback is GREAT and very important.
770.	As the island grows, I am most concerned about infrastructure. And more usage of agricultural land- more farmers.
771.	We need to look at the long term effects of our short term decisions. We need to save prime agricultural land so we are not dependent of foreign sources and that includes the mainland for our food. We are asking for trouble if we keep paving over land that can be farmed. Being sustainable is the only answer for a Healthy Hawaii.
772.	I'd like to see some conversation on Home Owner's Associations. They are getting out of control and are impacting the affordability of homes. They are nothing more than banana republics.
773.	Honolulu needs a 'Hawaiian' plan. Restructure Oahu back to ahu pua a's and concentrate on self-governance and self-sustainability. HGP should encourage out-migration for those preferring life-styles of the U.S. mainland to include our present Mayor and former Mayor
774.	Commuting from Central Oahu into East Oahu is horrible. This needs to be addressed.
775.	If there are no jobs, no homes, perhaps there will be less people. Keep the culture, teach the keiki so they know "Ua mau ke ea o ka `aina i ka pono"
776.	No one gets to develop anything new until the homeless problem is solved. When I was a kid here there were not homeless people living on the streets. There were gypsies living at

	Hanauma Bay, but they were cleared out. There's something wrong with our society when this problem just goes on and on.
777.	Community and sustainability needs in Koolaupoko are significantly different from the needs of urban Honolulu. Especially with the increase in population, urbanization and congestion in Honolulu. The needs of Koolaupoko District are not important in town. The General Plan calls for continuing decreases in population and a death of agriculture in our district. All 62 types of overnight accommodations listed in the North American Industrial Classification System are illegal in Koolaupoko thus killing tourism industry here as a way of helping Waikiki. Therefore, to preserve our lives and our families in Koolaupoko, it may be better to remove ourselves from the issues confronting Honolulu. Allow Koolaupoko to go our own way as our own county where we can address the issues that we feel are important here. This include development of agricultural programs and tourism. We don't need the train. Mahalo.
778.	IÊ»m not crazy about the general plan as itÊ»s written ... too much emphasis on outside influx and growth patterns ... we need to deal with whatÊ»s here already, to realize that these are islands with finite capacities, and and minimize further growth.
779.	Community members should have been notified of revising the General Plan and involved in the future plans at a much earlier date than just the City's DPP, Consultants & Developers
780.	B&B's where the owner is in residence on the property should be allowed. It brings in tax revenue, it accomodates visitors who desire to be out of the city, it helps the homeowner afford the high cost of living in Hawaii- the many elderly who want to stay in their own homes - many many advantages for travelers & residents.
781.	Less government more private growth
782.	develope ewa planes and east of h-2, Add a shore line route from ewa to honolulu under pearl harbor channel
783.	I must admit I do not know much about the General Plan, its contents, or its aims. But I do know that quality of life in Honolulu can be improved dramatically by focusing on a few points. One, dramatic and aggressive measures to decrease automobile usage, which will clean the air, reduce the City & State's reliance on imported oil, make the city more bike- and pedestrian friendly, and make the overall feel of living in the city more pleasant. Better public transportation, including some form of rail, would be excellent, as would measures such as congestion charges (i.e. a fee for entering the main urban center with a vehicle) and/or making certain areas, such as Waikiki between the beach and the Ala Wai totally automobile-free (with the exception of buses, I suppose). Two, there needs to be an overall beautification campaign for the city. Beyond Waikiki and some parts of downtown, the city is, frankly, hideous and filthy. Strip malls should be replaced with more pleasant pedestrian "town main street" sort of areas, rundown concrete apartment buildings should be replaced with proper houses, and homeless people should be gotten off the streets (and off the beaches, too, I suppose). This, too, will benefit the tourist industry, and all the other industries that gain revenue from it, greatly, and will improve quality of life for locals/residents as well. All it takes is a little ambition, the desire to be a better, nicer, cleaner, city, rather than holding onto the city as it is today and calling it "tradition" or "local culture" or whatever. That, and some better, more efficient, more appropriate, application of funds.
784.	The aging population of O'ahu is growing into a high percentage year by year with the BabyBoomers now reaching their 60's. Seniors should be better represented in positions of leadership and consulting to those governing. Retirement Fixed Incomes must not be overlooked when government leaders make fiscal decisions that will impact such Seniors. There should be established Committees for ages birth to 20, 20 to 50, 50 to 70, and 70 to

	100+. These four groups should serve as advisors to government leaders at all levels. Age is very relevant and government decisions should be made with consideration of the needs of and impact on each group of persons on our island.
785.	Affordable Rental Units for Singles or couples. Sustainability requires new laws and should be required in ALL Hotels and resorts in the state where we have 6-8 million tourists a year. Why isn't this required asap. Bring back the super ferry!! All small businesses and local businesses need this back. Now we have Young Bros. charging 5 times the price since it left. Sad state of monopoly and politics hurting the local small businesses. After 30 years building permits still take 1-2 years....honestly a disgrace! other than that....aloha
786.	Support Vacation Rentals with Responsible Owners!
787.	This survey is better structured than most I've seen, congratulations! I participated in the Hawaii 2050. The most important issues are to develop clean energy, improve transportation and utility infrastructure, provide coops for local ag with: 1. feed mill using locally sourced feedstocks, 2. wholesale market for neighbor island as well as O'ahu produced food to transport to O'ahu markets,3. create State food safety policy which allows small local farmers to compete without using third party certification or regulations which require expensive testing and monitoring. Sen. Jon Tester ammendment is a good starting point, needs to be modified for local conditions.
788.	We need commutable bike paths and streets dedicated at rush hour for community by bicycle, more bike racks downtown, etc. We need to seriously take advantage of the electronic revolution to allow people to work and learn at home rather than having everyone commuting everywhere. There should be small "area offices" thoroughly hooked up to the internet where businesses could hold "staff meetings" electronically; students could attend "seminars" followed by break out sessions at the site ... and so on. All government functions which could conceivably be done online - even if it's just fill out a form online to be placed in a "hold bin" until a real live person can evaluate it. ALL inquiries should be handled online even if we dedicate people to do nothing but handle online inquiries.
789.	I enjoy living in Hau'ula and it's rural life and don't want and can't see it getting bigger - only better. I would like to see developement in the Malaekahana area next to Lai'e and support the Envinsion Lai'e proposal. That area can sustain the communities surrounding it and leaving the surrounding areas just as it is - rural.
790.	I believe the rail system, as planned, is economically unrealistic.
791.	There s/b a full-spectrum carrying capacity island-by-island determination in order to benchmark the current capacity of each of our islands. A resilience based analysis s/b used to determine the carrying capacity set of preferred futures and an envelope of options described with implications for fuel, food, water, and population.
792.	other issues: quality of life of residents - safer tap water, air quality, noise, congestion. Organic local fruits/vegetables should be stressed for health of people and environment. Tax the things we don't want more of: pollution (air, water, land, noise...)
793.	The plan needs to articulate a clear vision for Oahu's preferred future. Otherwise, the functional interests will be pursued disjointedly and will not help produce a cohesive whole. As the key change agent, City government would have a logical and substantive framework to determine its role and functions, which is conspicuously absent.
794.	In nature, populations rise until they outstrip their resources, then they crash. People talk in terms of "sustainable growth." There is no such thing as "sustainable growth." At some point, any further growth at all becomes unsustainable. True sustainability means as new people come, old people go... population remains the same, and new jobs come as old ones go.

	Change is sustainable and inevitable. Eternal growth is not. (Unless we can clone our planet.) At some point the only healthy economy (and population) will be one that isn't "growing," but is simply "changing." It would behoove us all to start thinking this way.
795.	Okay, I think to increase money coming to your island. You need to insure that Kamaaina discount is also extended to those that were born in Hawaii, but have moved to the mainland after college or their adult life. I think more of us would do more activities. and stay in hotels rather than with families. This will bring money to the islands. Please make a an ID that says we were born there for Kamaaina discount. Thanks. Let's bring money to the islands that we love and want to return to twice a year rather than 1 time every 2 years.
796.	Hawaii spends a lot of money promoting the beauty of Hawaii without giving tourists the ability to legally stay in the most beautiful places overnight. This should change. There are hundreds of homes that go empty on the beaches of Oahu most of the year because the owners are non-residents and they are not allowed to share them with tourists. Isn't this a good resource, much like parks, to make available for visitors and locals alike who are looking for a few days of beach "getaway'?
797.	I strongly support Hawaiis largest and most sustainable industry: tourism and vacations. Especially the vacation rental and bed and breakfast industries as they are no impact, sustainable sources of economic revenue.
798.	Implimenting plans could be difficult. We are part time residents and care about the community and will help when and if possible.
799.	Need to keep working towards recycling and keeping material out of the landfill
800.	Maintain and improve Oahu's scenic beauty.
801.	Honolulu and the rest of the state need to work toward being more self-reliant and discard the out-dated and destructive 'plantation mentality" the permeates our self-perception.
802.	Elements of the Plan which protect environment, limit growth to urban/already developed areas, and protect valuable ag. areas are ignored in favor of developer-favored projects, i.e. Laie and Aloun Farms. The City Council routinely favors developers and scuttles its own guidelines, i.e. Kyo-Ya Waikiki towers. To solicit citizen participation on a General Plan which the Council repeatedly disregards is disingenuous. Apparently the DPP has never met a development it doesn't like!
803.	Its great to see options such as reducing dependence on oil, preserving agricultural lands for future farmers and self sufficiebcym
804.	sustainability and keeping land in conservation should be important keys to future planning
805.	Plan for "challenging" economic hardships. Encourage varied private sector involvement.
806.	Please support more homes for koolau oahu residents we are stuffed like tuna out here!!
807.	I think you need to re~think the curent general plan past the year you have it at. We need to keep this place as pristine as we can. It is Hawaii after all.
808.	Less government interference, direction and management is always better.
809.	I see TVU as an overall good.
810.	Little or no enforcement of current policies, rules, laws is MOST discouraging, distasteful and leaves doubt about future plans overall.
811.	SOS: save the surf
812.	I am all for supervised bed and breakfast and vacation rental in residencial areas. Many of the older locals need the added income since their children have left home. Also it provides for the touist to see the real Aloha spirit when out in the community and not staying just in

	hotels. I do however believe that they need to be monitored. The state sure could use the added income from this. If a resident is not on island they need to have a property manager taking care to make sure it is monitored at all times. I feel the state really needs to look into the plus of this. It's a win win situation, unfortunatly which has been controlled by a few who are not born and raised in the islands, but come to retire here and chose to change things not always for the better of everyone!
813.	Including supervised B&Bs as part Oahu's communities is an added bonus to character of a neighborhood.
814.	The planning process undertaken here appears more reactive than proactive. The department is attempting to take a look at trends and patterns, and are limiting their vision of the future to responses to such trends and patterns. I believe real planning should be to talk about visions, hopes and dreams of Hawaii and Oahu, and from some common ideas of such, develop development plans to bring us to those visions and dreams. Second, the future of Hawaii and Oahu is grounded on the population, not only in terms of its size, but also its character of the people themselves. A million egotistical, domineering, capitalistic, stingy, colonialistic, homophobic, religious radicals is a very different population from one who are exudes values of `Oluolu, Lokahi, Aloha, inclusive, tolerant, respectful, etc. Those values or deep cultures from which a people come are just as important if not even more so, than mere numbers, and must be given a special place in the planning of one's future. Third, the approach taken by the planning team, simply by the questions being posed, appears to assume no possible change in political relationship with the United States. In the next 25 years, we can just as equally expect, if not even more, the collapse of the American economy, and with that, the military might, the cultural leadership, the international regard, etc. Indeed, we are already seeing this happen. But no place in this planning process do I find any scenario for this eventuality. Should we not, at least begin a discussion of another possible direction for Oahu and the rest of Hawaii, from a planning perspective? We we be better of if we could control our own immigration policies, our own economic development, our own trade policies (including visitor controls) with foreign nations, our ability to ship products to whereever we want without the Jones Act hanging around our neck, without the Federal control of at least 25% of our lands, without military occupation and pollution of our lands with their dirty activities including atomic, biological, and chemical warfare tools used and stored in our lands, etc. Why are we not asking those questions? Why are we not projecting other possible scenarios which would really give us choices and raise discussions for the people? I am forwarding under separate cover, directly to those conducting this process another visioning process which I call the 2035 Traveler's Guide to Hawaii and ask that you take a look at the document, not necessarily at the specific ideas regarding economics, transportation, population, education and national security, but more with regards to the process of doing future planning by releasing all constraints, whether political, military, or cultural, and allow our ideas to take flight. Poka
815.	Despite what a small group on O'ahu state, the decision on B&Bs has not been decided. It's returned back to a moratorium.
816.	Keep it as county as possible
817.	While our State Land Use Plan was precedent setting, our actual development has been based upon imported technologies and building practices; not necessarily those best adopted to our unique Island environment.
818.	Hawaii has a tremendous opportunity to become a world leader in alternative energy while it is still emerging as an industry. If we get ahead of the curve, we can complement tourism and

	farming with a new source for a variety of jobs, including those that require higher education in areas that are currently underrepresented in Hawaii, such as science and engineering. By focusing on the areas where Hawaii is unique, we can grow new industries with careful application of both government incentives and targeted education.
819.	no rail!!!!!!
820.	The questions posed should provide reference to specific sections in current GP relating to the question(s) in order to better gauge how to answer. I'm glad to see questions regarding agricultural lands and food production; hopefully the GP will include an entire section devoted to a food security plan. Same comment for reduction of reliance on fossil fuels and recognition that its time to craft policy and plan for climate change.
821.	Focusing on the development of renewable energies and doing everything possible to streamline the permitting process w/o risking damage to the aina is the single most important priority to, not only make our state energy independent but to jump start our economy.
822.	Do not agree with the premises of some of the questions, which forced me into a box of "disagree," "strongly disagree," etc. Forced into overly simple answers to complex questions in certain cases. But whoever put this opportunity to comment was thinking ahead. Wish I'd known about it in advance so that I could cite specific poorly designed questions.
823.	Reducing reliance on visitor industry and creating more opportunities for renewable energy/tech jobs seems important.
824.	Right now I think we are still thinking in the box. The largest portion of our efforts in maintaining a sustainable economy revolve around the fickle tourism industry. We need to start seeking out of the box solutions to improve our economy. Tourism is great but for us to be truly sustainable, it should not be our primary source for economic sustainability.
825.	I am not savvy to the process of how the General Plan receives and decides what is included in the planning, however, it is my opinion that initiatives which encourage self reliance of individuals, communities and O'ahu residence, will surely lead to healthy quality life styles. Subsidies by the Federal government should help initiatives start and gain momentum towards self-reliance. When self reliance is achieved, the subsidies should be withdrawn to allow stregnthening within. There are many needs and it is difficult to decipher the priorities. Those which provide respect and honor for the residence and leads them to be productive, will give energy and endurance to the success of the General Plan.
826.	Changes can and should be made to allow some growth in areas outside of Honolulu. A "country" feeling can be maintained without entirely restricting growth.
827.	We MUST have non-car transportation options -- especially safer bike and pedestrian streets
828.	Cut welfare to the able bodies and put them to work with training and monitoring of progress.
829.	I believe new licenesure for B&B's on the Windward side of Oahu needs to be addressed. It brings in $ for the State and supports many of the people who live and work on the Windward side. This has become a issue that has divided neighborhoods and I would like the State to step in and take some control over this problem.
830.	make farming affordable through policy changes; the ships WILL stop sailing, then what do we do? buildings need to grow up, not sprawl throughout island design & fund homeless-to-work program
831.	Black and white is difficult. I like common sense decisions. Housing is important but so is open space. Ag is important. Traffic and congestion is bad. I'm not in favor of more big hotels at Kawella Bay. Farmers should live on their land to prevent theft. I'm still mad at the loss of the ferry.

17. Please feel free to share any additional comments about Honolulu's General Plan

832.	Keep the City City and Keep the Country Country. We need to preserve the healthy balance between Town and Country. No new village in Malaekahana!
833.	nobody with the exception of city workers and politicians even know that Honolulu has a General Plan
834.	Interesting & very focused survey.
835.	PLEASE encourage any new development to include mixed use zones (i.e. housing above commercial districts) in order to encourage more walkable communities. Thanks for the opportunity to comment :)
836.	Less restrictions and tax on business. Lower property tax. Create Jobs by spending less
837.	Utilize current government owned land for transportation and other infrastructure development for less impact on communities.
838.	B&Bs and TVUs are already established withing the communities, so no extra land to build hotels is needed.
839.	Where is the General Plan to shrink Government so that we are not obligated to pay for the lush benefits of the retiree's. Make Hemp legal, that could be a hugh industry.
840.	Thank you for this. As I wrote earlier, I do think that you skewed the results on one question with putting the "popular" responses on top, and not alphabetical for example.
841.	been in Hawai'i since 1981 - Maui and Oahu - there needs to be a political shakeup or Hawai'i is doomed...
842.	I think it is important to give definitions to terms such as 'open-space'. These terms can be mis-interpreted and lead to miscommunication and distrust. Being completely open and honest from the beginning is the best way forward.
843.	Protect agriculture, maintain the infrastructure, plan for global warming, support new industries, develop slowly!!!
844.	Keep all Ag lands available, we have a food scarcity problem in our future. Also, NO development of Gunstock Ranch/Malaekahana into a new town with HRI or any other housing on it.
845.	I've only lived in Oahu for a few years but I've already seen massive development and new construction that is very unnecessary. Oahu should take a cue from Kauai and protect its land - leave it undeveloped, or you will lose it forever. The highrises, resorts and shops are slowly creeping out and taking over the island. Protect the natural beauty and culture of Hawai'i now, because you cannot get it back once lost.
846.	There must be balance between affordable housing and agriculture. The Ewa plains must be protected to sustain both.
847.	In the past there were farmers and farms located in Ewa Plain and Kapolei area. Due to the development of this area how to do eat local, buy local and grow local. When these areas are taken away for the devlopment of the growth of Hawaii. All of you need to think the more we take away from the land and build on it, what do we have to rely on in the future. Mainland bound or sustanabilties in these islands. When I grew up in the 60's we grew plants and recycled items and returned coke bottles to the store. We need to think about what we can do as an ISLAND to be sustainable and living on our own from the elements the Lord provides us: rain,sun, the land, and the ocean. Malama all the resources we have currenlty and bulid on the greatness of these islands can offer us today and in the future of our children. These islands have many to offer, but the mainland seems to be the easy way out, but that is not the answer for all of us. We need to look at what we have now, work at it, be patient, and continue to imua kakou.. We all love these islands, but we need to take care of them today for the future and be sustainable in our own rights. Allow all the houses today to have solar

	systems on their homes without any cost to anyone. Not all of us can afford to have these solar systems. Allow the homes today to be able to grow plants for their families to eat on their tables. We need to refocus on the true meaning of sustainablity and life on these islands. It isn't about the rail and traffic. We will always have traffic no matter where we go in this world. When thinking about the General Plan of Honolulu, please take a close look at our grow local areas, our sustainabilities affordable programs for this island, and finally look how can we sustain our lives living on these islands with out any connection to the mainland. How can we maintain our lives without the mainland. Mahalo.
848.	More emphasis on how 'sustainable communities' are developed. Aloha
849.	This survey should have been sent to all the neighborhood board members. It was not. You are doing your best to disenfranchise the boards. Setting up a meeting on July 7 when four boards met, etc. Clearly, you have decided what answers you want, and who to exclude from participating. You should also get this survey to every household on Oahu, if you truly want participation. Otherwise, you should be fired and another firm hired to take your place.
850.	Thanks for the opportunity to provide feedback!
851.	More light, clean industries should be encouraged. We have unique climate and sea resources that can be harnessed and such industries should be encouraged by Governmental preferences and cooperation.
852.	I have been stymied by the difficulty of finding legal vacation rentals and especially by the seeming impossibility of obtain a permit so that I may legally provide a vacation rental. This is an important issue for me as I encourage others to visit Oahu. It is very difficult to find legal accommodations outside downtown Honolulu. Please provide for new permitting for legal vacation rentals and/or ease current restrictions. This is a nasty issue on the Windward Side I know, but the proponents of what I've just said are so intimidated by the opponents that it is hard for them to come forward to speak about it, in letters to the editor or elsewhere. This does not speak toward "good neighborhoods" to me.
853.	The plan would benefit from addressing the need for safer options for bicycle riders - better bike lanes or dedicated bicycle paths throughout the City and County.
854.	I feel we you as government need to look at keeping Hawaii, Hawaii and not try to change it to look like other Cities. We need to do away with the Rail because it's costing us too much. No one vever talked about the maintenance of the Rail. We are being taxed too much and continue to be squeezed out of fund. Kupuna's live on set incomes and soon you will have more homeless to contend with and that will include a lot of our Hawaiian people. Before developing an area look to see if that area has all the infastructure that they need to sustain themselves instead of pulling from other areas and giving to sustain the dried up area or build the infastructure and charge those that live in that area. Do not pull water for example from one area that really uses their water to sustain themselves to feed another area. It will cause conflict and that's not good. As a state of maybe even nation we are struggling finacially but yet we are still going on with Rail we need to look at trashing the Rail project and thinking of the people!! not look and how our name will look after we leave office!! Remember people are the ones that put you in office and they are the ones that can take you out!! Take care of our homeless population and not allow other homeless to come into our state. Do not allow other states to send their homeless population to come here they should deal with their own problems.
855.	Food security and protection of groundwater resources are vital. Allowing companies like Monsanto to use prime farm land in this state on GM seed crop may have untold repercussions on future generations. Hawaii is remote with very specific environmental

	protection needs. I hope that short-term gain isn't being prioritized over long-term planning. More housing means that we should be growing more food. Backyard gardens aren't going to be enough. Encouraging the growing of food in public spaces, including but not limited to anywhere there are currently only flowers or ornamentals will be important.
856.	A fast inter-island is critical to the well being of O'ahu's people. Emergency equipment can be brought in from other counties on the marine highway in case we have a huge wild fire or great damage from an earthquake. Also, the rapid movement of produce from the outer islands to Honolulu will reduce the cost of living on O'ahu.
857.	I was able to attend the meeting held on 7/7/11. I believe the topics discussed are on the right track and in agreement with many of the communities concerns. We MUST evolve our way of thinking and being by really looking INWARD to our vast and incredibly unique supply of human, environmental and cultural resources available to us. Hawaii could truly become a global model for intelligent and conscious living. Lets push ourselves to overcome our obstacles and fundamentally make that paradigm shift in doing things for the bigger picture and the greater good.
858.	The Land Use Commission has no planners or architects why? They always seem to suspend their rules why? Land use in the 21st century should not be political, it should be based on science and truth.
859.	As a resident we feel that others that are residents of the island should be more willing to share the beauty of the island with people that only get to experience it a few weeks out of their lives. Our economy depends on sharing our space with others. These individuals should be our friends.Hebrews 13:2
860.	I believe the less restrictive policies regarding TVU and B+B's can be helpful especially in the form of open licensing.
861.	Some of the agriculture questions are "skewed" -- it's not EITHER agriculture or 'open space'.....
862.	I salute your efforts to revise this plan. Thank you all for your hard work. If you take a close look at what a company like Ku'oko'a is doing, it is a good and radical model for change that is exactly what hawaii needs. We need to get off our dependance on Oil and the global tourism market, and start producing something locally that we have in abundance: energy! Tourism should shift it's focus from Disney-like "Hawaii" branding that has very little cultural significance, and instead focus on eco-tourism and our wonderful host-culture that has some very beautiful farming concepts that could make Hawaii the destination for the concious consumer instead of a dumping ground for over capitalized tourists who can get the same experience they do here at almost any hotel around the world. Thank you all again, your help and dedication is very much apprecaited!
863.	Keep the country country
864.	We have to remember we are only an Island and can not sustain unlimited development. We need to stop and fix the current situations (ie sewers, roads, schools, etc) before we keep building. It is imparative that we keep country country. We are losing more and more visitors because we have lost that "Island Flavor" Waikiki looks like New York City with a beach or Miami (people do not want to go to Miami) We need to protect our residential communities and not turn the whole Island into resort towns. Please!!! We have to look further into other industries instead of putting all our eggs into the tourist basket. Thank YOu
865.	Please save ag land from developers.
866.	Rural areas should remain rural

17. Please feel free to share any additional comments about Honolulu's General Plan

867.	The assumptions in the general plan is not the current reality'''i.e. the Ewa plains are planned for a no longer existing plantation agriculture, but it is well suited for diversified agriculture that is considered only on the North shore. The plan should NOT be ammended, but should be started all over with community input...whether expensive or not.
868.	Although we will continue to rely on tourism and federal spending (i.e. military), we should make it a top priority to DIVERSIFY our economy and become more self sufficient so that we are more resilient to global crises (9/11, disasters, etc.). Many of my answers to this survey were those of over reaching importance, such as improving infrastructure, because answers such as "traffic congestion" are a subset of infrastructure improvement. Govt should stick to its core functions and do a good job of those, such as paving the roads, providing clean bathrooms in the parks, etc.! Provide the environment for the private sector to flourish and stop suppressing job creation by higher taxes and govt regulation. If govt was doing its job well, we would not have over $5 billion in EPA mandated sewage system improvements and fines, nor the over $20 billion in accrued pension liabilities, nor the $5.2 billion rail boondoggle that did not consider other alternatives in the alternatives analysis. The above ground, heavy rail will ruin our City visually and condemn future generations to a lower quality of life due to higher taxes to maintain such a system. We are taking away prime ag land in Hoopili to build the boondoggle when we could use alternative routes that would be better and preserve prime ag land with R1 water.
869.	There are too many strong forces favoring development & large hotels, leaving ordinary citizens with no choice.
870.	The Department of Planning and Permitting should be required to comply with the General Plan.
871.	I believe Oahu has a culture of where violence is acceptable. HPD does not even arrest people for assaults. Physical attackers are criminals and should be rehabilitated mentally and emotionally
872.	Try plan for survivability as well as sustainability.
873.	We need a rail system built NOW! In addition, explore the possibility of further expansion of the system (e.g. to Mililani, Salt Lake, and beyond UHM/Waikiki)
874.	Keep the country country or all will be lost
875.	We need a moratorium on all developments on Oahu. Everything is up for grabs. The city is losing control of developments because it does not follow the General Plan. Protect the agricultural lands. We do not want Envision Laie and five hotels at Kahuku. Please do not play games with our future. I can see that DPP wants to ignore the General Plan so they can do the hell the want. It's very short-sighted because taxpayers will be paying through our nose for infrastructural costs and problems. The rail and the sewer are enough to push us out of house and home. Have a moratorium. Figure things out. Don't sell out to developers.
876.	Planning for impact of climate change is vital. Encourage expansion of family farms and coops to support marketing. Resist urban sprawl, keep country country and focus on vertical housing. Build up, not out.
877.	love the turist!
878.	I want to approve vacation rentals as a viable way to avoid building more hotels and keep industry here for the people.
879.	Please ENFORCE existing laws about illegal vacation rentals! This would open up a huge amount of long term and more affordable (due to competition) housing...and then we wouldn't NEED as much new development and government assistance. Thank you!!!
880.	Good luck. It's a monster, but necessary, endeavor

17. Please feel free to share any additional comments about Honolulu's General Plan

881.	I believe transportation improvements (roadways & mass transit) should be a priority.
882.	It is vitally important to ensure that we support our tourist industry with viable infrastructure to include self-regulated b&b's, tvu's, the return of a super ferry, and other common sense, high-impact value added services. The DPP in particular needs to completely modernize & revamp it's archaic, dysfunctional & ineffective policies @ practices. It's long overdue for a complete house-cleaning & accountability for it's legacy of failures & inefficiency!
883.	Allow agricultural lands to be developed with mandatory use for AG with mixed housing. Cows wander around development, or farmers farming around homes. State gets more tax revenues and farmers get cheap land to farm. Win win. Allow vacation homes to rent to tourists. Current noise rules are fine as long as they are enforced. Tourists will by pass Hawaii if we dont give them the options they desire. if they didnt like vacation homes, there wouldnt be a market. Why kill the market, embrace it and tax it and just apply rules like other industries. Big fines or loss of license if to many noise or problem complaints. Make it easier for builders and developers to build homes, get permits, etc... It took me 5 years to get a zone change back to original zoning and $50k. Any where else in the nation would have taken me 3 months and $2k. Open Hawaii up to easy permitting for business and development. Just protect areas like oceanfront and mountains and make park areas mandatory for large scale development. Give more access to the mountain areas for parks. We have thousands of acres on Oahu that the public has no access to. What a waste of natural areas for hiking and camping.
884.	Please make it legal to have a B&B in private homes, especially for seniors on fixed incomes.
885.	It is important to support the visitor industry by issuing more permits for vacation rental accommodations and B&Bs
886.	Replace DPP Director with a real Planner
887.	Bed & Breakfasts and vacation homes are supported by 80% of Kailua residents - based on a door-to-door walking survey done by a neighborhood board candidate who targeting those neighborhoods closest to the beach - the most affected. We have a small minority of very loud opponents in Kailua who have a tremendous discriminating additude against tourists and think they should be confined to Waikiki as if they are some sort of undesirable breed. Vacation rentals blend seemlessly into neighborhoods, they use less resources (no washing of laundry daily), the guests love them and it allows people visiting family members to find nearby accomodations. We do not need hotels in our residential neighborhoods - but there is a great demand for short-term rentals. It is a hot issue and difficult to resolve - but we need to work on it. Some Kailua residents have begun putting stickers on Lanikai residents cars and stopping and questioning those without stickers as to what they are doing there and where they are staying. This is not how we want to greet our tourists. Issue permits and those against vacation rentals still won't like tourists, but the harrassment should abate.
888.	Terribly crafted survey such as question 13 where one option might be acceptable while the other not and no option to chose.
889.	More permits for B&B's and TUV's. Outdated permit laws.
890.	I want the Plan to consider permitting more vacation rentals and B & B's, on a case by case basis. Vacationing people are a major portion of our economy. They need various types of choices for their stays
891.	tourists love vacation rentals as an alternative to hotels. local businesses need the income that tourism outside of waikiki brings when they have alternatives. The current acrimony surrounding this subject is due to a small but vocal group of people. The silent majority does not mind having vacation rentals in their midst, as long as landowners do a good job of

	overseeing their tenants. The current climate of "keep out, tourists!" does not send the right message for an economy based on tourism.
892.	This survey was slanted and questions were loaded. This is a waste of taxpayers money, I hope someone more open minded could give citizens an actual chance to give input.
893.	I support permitting additional B&B's & TVU's with the development of enforcement.
894.	The General Plan should encourage protecting residential zoned lands by not allowing vacation rentals or other commercail activities. This will drive the price of homes down, therefore making them more affordable, increase the number of long-term rentals, and it will increase family-oriented home occupancy.
895.	Need to allow permitted bed and breakfasts and vacation rentals.
896.	I haven't read it but would like to review it. Assume I can find it on line?
897.	First of all, there has always been talk about Hawaii being self sustainable. How is this going to happen when government keeps giving up our prime ag lands to developers who are only here to sell $600K homes? The Ewa Plains is a good example of giving up our prime ag lands. The farmers don't have to water as much due to an underground spring, just wondering if anyone in government knows that? Secondly, if developers weren't so greedy and have more home in the $100K range, more of the RESIDENTS in the islands would be able to afford their homes instead of renting from someone from the US mainland or Orient who is using these homes as investment properties.
898.	Encourage local businesses ,that tend to keep there capital reinvested locally .instead of large companys that there stuckholders are foreigners and all the profit the make is taken out of our state .
899.	Reasonably run home rentals (short term also) provide lots of jobs we really depend upon. We need to have good ag controls as well.
900.	Government needs to protect the environment and its people and not over use what is here now so that future generations can continue to exist here. Government must level the playing for residents to maintain simple lifestyles over exploiting every inch of Oahu.
901.	The "General Plan" can't serve us now or in the future unless we are willing to update it constantly. It needs to be a fluid plan that is constantly integrated in the city's changing realities.
902.	A fair permitting program for short term rentals of all kinds needs to be made available. Only allowing a few to have permits is discriminatory in bad way. A permitting avenue needs to be given.
903.	Try expanding and refocusing on the (IT) technology industry sector. The Hawaiian Islands are strategically located on the Pacific Ocean and should be a gateway for IT development to/from Asia Pacific and USA.
904.	Lower taxes for all, smaller, less costly, more efficient government, business friendly, expand UH and make it world-class, cut gov't programs and put more money into infrastructure, localize public school districts like the mainland, ship homeless people back to where they flew in from.
905.	The City needs to think about expenses before building government properties, the cost to maintaining a building must be thought of.
906.	Allow more TVU's since the internet we need to encourage tourism not discourage.
907.	Publicize this survey and allow more time (until mid-Aug.). Have more public informational meetings. Gather more community input.

17. Please feel free to share any additional comments about Honolulu's General Plan

908.	STOP developing prime agricultural land and rural areas! Create more density in town so people can live and work there without having to commute. The rail is not necessary, fix the infrastructure, and enhance bus services. If there was more development in town, prices would be more affordable.
909.	The survey should be open longer. Too many people don't know to take it. Also, the neighborhood boards and community groups should be provided the opportunity to participate. Relying only on web based public involvement does not provide all groups the opportunity to participate. Remember, environmental justice!
910.	As Hawaii has some of the best weather in the world, the General Plan could address the improvement and expansion of its pedestrian and bicycle circulation within urban areas as well as provide connection to adjacent communities. Additionally, the General Plan could address the improvement of Oahu's parks, open-space and greenways, increasing their usage and allocating them as an asset in strategies for economic/community development.
911.	Make cuts in government and stop taxing us to death!
912.	Liveable communities where people can safely walk, bike, or roll should be considered. The economic and health benefits to the entire population can be huge and should not be overlooked.
913.	I didn't know about this web survey until I read about it on Civil Beat. You should do more to let people know they can participate this way, instead of having to go to long meetings. Show people how to share this survey as a link on Facebook etc Most don't read the paper and won't come to your public meetings. Kanu Hawaii and other orgs should be encouraged to share this link.
914.	Is that it? Is this slot the only place the public can make comments? It appears that you web site does not have a more open forum for the public to post comments on. If so I will re-post the following there, and am also sending it to your email. My comments come in 2 parts: analysis of your survey; and comments to your first planning meeting. notes on survey: This is a very poor survey, totally useless and can only generate vague results you can twist any way you choose.. The answer choices offered are very limited and show a bias on your part. You are trying to steer results in your direction. This should be much more open. It is easier for you to have surveymonkey tabulate limited choices, but open-ended questions with fill in the blank answers, would be more honest and revealing of true feelings. E.g. Question #2 It is disgraceful you are mixing the homeless issue with need for future housing for our general population. And of course we want to improve quality of life, meaningless choice. Environmental protection is overly-vague, everyone wants to protect the environment, meaningless choice. Question #3 requires way too much interpretation and knowledge to produce meaningful answer. Especially repugnant is question 4 which lumps most of the island, PUC, Ewa and Central into one category for future growth. This completely avoids the real question which is, where in those 3 areas should the actual growth go? That should be the major focus of the General Plan yet you don't address it. Question #5 Another pointless question, of course we want sustainability. Question #6 another no-brainer Question #7 What do you mean â€œlike Ko â€˜Olinaâ€ ? Do you mean Ko â€˜Olina, or do you mean another Ko â€˜Olina in addition to the Ko â€˜Olina we are already getting? and how about adding a choice regarding preserving what is left of our natural environment to give tourists some reason to come back here? Question #8 I added â€œprevent further urbanization of fertile soilsâ€ which is the tough effective approach you are cowering away from. Question #9 is phrased in a way that suggests we really don't need that extra ag land so let's do away with it. Very biased. Question #10 is the worst bunch of choices yet, really disappointing that

17. Please feel free to share any additional comments about Honolulu's General Plan

this is all you can come up with. If this is the direction you are going there is no hope whatsoever. Question #11 Your choices keep getting worse and worse. The first 3 choices are either unrealistic, beyond our control or handing over carte blanche to the private developers to do anything they please. Question #12 Finally a reasonable range of choices, except you forgot to mention our economic engine, tourism, which is going to need protection, enhancement, and yes, even expansion, hopefully to the outer islands. Question #13 Of course they will always be â€œmajor componentsâ€ and the number of response you get that are other than â€œstrongly agreeâ€ will demonstrate the level of a) inadequacy of your wording and b) ignorance of the respondents. What you are really trying to get at is what level should this dependence be at. my comments at your 7/7 meetings Honolulu: No Plan Yet Dennis Callan, callan@hawaii.rr.com, 1011 Prospect St., #702, Honolulu. Hi 96822 phone 528-4411 Our lack of an effective urban plan is Hawaii's most overlooked problem and one that our politicians have not begun to come to grips with. Three big issues are inter-related with this: our housing crisis, the transportation problem, and our failure to conserve agricultural lands and green open vistas so important to our tourism economy. Unfortunately there is very little public recognition of the real problem, the lack of a plan, resulting in continued suburban sprawl, astronomical housing costs, increasing traffic congestion and destruction of ag land. Without a basic understanding of the consequences of No Plan, it is impossible to develop solutions. I am delighted to see this process beginning now and am pleased to contribute my perspective. As a world-traveler who has been to Europe 50 times and seen a great deal of the Mainland and Asia, I know how the civilized world houses its people and I have sketched out a solution for our problem but it is probably politically incorrect because it calls for massive reconstruction of the urban core with high rise, high-density, well-planned communities! This could be done right, but would take courage and would inconvenience many people in the short run, so it will probably never happen, but what is the alternative? More housing on ag lands? Horrible traffic congestion? Three generations stuck under one roof? A cramped studio apartment in the garage? This will happen with continuation of our current lack of effective planning where we are just drifting along at the whim of developers. For example the overall thrust of the previous plan, a Second City, has to be considered a complete failure. It is it not a â€œcityâ€ , and worse yet, we have not even built our â€œfirst cityâ€ , which is really what I am proposing we do now. The most likely scenario with our current lack of effective, good planning is more suburban sprawl which is the worst alternative, even when it is marketed as walkable communities where you can farm in your back yard. But that is where the money talks. Developers, big landowners and banks have made a killing out there, far from town at our expense. It should not be allowed to continue. In the ideal world, we would build a city -- a truly beautiful and functional city, unlike the disorganized situation we have today. Honolulu has the potential for greatness, but we are not heading there with our current direction. The towers going up in Kakaako are a start, but they are too expensive and not part of a comprehensive city-wide plan. Where is our leaders' plan for Oahu's future development? What profound insights have our recent mayors ever expressed about our direction -- or any of our other politicians? This is particularly a city issue in which the City Council is responsible to develop policies, but they have done nothing about it for decades. The media has also completely failed to cover it. We are victims of a lassez faire system that puts private enterprise in control of our collective fate. The billion-dollar marketplace is determining policy for us, but for their benefit. As long as unfettered free enterprise continues with this control, things will only get worse. Tragically, the one major city government effort regarding future planning, the rail system, is

completely off-target from what we should be doing, and is going to distract us from real solutions. We are a small community that can only pay for one big project at a time, so if we build the rail, our focus for the next 10 years will be on nothing else, leaving the younger generation out in the cold. A BETTER PLAN: (over) Honolulu can become a true world-class city, with housing in town that is affordable and attractive, near jobs, recreation and shopping, where people could get to work by walking, bicycling, bus service, or elevator. Creation of this new skyscraper city would require coordinated planning and construction of large high rise housing complexes. The best way to deal with high prices is to tremendously increase the supply and perhaps put some controls on pricing. Our rural areas will be protected and transportation will become much more efficient. I'm talking about the area from Kapahulu through Kalihi, below the freeway. I'm proposing construction of super-blocks, with very tall towers, natural ventilation, covered parking and roadways to minimize noise, green parks between the towers -- in short, a new city with urban amenities near every corner. This can happen here. I've recently returned from Hong Kong, Bangkok, Hanoi, Seoul and Shanghai and have seen how their model could be altered to fit this scheme, with apartments up to 70-stories. We do not need to become as dense as these mega-cities, but can learn important lessons from their positive and negative experiences. This would require some new thinking and learning from many other successful cities of the world. The Ala Wai golf course would be the perfect place to begin. It presents a golden opportunity for three obvious reasons: location, size and government ownership. We could develop middle-class housing here affordable to the workers of Waikiki, who could then walk to work or take a short shuttle. It could become a perfect New Town with urban amenities making a great place to live. The site is about 150 acres in size, or Â¼ square mile, or 60 hectares (.6 square kilometers). It covers the equivalent area of half of Waikiki, equal to14 blocks long by 3 blocks wide, 45 square blocks. At high density it would be possible to build about 7-10,000 condo units on this land without crowding. By comparison, Shanghai downtown housing density averages 40,000 persons per square kilometer, equivalent to 24,000 people on the Ala Wai site. If it were built at density levels of Manhattan it would house 15,000 people. We know Waikiki is already thriving with that kind of residential density of 25,000 persons per square mile, plus that many tourists. Exact densities desirable can be debated. This would create a major supply of new, affordable housing that could be designed in such a way to provide a high-quality urban life style, close to work with many conveniences in walking distance. Cities require urban density for critical mass that will support services which residents want nearby, such as shops, cafÃ©s, schools and job sites, all at walking distance or a short ride by shuttle, bus or bicycle. The few golfers can be relocated. Once the Ala Wai new town is constructed it can serve as a model for similar densification in the rest of the urban core defined above to provide efficient and livable housing. This might sound far-fetched, even outrageous to some, but this is the way the world is developing now. Just look at what is happening in Asia and you will see this is the future. It has already happened with class next door in Waikiki. However, to accomplish this would require our government to play a very active role. Eventually, property would have to be condemned â€“ a lot of property. There is no other way around it, because private enterprise just cannot work on this large, coordinated scale. We would be justified in the use of inverse domain for this public purpose, especially considering we are in an emergency situation. Current property owners and occupants should be given first priority to move into the new housing at current prices. There will be a tremendous increase in value of this prime urban land, which can be shared to some degree with current owners and users, and shared with the community at large â€“ especially those

	young folks in need of housing. Most of our current urban housing in this zone is an inefficient, outdated use of land. Before it is knocked down, some new housing complexes should be built, such as on the Ala Wai golf course, on some currently underutilized parcel, so that evictees will have a much nicer place to move directly into. We can develop Honolulu into a great city with affordable, comfortable housing located in enjoyable neighborhoods, close to work while preserving the rural environment.
915.	Without top-notch public education, there is little hope of attracting clean industries that can provide good paying jobs, which in turn drive all the other quality of life issues, which are affordability dependent. One must keep in mind that all real money is created by the private workforce, and it is this money that enables infrastructure improvements, ag land preservation, etc., etc
916.	This is a tremendously difficult task and there are strong political and economic drivers for development. Kakaako (HCDA) was setup to provide affordable housing and has not done its job because housing is built for speculative, off-shore, up-scale buyers; local salaries are not liveable and the result is tremendous homelessness and over-crowding. Neither of these are within the City's control but policies need to be set so that what we have is not further degraded by Kyo-ya (along Waikiki's beachfront) and concentrate future visitor units in KoOlina. Thank you for this opportunity. Many of the pages should have allowed for more selections of priority or have an "all of the above" feature but I realize how that precludes the type of broad-based prioritization input you are seeking. I am a professional planner.
917.	There should be a more serious effort to improve the protection and security of critical infrastructure and key resources so that they can be safe from tampering, vandalism, acts of terrorism, etc.
918.	The General Plan should encourage and promote comprehensive, coordinated planning, design, and construction, especially as a way to conserve tax dollars. Preserving, improving, and efficiently using existing infrastructure is key to cost savings. Our water system (both waste water and drinking water) is especially in need of re-investment and would ultimately reduce our long-term costs. Addressing the reality of climate change is an important long-term consideration, and should be a consideration in how we reinvest and grow. In other words, it's not a choice between a.) addressing climate change, b.) addressing economic growth, or c.) addressing housing. We need to address economic growth and housing, and climate change has to be considered in how we address them. Planners and designers need to be encouraged to reorient their thinking away from automobile-centric transportation. The 6-cylinder single-occupant vehicle is not a sustainable option. Transportation can help the island achieve its goals regarding the environment, public health, affordable housing, and economic development or transportation can be a barrier to the achievement of those goals. The General Plan needs to present a vision for transportation that is internally-consistent with its goals in these other areas. Thank you for the opportunity to comment.
919.	Stop Ho'opili! Preserve the agricultural land that Aloun Farms and the surrounding farms sit on. It just may be the best farmland in the world!
920.	The failure to approach the General Plan in terms of tradeoffs (i.e., one can't have it all and so given limited resources how does one prioritize choices) is, I think, a major flaw. Unless that is corrected, the plan will not be as helpful a guide as it could/needs to be.
921.	Clearly Hawaii will continue to be America's vacation destination of choice for many generations. The Waikiki-only accommodation option is short-sighted. Families want to be under one roof. An reasonable level of regulated B&Bs and TVUs will help guarantee Oahu's success in the tourism industry.

17. Please feel free to share any additional comments about Honolulu's General Plan

922.	I thought the questions were very bias towards high density, rail motives. There should be a much better groups of questions that give a better balance of economic, infrastructure and educational problems. Really is that the best we can get from you?
923.	Quit supporting those folks who are able to work but refuse--preferring to live on the take.
924.	Vacation rentals are greatly needed to protect homeowners struggling to keep their homes. Increase b&b's and private home rentals allow us to afford to remain in our homes
925.	After all the work in putting this plan together, I would like to think the finished product would actually be a paramount consideration when proposals that affect Oahu's future are brought before the City Council or put forth by the mayor's office. If a proposal doesn't mesh with the stated goals of the plan, then it should be stopped in its tracks.
926.	Visitors should be able to stay in B&Bs all over the island. It is absolutely necessary to issue more permits.
927.	Before you put any more housing, resorts or any other expantion projects in Waianae, Makaha, there NEEDS TO BE ANOTHER ACCESS ROAD!
928.	Give the visitor industry and the military complex the attention they deserve, but find ways to make Hawaii more business friendly and more diverse. Improve the infra-structure. Seek ways to lower the cost of living in Hawaii.
929.	We need to develop and expand kapolei to alleviate traffic and to better the economy!
930.	I think it is very beneficial for our local economy to allow regulated vacation rentals.
931.	There needs to be more permitting for Bed & Breakfasts and TVUs for Oahu.
932.	I believe that the tourist industry must remain an important element of our economy. There is a significant target market to which we are not responsive by not having a well regulated bed and breakfast industry. There is no destination I know of in the tourist industry which does not have a b & b element. A reasonable b & b bill was voted down by the City Council last year. Much of the logic for those who voted against the bill is based upon misinformation as follows: 1. B & Bs will take business away from hotels. This is positively false. The people who stay in B & Bs are people who search out that type of venue. They will find another destination rather than stay in a hotel. 2. The City and County cannot provide the supervision needed to monitor B & Bs. The truth is that the monitoring of B & Bs is accomplished by the people most affected by any bad behavior by guests - THE RESIDENT OWNERS. 3. Having B & Bs in a neighborhood changes the character of the neighborhood. This is absolutely false. Having B & B guests is no different than the owner having guests. Also, B & B guests contribute significntly to the economy in the area they visit.
933.	Tourisim will remain the most important component i Oahu economics. Encouraging new experience variations for visitors is needed to attract returning visitors. Its not all in Waikiki
934.	Tourism is our bread and butter. we should continue to enhance every aspect of it. it employs people.
935.	Think Business Friendly and Money will work it self out!
936.	Vacation rentals provide jobs, income for tax money, visitors to island who cannot put 8 people in a hotel room or cannot afford 4 hotel rooms!
937.	There needs to be more permitting for B&Bs and TVUs for accommodations outside of Waikiki. Many visitors do not want to stay in town and enjoy a quite area. They also bring in state tax and business to our local stores.
938.	Vacation rentals are an economic plus.
939.	Tourism is key to our economy. Vacation Rentals help diversify tourism and support local businesses.

17. Please feel free to share any additional comments about Honolulu's General Plan

940.	the gov't should allow the residents to vacation rent to give the vistors an opportunity to feel the aloha in the comunities all over the islands. staying in a residence like being at your own home.
941.	Hawaii, with its natural beauty, is & will be heavily depended upon tourism for its economic survival. The General Plan should focus on the development but at the same time, not over development of the industry. The goal is to strike a balance between the two.
942.	Please come to East Oahu. We want to have a say and share our thougths as a community. Please change the boundary of Kahala to be included in the East Honolulu Sustainable Communities Plan as we are connected via Kalanianiole Hwy and what happens in Portlock and Hawaii Kai will impact Kahala. What happens in Kahala impacts us. They should not be part of the PU Center. It is a scary thought to say the least. Nuf said. Cheers and mahalo.
943.	Oahu needs more permitting for B and Bs and TVUs. They are important for local businesses and to fill a need that many travellers coming to Hawaii have.
944.	Open up B&B licensing. It provides clean use and good tax revenue and does not detract from the hotel industry
945.	We have to increase tourism dollars to Hawaii. I think bed and breakfasts are an important part of that.
946.	Residential property should not be used for short term vacation rental occupancy.
947.	TVU s and bed and breakfast provide a great way to keep money in the local economy and provides work for locals and does not send the money out of state to the owners of big hotels
948.	Protect Oahu from Monsanto and support organic farmers , small business and vacation rentals.
949.	We support the legislation of Permitting B&B's and/or vacation rentals in order to improve our tourist market. Many US Mainland tourists prefer to stay in B&B's or private homes vs hotels, condo's in Waikiki or other resort areas. Let them experience Hawaii like residents do. If you permit it, they will come.
950.	Allow permits for Bed and Breakfast accommodations to help reduce new hotel expansion.
951.	Oahu needs more TVU's and B&B that are permitted. Not all visitors want to stay in Honolulu. More alternative visitor accommodations needed such as Motels or Ins. Homeless issues need to be addressed as you can see our people living on the streets in Honolulu.
952.	I believe the plan should include the development of safe cycle paths throughout Oahu as well as more outdoor activities for its residents and visitors. I fully support the licensing of B&Bs. It is another way to support the local economy, market the island's core values and increase household income. I don't see a downside to licensing B&Bs; it would provide revenue for the City and allow B&Bs to be supervised. Who is making all the fuss about an issue that is so minor in the context of today's economic crisis? Is the hotel industry behind this or just a handful or resentful residents? Setting guidelines through licensing would provide a means to address the real concerns about B&Bs such as noise levels or parking.
953.	It's great that you are asking for public input and giving the public a sense of what issues you will be focusing on for the future of O'ahu.
954.	We need to allow vacation rentals and B and B's to flourish without harassment from the KIK and SON who are violating the constitutional right to use our property. Short term rentals don't ruin neighborhoods, they preserve them as they are. Shor term residents should have to follow same curfews as long term residents.
955.	Please consider the existing plans, such as the Koolaupoko Sustainability plan, and avoid reinventing the wheel as to the proper delineation between business and residential needs and interests.

17. Please feel free to share any additional comments about Honolulu's General Plan

956.	As evidenced in other U.S. Mainland resort destinations, updated Bed & Breakfast licensing is mandatory to attract and provide ALL visitors with choices in their accommodations. B&B's are also critical to local residential useage to accommodate family visitations.
957.	Vacation rentals should be permited!
958.	Permitting should be available for bed and breakfast and vacation rentals.
959.	Eva development should be vertical (high rise) and preserve the farm land around it.
960.	Not all tourists want to be restricted to Waikiki. Many prefer to vacation at condos, beach houses and Bed & Breakfast establishments. Also, property owners should have their private property rights protected, along with their right to earn an honest living by taking in tourist renters. The war in Kailua to stamp out TVU's and B&B's is counter-productive and wrong. Also, no more land should be given to Native Hawaiians for homesteading. These individuals should assimilate into the Hawaiian/United States culture of today, despite their grief over what happened a hundred years ago to Queen Liliuokalani.
961.	B&Bs/TVUs are an important part of our economy and they need to be permitted. Too much of taxpayers' money is being used on an issue that should of been resolved years ago with rules and permitting.
962.	The entire island, especially coastal areas, have become tourist destinations. I believe there should be more legal B&B's and TVU's to serve the visitors
963.	There is a strong desire from visitors for additional B&B and TVU rentals. We need to license and regulate more visitor rentals.
964.	Homelessness is an impediment to the visitor industry and qualified residents use of public facilities. It will be a drag on the economy and needs to be a first order of business. Food security, and energy security are next priorities. Regulated B&Bs provide one of the most sustainable ways of diversifying our visitor industry without significant impact on services or environment. It is often the first choice for visitors wanting a cultural experience, and needs to be codified to meet that end.
965.	There should be a thriving B&B industry here on Oahu - we're an international destination WITHOUT allowing visitors to stay at B&Bs legally. Shame on us.
966.	Hawaii should be promoting the development of clean industries including finance, business, medicine, advertising etc.
967.	Honolulu continues to be a difficult State for business to thrive due to heavy taxation, restrictive regulations, very little incentives to take business risks. Attitude change. Growing aging population continue to have difficulty retaining "talent" in the islands. Housing huge problem and has been exasperated in the last few years by outside investors buying homes not for residents for illegal vacation rentals in residential zoned areas which truly cause a domino effect in our communities when it comes to housing. My employees have had more difficulty finding affordable rentals because there is less inventory available to residents as more and more properties are converted to transient housing...why do property owners get to have 30 day window to rotate visitors in and out of a home is a residential neighborhood. Impact destructive to communities. Residents are the taxpayers we have bought homes in neighborhoods because the expectation was they were community and residential areas..not areas for short term vacation renters to party, ignore speed requirements, impact noise have strangers around our homes. Must be stopped. There are over 4800 vacation rentals advertised on Oahu in residential neighborhoods that are not zoned for this type of activity. Residents have limited recourse to the City to have it stopped. Why? It is illegal. Needs of residents and taxpayers should prevail over individual property owners doing the wrong thing

	and trying to make money on homes illegally. I wonder how many people in the City live in a neighborhood with ongoing and numerous vacation rentals...it destroys a community.
968.	We need to downsize government jobs and unions, and encourage more small businesses. Small pockets of housing are needed in the country areas of the island.
969.	It needs to include reasonable regulation of B&B's and TVU's
970.	Allow for more transient vacation options island wide. In our unique & beautiful setting - tourism will ALWAYS be a driving economic factor.
971.	We need to encourage those on welfare/section 8 to support themselves and ween the public of govermental support. It is to easy to live off of the government and becomes a habit.
972.	encourage the dispersion of visitor impact by allowing vacation rentals in residential zones.
973.	our islands are far and away more beautiful than 75% of the rest of the planet and must be saved and shared.
974.	Must provide for permitting of B&B's and TVU's..... Mahalo Nui Loa
975.	There needs to be more permitting for B&Bs and TVUs, not more hotels {big or small}.
976.	More property tax for second home owners that are out of state owners. Grandfathered less home owners tax for residents that have resided for more than 10 years or more in their homes.
977.	Stop Bed and Breakfasts!
978.	NO ILLEGAL VACATION RENTALS!!!
979.	I frequently vacation to Hawaii and absolutely love the natural land, culture and people. I do not desire a Hawaii full of resorts and more government control, we have enough of that in California where I live and look how its doing now in the bad economy, not so good. Anyways, I am againstdevelopment of any part of hawaii...it will take the reason people love Hawaii and love living in Hawaii away, it will drive away the majority and only attract a rich few minority...it will lose what makes Hawaii so special and unique. You increase building, you take away the natural state of Hawaii and its culture by having more visitors than natives. That is all I have to say.
980.	You tried, but the survey questions are a bit loaded. Investment wants land to develop real estate for people who might want to live here. We need to retain and support the local life over the aims of profit. Go slow! Very slow.
981.	Preserving rural areas will always be challenging, but we must continue to meet the challenge. Once it's built on or paved over, it will never come back.
982.	Oahu's housing problems would be alleviated by encouraging or requiring the military to provide additional housing on the Oahu bases, thus leaving civilian housing and rentals for our civilian population. This would open up a lot of housing for our residents. There is too much military living off base in our civilian housing. I would like to see licensing reopen for bed and breakfasts and vacation rentals. Oahu could make good use the tax money they generate. Tax them at the hotel rate and rid the island of those that do not collect and pay taxes by regulating and licensing. I do not want to see large scale hotel development on the north shore or within the Koolauloa district. I believe smaller boutique hotels, B&Bs, vacation rentals and possibly agricultural-related TVUs are the best solution for the increasing visitor demand for rural accommodations.
983.	We should become a bicycle-friendly city to make us more economically stable, healthy and attract tourist dollars related to this activity.
984.	Sustainability, controlled / smart and slow development practices, self-sufficiency, clean energy, locally grown products and produce, respect for Hawaiian culture and lifestyle and

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	ALOHA 'AINA should be at the core of the plan. The truth is that the world is running out of oil and Hawai'i needs to prepare for this NOW. Plus this growth for growth's sake mindset has been proven to be the demise of our planet. Let Hawai'i be a model for the rest of the world for furture living that is healthy and in balance with the natural environment and our LIMITED resources... not a follower when it might be too late.
985.	Keep the Country Country ... Urban core NEEDS the rural escape
986.	Improved education, self reliance and a plan to care for our aging population are the critical factors to address for the future success of the residents of this island.
987.	There was no specification to where the mini-hotels (250 units) and B&B's would be located. This type of accomodation is appropriate in resort zoned areas however not in residential areas. The lack of specification makes these questions inconclusive and are not appropriate for use in making future decisions for the general plan.
988.	Very important to maintain open space, making possible future agricultural development. Far better and inexpensive public transportation would make life on Oahu far more tenable for all.
989.	Non-legal vacation rentals in neighborhoods are destroying the social fabric of our communities and need to be stopped.
990.	keep development in the urban core as much as possible.
991.	Incorporating sustainability and climate change into the General plan is key to Oahu's, and the State of Hawai'i''s future.
992.	Keep rural areas rural and in Ag. No more development outside of the urban core and west Oahu.
993.	There needs to be a hard look @ resource carrying capacity within districts to determine 'allowable' population increases in the future..not just allow % increases forever.
994.	less emphasis on visitors and their needs; more emphasis on local population sustainability in food and shelter
995.	Preserve our residential neighborhoods. This enables a portion of the quality of life we need. Guard against any encroachment from B&Bs, Vacation Rentals, Businesses, or other disruptions.
996.	Get rid of the illegal B&Bs.
997.	Keep all hotels in Waikiki/Honolulu. Eliminate B&Bs. Keep the Country Country !!!!
998.	Enforce existing laws to eliminate illegal vacation rentals, and the homeless/housing issues will be resolved immediately.
999.	The question regarding B&B's is misleading because it does not mention which zoning they would be located. Visitor accommodations are acceptable in resort zoning or maybe commercial, but not in residential zoning.
1000.	If you create an environment friendly to businesses and get rid of the union cronies, Hawaii can become a gateway for Asian countries into the USA business market. Our dependence on tourism and federal handouts will never create the revenue needed to modernize Hawaii. Modernization does not require or guarantee the loss of the distinct culture of Hawaii or the aloha spirit.
1001.	The future shape of the city is priority one: tall, dense housing in exciting, attractive, mixed-use, pedestrian and bicycle friendly neighborhoods such as Iwilei, Moiliili, Kalihi, McCully to change people's desire for single family homes. NO MORE SUBURBAN SPRAWL. Greater food self-sufficiency is vital. Investment in education so we become a global leader in alternative energy, tropical farming, deep ocean fish farming, sea level rise adaptation practices. No

	more development on the North Shore or Windward side. Save Hoâ€˜opili. Kill Koa Ridge. Build a sensible efficient attractive mass transit system - preferably Bus Rapid Transit or the O-Bahn system from Adelaide.
1002.	Hawai`i has many wonderful plans and studies, most of then shelved and gathering dust. A case in point: look at the very first section of our present General Plan re Population objectives and policies. Controlling growth, balancing in- and outmigration, distributing immigrants, a desirable rate of physical development, encouraging family planning, City and County publicizing the desire to limit population growth. I certainly have seen none of these implemented. Every planner should be forced to read The Maximillion Report, The Lands of Hawai`i - Their Use and Misuse, and Land and Power in Hawai`i (for starters). Maybe also the one page "Postage Stamps" by Sam Kaai (excerpted from his Does Mo`o Live Here Anymore?). Alas, is it too late?
1003.	Sustain the Hawai'i lifestyle and Keep the Country - Country!!!!!!!!!!!!!!!!!!
1004.	More business opportunities and tax breaks for tech companies and less income tax
1005.	Our needs will change as environment and economic situation changes. I think the plan needs to be flexible enough to embrace change as it comes and not to be so stringent. Our people need to learn how to be self sustaining when all around them is changing. Thank you for giving us a voice I hope it makes a difference. Mahalo
1006.	Protecting farmland is extremely important.
1007.	I support the creation of additional housing in the Koolau Loa area.
1008.	We need more affordable housing options.
1009.	No new development from Kahalu'u to Haleiwa.
1010.	allow expansion where it can help the well-being of communities and the overall future health of the island. the controlled growth of envision laie is a much-needed development that will benefit the future of the island. The country will still be country but components of the plan will simultaneously allow economic growth needed on the island.
1011.	Controlled growth of areas outside of Honolulu will be vital to keep communities both sustainable and viable in the future. As a chemist, I feel strongly that diversification of the economy is a huge priority that our have huge benefits for the state.
1012.	North Shore resident numbers are smaller than primary urban centers and because of that we residents feel our voices are given less attention. We have a great need for more housing options as well as the possibility of a hotel that would increase employment.
1013.	Un-nuanced questions here can lead to un-nuanced conclusions. Please beware.
1014.	Oahu will never be a thriving, vibrant, consistent econy until it becomes less of a welfare state, becomes less repressive toward business, and less reliant on two industries (tourism and defense). We need to identify other comparative advantages and then open ourselves up for the private sector to build on them. The status quo mentality of punishing the private sector, expansion of government spending and tax burdens is self-defeating in the long run.
1015.	The North shore comunities need more housing.
1016.	It is my sincere hope that the plan will guide Oahu in a direction that will allow my children to find employment, raise families, eventually buy homes, all the while enjoying the natural areas and public trust resources that Hawaii has to offer.
1017.	Island wide light rail would be nice. Efforts to decrease dependence on personal automobiles would be very appropriate here.
1018.	Thank you for your allowing us to provide input -- I think we really need to cut down on all of the red tape that makes things take so long (and increases costs). We are way too restrictive

	and resident/business unfriendly as a state. We need to revitalize the ALOHA spirit in working together (WIN-WIN), not just protecting our turf and our regulations.
1019.	Thank you for asking for input. There are great models on sustainable communities under the Living Village initiative or European Union. There are great ideas for housing, agriculture and education. There is not much marketing of Oahu in Europe. This could be a good revenue stream.
1020.	There has been a university in my community for almost 60 years. I feel that the General Plan should allow it to expand as it helps to train future leaders in many international countries. Hence, the rebuilding of the small hotel to train students in the hotel industry and housing for students, faculty, and staff on the university and PCC is vital to keep it viable.
1021.	There needs to be an efficient process to evaluate and approve developments and economic opportunities. There seems to be a divisive and defensive approach which causes a lot of polarization on issues. No one wants the beauty of Oahu to be destroyed but improvements need to be made in infrastructure and support services that allow quality development to take place without all the red tape and delays.
1022.	More local control of land use decisions. Reduce permiting red tape. Urban bureaucrats don't understand country feelings.
1023.	Unfortunately, relying on tourism and federal monies is all we have with current policies and regulations that strangle small business owners and any kind of new development. However, tourism and federal monies are a shaky economic base. You must promote some kind of new development that is tourism based.
1024.	Need more affordable housing
1025.	I think the Ko'olau Loa area must preserve its country charm. Development of the Malaekahana area will rob the area of its country charm and the natural beauty. Tourism is also not a viable source for a healthy economy. It would be in the best interest of the host culture (na kanaka) if the City developed an agricultural economy with diverse crops for export and local consumption. I absolutely DO NOT support any more development.
1026.	I would like to see more availability of resources moved to other areas of the island.
1027.	Now is the time to update the general plan with policies, programs, services and opportunities to benefit all Oahu residents. Mahalo
1028.	Expand Kam Hwy around the island and build a Costco or Target on the North Shore.
1029.	Kahuku area desperately needs upgrading. Houses are falling apart, cost of living is high, standard of living is low and families are stacked on top of each other. We're losing "locals" in the country.
1030.	Please allow Envision Laie to progress, so that people in Laie will be self sustainable and continue to provide jobs and housing for its people and allow the government to focus on other areas that are not.
1031.	Clean energy should be paramount. There are so many ways to generate electricity on this island, there is really no excuse for not using them.
1032.	Please provide more flexibility for local communities to address their own needs with regard to housing, sustainability, jobs, etc.
1033.	The General Plan should definitely support developments like Ho'opili in Ewa/East Kapolei and the proposed Envision Laie controlled growth program proposed for the Koolauloa area.
1034.	It's a challenge to keep everyone happy...we look to your leadership. It's not about my generation but my children's future...will they have one? Only time will tell. In the mean time,

	one child loves the Mainland and has no desire to return, the other wants to return after finishing College to make her life in Hawaii Nei.
1035.	The current plan has focused mostly on where the population masses are and the remote, less dense areas also need attention to deteriorating infrastructure, pent-up housing demands because of the lack of affordable housing and allowing each community to be as sustainable as possible to minimize traffic congestion because of commuting, etc.
1036.	It would be ideal for a hotel for families, friends and business associates to stay at that is near the Polynesian Cultural Center, BYU-Hawaii and the Laie Hawaii Temple.
1037.	On the east side of the island, motels where visitors could stay
1038.	As population will only continute to increase, the General Plans should focus on smart growth and not be restrictive. Restricting housing and urban development will only continue to put the cost of housing out of reach for most. Having a reliable and predictable system in place helps keep costs contained. One thing the state ought to consider is doing away with the archaic Land Use Commission and leave zoning to the counties to decide.
1039.	Improvement to drainage system in Laie needs to be done BEFORE more development moves in. Kamehameha Hwy needs to be improved/widened on North Shore to support increase in traffic and bikes to be safer.
1040.	The general plan was one of the great legacies of the Ariyoshi administration. One of its strong points is the careful and complementarty descriptions of the various regions of the island so that the entire island over time does not become developed by the otherwise inevitable urban creep. developers, by defintion are in business to develop, and if not held in check, will, in a piecemeal fashion, destroy all of what remains of our sense of place. Developers, by nature do not care about sustainability, except as it pertains to sustaining growth and construction. development, by definition is not sustainable in a context of fixed acreage and resources. For this reason, we must continue to see that the general plan provides oversight and as check and balance system which protects our quality of life and oversees prudent development. with regard to my own reegion (Kooplauloa), the regional plan has long recommended using ahupuaa boundary lines as a way of protecting the rural nature of this side of the island and protecting natural green buffer zones between townships/villages. there is great wisdom in maintaining this practice. If development is allowed to trample on this principle, there will be little left for visitors to see on this island and they will simply decided to visit the outer islands instead. this will hurt our current oahu-based visitor industry entities (Ko Olina, PCC, Sea Life park, Waikiki hotels, etc. The Koolauloa and North Shore regions also contain the primary backyard playgrounds for local residents. who hasn't spent weekends out here? I like the design of the general plan because it defines the primary areas of development while preserving our backyard playgrounds. Who can afford to travel interisland just to enjoy a weekend away from the hustle and bustle and congestion of the South Side?
1041.	Please bring affordable housing to the Laie area so that my family can live together in this special land together forever. Aloha!
1042.	It is wrong that you support Envision Laie your govt leaders are corrupt they do not represent the majority of the population. the most important thing is the people
1043.	Our community desperately need affordable homes.
1044.	Encourage our educated children to stay in Hawaii by providing more affordable housing and by providing opportunities for higher paying jobs.
1045.	Sea level rise is the biggest challenge and we must start planning for this now!

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1046.	We need to live harmoniously with the land. Less development and more environmental initiative s that restore native plants and support watersheds to remain,in there respective streams and original ahupuaa
1047.	Plan does not address the common person who works and would like to own their own house in an affordable neighborhood out side that set aside coridore.
1048.	Thank you for polling this way.
1049.	bus rapid transit would be cheaper and better in these difficult economic times
1050.	Install a seawater pipe and build a SWAC-air conditioned skyscraper second city targeted at Oahu elderly at Kalaeloa (Barbers Points NAS).
1051.	We need to discourage 'voluntary' homelessness. Use some of the unused agricultural lands to develop homeless communities. It is not fair for residents who work hard to live on Oahu as tax paying, law abiding citizens to have to live among insane people desecrating our public spaces. The smell of urine and human feces is unbearable in many areas of the PUC. Arguments about individual rights when supporting protection of the homeless do not hold water. We need to protect the rights of those who contribute to the sustainability and livability of our island. The creation of good paying jobs and the development and support of education infrastructure to train workers to support local industry is key to our future in light of how quickly the retiree cohort is growing. Oahu should focus on reducing entitlements for low-income families while creating incentives for able bodied people to work for the standard of living of their own choosing. Homeless should not be an option. Homeless should be required to reside at homeless farms until necessary skills for living among their families or in mainstream norms are gained. The General Plan should address possible relocation flights for those who become stranded on Oahu and wish to return to their homelands but can't afford to. Thank you for your time and making this forum available. Aloha A feasablitlity study should be conducted to determine if military bases should be required to house their respective military members on the bases where they serve. Why does the government have to subsidize military members' housing allowing them to rent off-base? Doesn't this scenario artificially raise rents making housing unaffordable for many of Oahu's residents? Does a need exist for the General Plan to address Compact of Free Association (COFA) immigrants?
1052.	The plan was created back when there was a great amount of growth, but other factors such as the agricultural export indusrty (sugar, etc) was still booming. We now rely on other venues, especially more on tourism today. These are still vital, but other venues must be created so dependency can be lessened and strengthened at the same time.
1053.	Honolulu should be as business friendly as possible. Encourage businesses by helping them solve their problems rather than adding more complex legal requirements and unnecessary costs.
1054.	We need to be a self sustaining place and not rely on products from off island. We will starve with a transportation failure.
1055.	TIME TO MAKE SOME CHANGES!
1056.	The General Plan needs a clear vision for Oahu. The vision will determine the obejectives and policies.
1057.	The housing on this side of the island is ridiculous what is available is overpriced or substandard.
1058.	The process to go through for any land use change is so convoluted and protracted that it is creating even more demand for what is currently available, driving prices up, and causing more housing problems for those who cannot afford things already. This mandates, out of necessity, that the youth end up staying at home to live in multi-generational homes, with

	myriad additions (almost all unpermitted), or leaving the island to pursue other opportunities. A smart growth plan that allows for reasonable development should be encouraged.
1059.	Some "agricultural land" is too steep to farm without causing excessive erosion and some that has poor soil. Those areas should be allowed to be developed as well designed residential areas that compliment the surrounding areas
1060.	Population percentages by region are very unrealistic and need to be changed. The areas that have low population allotments are economically depressed and risk becoming a "Pacific Appalachia" based on some quaint notion of preserving them. Communities throughout the island should be able to grow in reasonable ways, and should have more work opportunity. "Strong Control" models like the current plan don't tend to work in a dynamic world, since their assumptions are often inadequate to describe the reality they purport to represent and since conditions change MUCH faster than the plan. The plan needs to be more along the lines of "loose control" and the elements that restrict growth in certain regions need to be done away with. Encouraging growth is fine; restricting growth is not fine and needlessly depresses potential development that could actually be very important to our island in the future. Beyond removing needless restriction, more needs to be done to improve the job base (no matter where that is on the island...) and dramatic improvements in education are key. This goes well beyond K-12; we need to promote the growth of ALL universities on Oahu, since those are just as important to our island's future as the primary and secondary schools. The Plan seems to overlook this very important university component, or to even restrict it in a heavy-handed way as part of enforcing population targets in some areas. That is a deficiency that must be remedied.
1061.	Scrutinize spending and dump that rail transit project. The majority of people who have to commute in our community have to drop the kids at different schools/day care and then continue on to work. The people who don't have to do this live within walking distance or up to 5 miles from their job.
1062.	III.Obj A.2 - follow objective and allow the restoration and building of sea walls and reclamation of land eroded by the ocean.
1063.	We should not be reliant on tourists or the government to sustain Hawaii. We should come up with ways to support our self better.
1064.	we need sustainable growth without destroying the envionment
1065.	We should not be looking to the Federal Government to support us. We need fewer Unions and less restrictions on businesses.
1066.	Survey conflates what's needed in the abstract with what can be done (by someone) and with what can be done through the General Plan process. This is understandable but a source of confusion. More discussion of how Oahu (government, citizenry, economy) can rely on or use the General Plan would be helpful.
1067.	We need to improve our education system and put things in place to bring our Ohana back to Hawaii. We need to have other economical resources besides tourism. Improve the wages and we need to pull together as a Hawaii OHANA to sustaiin our community whether you are white, black, yellow or whatever color or make you may be. We need to work as a team to make our dreams for our children come true. Lets put our differences aside and strive to do only what is best for the future. Can we listen to our younsters voices for they are the future and stand behind them to support and guide them along. Lets not shoot them down but make them florish with their bright ideas instilling the values of their Aina and what is important in life. Mahalo.
1068.	slow development is the fault of building permit delays.

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1069.	Should have been revised years ago; too late already.
1070.	We need to think outside the box and stop getting caught up in bureaucracy, egos and politician personalities. Focus on entrepernership & economic creativity. Small business needs less restrictions.
1071.	Eliminate "feel good" aloha programs and concentrate on technology and industry.
1072.	It is not realistic in certain cases.
1073.	I feel the new rail system should be developed island wide - circle island and the city/county should have accepted the proposal that was made to develop it by private enterprise several years ago.
1074.	Food for thought: While looking back when I was growing up to what I am experiencing now. It is pertinent to have changes that will suite the current economy. Not to over do but what is needed. Perhaps, update the General Plan more often, maybe three to five years from now there will be a need to revamp verses reviewing the General Plan in twenty-five years. Preferably, I would very much like our State and City & County review tax hikes every twenty years!
1075.	Make plans that work for the people who live here and have ownership, stop making it better for those who make mainly profit and can leave or sell to make more profit and hurt the one who own and not looking to profit. Keep Hawaiian Lands in Hawaiian Hands!
1076.	Oahu is already overpopulated. More developement cannot be sustained. Not enough water, sewer, landfills, ect. No new housing developements should be approved. Moratorium on all new developements until island is more self sufficient. (Food, energy)
1077.	People in outlaying areas i.e. Laie need housing and need more opportunity to work close by
1078.	The general plan needs to reflect the needs and desires of the communities. If the Sustainable Communities Planning process is corrupted by the C&C, the communities have no say in their future; case in point, the Koolauloa SCP had Envision Laie inserted into the draft by the C&C, not the Koolauloa community.
1079.	The City of Honolulu has a terrible reputation regarding assistance to new businesses. that needs to change if we are going to strengthen and diversify the local economy.
1080.	Development Plans should not be "conceptual" but detailed regional components of the GP. Otherwise, the GP is "general" and the DP's are "conceptual" Details are needed somewhere in the heirarchy to make the Plan "comprehensive".
1081.	The General Plan mandates protection of O'ahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development and to give consideration to natural features such as slope, flood and erosion hazards. Did someone tell this to the Director of the Department of Permitting and Planning? Director has never met a development project he didn't like or permit. Although we have mass wasting on our ridges and slopes, permits are routinely given for projects that sit precariously above already developed valleys. Mountains are allowed to be blasted with TNT so more houses can fit into development projects. Even though we have laws to protect the public's access to the shoreline, the DPP gives permits to shoreline homeowners to build walls and gates to keep the public out. This has the effect of turning our public beaches into private ones. It allows hotels to build 26 story condotells into our shoreline setback. Who is watching the City and making sure that it is following the General Plan? No one because we have spot zoning going on every day at the DPP. But you knew this already because you only left enough space for people to write one sentence of comments.
1082.	I think if housing needs to be increased, density should be increased to prevent sprawl. Housing areas should include New Urbanism and LEED ND principles so people can walk or

	bike to work, shopping, recreation, and groceries etc. Everyone doesn't need a yard. Safety needs to be addressed as well as housing and building quality. What about an aesthetic standard for buildings - there are many 60's and 70's looking high rises that are eye sores. People commute because they can't afford family housing near decent schools. Good jobs, affordable housing and decent public schools are not in the same vicinity of each other.
1083.	I am a Native Hawaiian and I would like to see more focus on renewable sources energy such as wind and solar. Hawaii is blessed with massive inherent potential in these fields. Responsible development in these industries will lead to more green jobs and less dependency on fossil fuels. We have everything we need to be a model for the world and yet all we can focus on is adding more hotels? The reality is that we have enough hotels and their occupancy is low as it is. People visit Hawaii for the experience and lets face it, the compartmentalized, corporate experience of staying in a Waikiki cookie-cutter hotel is getting old for a lot of people. I am not against tourism and I support bed and break-feast establishments. Tourism is here to stay. But maintaining Hawaii's visitor count should be done by highlighting the intrinsic qualities of Hawaii's culture and environment - not by adding more senseless hotels.
1084.	Sustainability = living, working, learning, and playing in the same community. Urban cores reduce human quality of life and are not sustainable. Keep families in the country.
1085.	To achieve true sustainability, economic development and housing supply must be encouraged in areas besides Oahu's urban cores.
1086.	We need increased and better planning than we have been getting. Visitors no longer want to come to Oahu - too much concrete, We need to build up not out. We need more rental apartments.
1087.	This survey seems to have a slant towards development. We need to move towards more sustainable solutions and continued growth is not the answer.
1088.	Question #3 is worded based on the assumption that the distribution of population should and can be "enforced" by the General Plan. The "stick" approach is one way, please consider that the City and County can provide a "carrot" approach of making the corridor between Kapolei and UH an attractive place for growth to concentrate (barring the limitations placed by global sea rise).
1089.	TOD development (Nodes) should replace the growth directed to Central Oahu to protect Ag land.
1090.	1. Preservation of open space is critical to the future community well-being and long term economy. 2. Promote policies that encourage government efficiencies and productivity.
1091.	The north shore of Oahu is under threat of large scale development and could threaten tourism as a whole. Keep development in town so the "Town and country" doesn't turn into "Town and Town". Changes to the rural country feel will effect visitor enjoyment and increase traffic to a point where the just wont come anymore... and that's not good for anyone.
1092.	Thank you for this effort. I am eager to help.
1093.	The current General Plan has been undermined somewhat by development interests on the North Shore and Ko'olauloa (through the Ko'olauloa Sustainable Communities Plan). If a new General Plan intends to direct tax revenue towards infrastructure necessary to build within the urban core, then residents of Ko'olauloa and the North Shore should be reassured that this area will remain rural. Current proposals for development at Turtle Bay and "Envision Laie" threaten to tear apart the fabric of our communities and fly in the face of sustainability.

17. Please feel free to share any additional comments about Honolulu's General Plan

1094.	We need affordable rentals now. Actually we needed them yesterday. There should be rent control like NYC so greedy landlords are stopped and more affordable housing must be a top priority now.
1095.	It is important to think creatively about our future if we continue to depend on an economic model developed in the 60s i.e. resort development and the military we will continue to perpetuate the same problems we are facing now - we need to develop a planning process that supports an economic base that pays a decent wage and take control of our development future and not just give in to anyone that has the money as current and past administrations have done despite the General Plan. We are injuring our people and our `aina with our shortsightness. We must look at ways to implement and enforce a carrying capacity for the islands not an easy task.
1096.	This is a singular opportunity to pause, review and redefine (now that we are living in the 21st Century and are aware of the extreme fragility of our Hawai'i) the General Plan with the emerging 21st Century Global principles of sustainability. We are so fortunate to be able to embed these values in the Hawai'ian value system which is our cultural heritage and will allow us to express 'Aloha 'Aina" in or own unique General Plan.
1097.	the gov't worries about welfare fraud but does not even consider that there are companies which produce nothing but buy and sell tax credits for alternative, renewable energy, for example, esp if they are "popular"
1098.	Directing growth in Central O'ahu makes no sense given traffic, the proposed route of transit, the need for ag land and the aquifer. Growth must be directed to 'ewa and the PUC.
1099.	Preserving good, not only the best, farmland is extremely important.
1100.	Self sufficiency carrying capacity should be addressed. Buildout population should be addressed.
1101.	Honolulu must admit that not everyone can have a house, and work to provide neighborhoods more optimized to live/work, more vertical and less sprawl. Creating a city on the west side with no resources where everyone must drive for hours to reach work is not a solution except in providing some housing. Let's look to Portland for urban planning and sprawl control, and to Manhattan for life in constrained spaces.
1102.	With climate change and escalating oil prices poised to totally change how we live and our notions of sustainability, it is absolutely CRITICAL that we stop allowing 'growth' for its own sake to dominate our future planning. We must learn to do more with less, to emphasize food security, conservation, reduction of waste, etc. We must get off of the 'consumerist' bent we are on, and steer away from reliance on tourism. Tourism we be a casualty of both escalating oil prices and climate change when we realize how serious both are shortly. Let's get ahead of the curve on this one.
1103.	Please consider the whole island. Please do NOT be Honolulu Centric.
1104.	Rail is needed.
1105.	One of the biggest flaws in the General Plan is that rural areas are governed by urban policies. In other words, much needed managed growth is too dependent on overgrowth in Honolulu and Ewa!
1106.	why no mention of the rail projct in the survey. It will have an enormous negative affect on the island and should be abandned now before it is too late
1107.	Sustainability equals balance or equilibrium. The phrase "sustainable growth" is self contradictory in an island context. The carrying capacity of this island has either been exceeded or will soon be. We are currently faced with: overflowing landfills, sewage spills,

	frequent traffic gridlock and so on. The General Plan must recognize these realities and limit future growth accordingly.
1108.	Oahu's residential communities have been plagued by illegal vacation rentals and B&B lodges operating in residentially zoned areas. These illegal businesses reduce the inventory of long-term housing for local residents and adversely alter the character and social fabric of residential neighborhoods. They take revenue away from properly licensed hotels in properly zoned areas such as Waikiki, and compromise neighborhood security watch programs. These illegal vacation rentals also compromise Hawaii's sexual predator laws and negatively impact neighboring property values.
1109.	Please do not monkey with the General Plan. It's a good plan that preserves the rural areas and urban areas. The Department of Planning and Permitting is already violating the principles and intent of the General Plan by monkeying with the various Sustainable Communities Plan. We do not want the whole island of Oahu to be cemented over. Those who love urban areas should move to the urban areas. We do not want the rural areas turned into a Kaneohe or Waikele. It ruins the island's charm. It also ruins the lure for tourists. I hope this Oahu General Plan is not an excuse to DPP to drastically change the existing plan. Remember we are Hawaii; we are not San Diego or Florida.

QUESTIONNAIRE

Thank you for taking the time to complete this survey by the City and County of Honolulu Department of Planning and Permitting.

This survey is being conducted as part of the City's General Plan Update Project. The findings from this survey will provide valuable insight about issues being considered as part of the City's effort to update the General Plan. The findings will also be used to focus discussion at the first Community Meeting for the project, to be held on Thursday, July 7, 2011.

The survey will be open through September 1, 2011. Complete survey findings will be posted on the City's project website shortly after.

This survey consists of 17 questions, and should take about 10 minutes of your time to complete. Your answers will be completely anonymous.

The "status bar" at the top of the page measures the percentage of the questions completed and indicates your progression through the survey. In order to navigate through this survey, please use the following links:

- Click the "Next" button to continue to the next page.
- Click the "Prev" button to return to the previous page.
- Click the "Exit this Survey" button at the top right corner of the page if you need to exit the survey.
- Click the "Done" button to submit your survey.

If you have any questions, please contact Helber Hastert & Fee, Planners at gp2035@hhf.com or by phone at (808) 545-2055.

Thank you for your participation and interest in this project.

1. What characteristics do you value most about living on O‘ahu? Please select the three characteristics that make O‘ahu unique and/or special for you (check only three).

- [ ] Clear distinction between town and rural areas
- [ ] Opportunities to enjoy surrounding natural areas (mountains, shoreline/beaches, ocean areas)
- [ ] Parks and recreation opportunities
- [ ] Local culture and values
- [ ] Proximity to family
- [ ] Strong sense of community
- [ ] Efficient transportation networks
- [ ] Housing choices
- [ ] Economic opportunities
- [ ] Other (please specify)

2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

- [ ] Traffic and congestion
- [ ] Improving residents' quality-of-life
- [ ] Native Hawaiian cultural issues
- [ ] Homelessness and availability of housing
- [ ] Economic opportunities
- [ ] Development pressures
- [ ] Changing character of existing neighborhoods
- [ ] Upgrading and expanding capacity of infrastructure systems
- [ ] Protecting agricultural lands and increasing agricultural production
- [ ] Environmental protection
- [ ] Decreasing dependence on fossil fuels
- [ ] Possible effects of rising sea level and flooding due to climate change
- [ ] Other (please specify)

3. Important policies of the General Plan:

1. facilitate the full development of the Primary Urban Center (Pearl City to Kāhala),
2. encourage the development of a secondary urban center in ʻEwa (Kapolei),
3. encourage further development within the ʻEwa and Central Oʻahu urban-fringe areas, and
4. thereby relieve development pressures in the island's remaining urban-fringe and rural areas.

One of the tools that the General Plan uses to implement these policies is a set of population percentage guidelines for each Development Plan (DP) and Sustainable Communities Plan (SCP) area. These percentage guidelines show what percentage share of the entire population of Oʻahu each area should have in the year 2025. The General Plan's current percentage guidelines for 2025 are:

Location	Percentage Guideline
Primary Urban Center	46.0%
ʻEwa	13.0%
Central Oʻahu	17.0%
East Honolulu	5.3%
Koʻolau Poko	11.6%
Koʻolau Loa	1.4%
North Shore	1.7%
Waiʻanae	4.0%
OʻAHU TOTAL	100.0%

Do you agree that these population percentage guidelines have been effective in achieving the General Plan's directed growth?

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

4. Looking to the year 2035, O‘ahu's population is projected to be more than one million residents (representing an increase of about 85,000 people from the year 2010 population of 953,000 residents).

Do you agree with the following statement?

In planning for the year 2035, the City should direct the major portion of all future growth to the Primary Urban Center, ‘Ewa and Central O‘ahu. There should be no significant increase in housing supply in other regions.

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

5. The General Plan reflects a sustainability strategy, when the Plan is reviewed in total. However, the Plan does not explicitly discuss the concept of "sustainability."

Do you agree with the following statement?

It is important that the General Plan be amended to formally recognize the goals of achieving a sustainable future, and the role of sustainability in shaping land use and other decisions.

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

6. Do you agree that policies that address the effects of sea level rise - such as increased shoreline setbacks to direct development away from coastal areas and infrastructure investments to address potential flooding - are important considerations for the General Plan?

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

7. Which broad categories of visitor-oriented services might be needed in the future?

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
Another large-scale destination resort like Ko ʻOlina Resort (up to 4,000 units)	◯	◯	◯	◯	◯
Smaller hotels in selected communities (250 units)	◯	◯	◯	◯	◯
Supervised bed & breakfast accommodations	◯	◯	◯	◯	◯
Vacation rental homes within existing residential neighborhoods	◯	◯	◯	◯	◯
Improvements at existing outlying hotels and resort areas	◯	◯	◯	◯	◯
Amusement parks, such as the Hawaiian Waters Adventure Park	◯	◯	◯	◯	◯
New ocean-based attractions	◯	◯	◯	◯	◯
Improved sandy beaches along Waikīkī Beach	◯	◯	◯	◯	◯
Attractions based on Hawaiian culture	◯	◯	◯	◯	◯
Agriculture-based tours and eco-tours	◯	◯	◯	◯	◯

8. What are the three most important factors that will contribute to the success of O‘ahu's agricultural industry? (check only three)

- [ ] Increased consumption of locally-grown products (greater self-sufficiency)
- [ ] More crop diversification
- [ ] Greater supply of farmers
- [ ] Improved transportation (to get products to market)
- [ ] Land held in perpetuity for agriculture
- [ ] Government assistance to farmers (e.g. subsidies, marketing support, etc.)
- [ ] More export crops
- [ ] Stronger pests and invasive species controls
- [ ] Other (please specify)

9. The current supply of unused high quality agricultural land far exceeds the acreage of high quality agricultural land in production. Indicate how you feel about each of the following statements.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
High quality agricultural lands should be preserved as open space, and never developed.	◯	◯	◯	◯	◯
High quality agricultural lands need to be saved for future farming needs.	◯	◯	◯	◯	◯
Protect only the very best farmlands, and let the rest be developed over time, as needed.	◯	◯	◯	◯	◯

Other (please specify)

10. The most important housing issue for the future is: (check only one answer)

- ◯ Homelessness
- ◯ Housing affordability
- ◯ Overly restrictive land use policies
- ◯ Increasing the supply of rental housing
- ◯ Distributing affordable housing throughout the island (and not concentrating it in ʻEwa and Central Oʻahu)
- ◯ Other (please specify)

11. What is most needed to improve the affordable housing situation on O‘ahu? Rank the following items from 1-4, where 1 is the most important and 4 is the least important.

	1 Most Important	2 Important	3 Somewhat Important	4 Least Important
Better paying jobs	◯	◯	◯	◯
Less restrictions on housing development	◯	◯	◯	◯
Government provided housing	◯	◯	◯	◯
Requiring private developers to provide a greater percentage of affordable housing	◯	◯	◯	◯

12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted.

Economic policies in the General Plan should now encourage: (check only three)

- [ ] New growth industries
- [ ] Remote workplaces (e.g., telecommuting, work-at-home options)
- [ ] Educational strategies to support desired industries
- [ ] Improved transportation and communications networks (for systems serving on-island, statewide and abroad)
- [ ] Reducing dependence on imported oil
- [ ] Increasing the percentage of food that is grown and consumed locally
- [ ] Competing in a global marketplace
- [ ] Other (please specify)

13. Continued reliance on the visitor industry and federal spending as major components of our economic well-being, as noted in the current General Plan, are important for our future economic prosperity.

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

* 14. What is the five digit zip code where you currently reside?

ZIP/Postal Code:

* 15. What is the five digit zip code where you currently work?

ZIP/Postal Code:

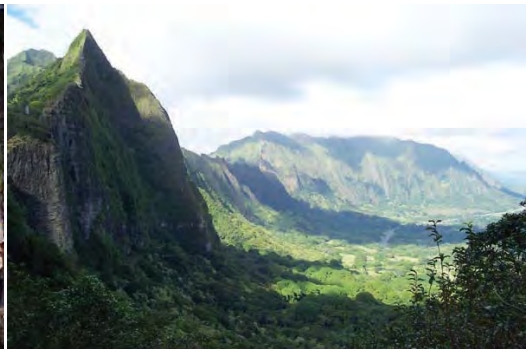
16. How long have you been a resident of O‘ahu?

- ◯ Less than 5 years
- ◯ 5 - 10 years
- ◯ 10 - 20 years
- ◯ 20+ years
- ◯ I am not a resident

17. Please feel free to share any additional comments about Honolulu's General Plan.

J

COMMUNITY MEETING NO. 1
JULY 2011



O‘AHU 2035:
GENERAL PLAN FOCUSED UPDATE.
YOUR ISLAND. YOUR FUTURE.

The City and County of Honolulu Department of Planning and Permitting invites you to learn about the General Plan and share ideas and opinions about updating the General Plan.

COME TO THE COMMUNITY MEETING

Thursday, July 7, 2011
6:00 – 8:30 pm
(Registration begins at 5:15)

MISSION MEMORIAL AUDITORIUM
550 South King Street

Free parking at
the Fasi Municipal Building

VISIT THE PROJECT WEBSITE

http://honoluludpp.org/planning/OahuGenPlan.asp

- Read the current General Plan
- Read the “Key Planning Issues” summary and background reports that discuss trends in Agriculture, Tourism, Affordable Housing, Sustainability, and Industrial/Commercial Lands

TAKE THE SURVEY
JOIN OUR E-MAIL LIST

http://honoluludpp.org/planning/OahuGenPlan.asp

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CITY AND COUNTY OF HONOLULU ★ STATE OF HAWAII ★

SHARE THIS MESSAGE AND FORWARD TO OTHER INTERESTED PARTIES

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY **July 14, 2011**

Date:	July 7, 2011	**Project Name:**	O'ahu 2035: General Plan Focused Update
Time:	6:00 to 8:30 pm	**Recorded by:**	Corlyn Orr
Location:	Mission Memorial Auditorium		
Subject:	Community Meeting #1		
Attendees:	See attached		
Reference:	Community Meeting #1 PowerPoint Presentation		

Introductions

The purpose of the first Community Meeting for the O'ahu 2035: General Plan Focused Update was to present the project purpose and scope, discuss preliminary findings, and begin soliciting community comments. Jiro Sumada, Department of Planning and Permitting (DPP) Deputy Director, convened the meeting at 6:05 pm and introduced City Managing Director Doug Chin. Doug Chin provided opening remarks, which included thanking everyone for their attendance and participation, and a brief statement about current economic conditions in relation to the General Plan Update. Mr. Chin emphasized that the City's ongoing fiscal challenges may have a positive effect on planning discussions, and is also a major factor in the planning team's use of technology to communicate information and facilitate participation.

Presentation

Scott Ezer, principal with Helber Hastert & Fee, Planners (HHF), provided a 30-minute presentation that included: an overview of the City's planning program and the role of the General Plan; purpose and objectives of the project and the proposed project schedule; summary of the key planning issues and preliminary survey findings; and ways to provide comments and be involved in the project.

Comment Stations

Five comment stations were set up at the front and rear of the auditorium. Topics for the comment stations were organized according to the 11 "Key Planning Issues" summaries, with summaries displayed and grouped as follows.

Station	Key Planning Issues Summaries
1	1. Future Growth Pressures and Constraints 2. Regional Population Distribution
2	3. Regional Employment and Mobility Patterns 6. Economic Strength and Prosperity
3	4. Changing Character of Population and Housing 5. Affordable Housing Needs
4	7. Waikīkī's Future Role as a Visitor Destination 8. Other Changes in the Visitor Industry
5	9. Keeping Agriculture's Future Healthy 10. Preparing for the Impacts of Global Warming 11. Adding Sustainability as a Fundamental City Policy

Following the presentation, meeting attendees were asked to visit the various comment stations and write their comments on post-it notes before placing their written comments on the displays. The comment stations were manned by DPP and HHF staff who were available to answer questions and assist participants, as needed. Forty minutes were provided for this exercise. Verbatim transcriptions of the comments are appended to this meeting record.

Additional Written Comments

Attendees were encouraged to submit other written comments, if there were additional areas of concern that were not addressed by the comment stations. Index cards and a comment box were posted near the auditorium entrance for this purpose (see “Additional Comments” section of the appended comments).

Open Microphone Session

The group was reconvened at around 7:45 for the open microphone session. Each speaker was given a one-minute time limit. Individuals wishing to speak longer than one minute were allowed to do so after everyone had a turn to speak at least once. The oral statements are also appended to this meeting record.

Meeting Attendees’ Place of Residence

Each attendee was given a colored ½-inch “dot” when they signed in, and were asked to place the dot on a large format map of O‘ahu to generally show where they live. The map showing the distribution of meeting attendees’ place of residence is attached.

Next Steps

Scott Ezer wrapped up the meeting following the open microphone session. It was emphasized that comments could be submitted through September 1, 2011. Everyone was encouraged to review the background information posted on DPP’s project website and sign-up for the project e-mail list, take the survey through July 14, 2011, and help get the word out about the project.

The meeting ended promptly at 8:25 pm.

O‘ahu 2035: General Plan Focused Update
Community Meeting #1 Attendees

City Managing Director:	Doug Chin
Department of Planning and Permitting:	David Tanoue, Director Jiro Sumada, Deputy Director Kathy Sokugawa Randy Hara Mike Watkins Steve Young Hal Senter Renee Espiau Blanche Chong Lori Honma
Helber Hastert & Fee, Planners:	Scott Ezer Corlyn Orr Tara DePonte
Community Attendees (79 individuals):	Hilarie Alomar Dana Anderson David Arakawa, Land Use Research Foundation Michael Asato Gail Baron Tom Brower Dennis Callan Charles Carole, League of Women Voters Mahealani Cypher Mike Dau, Kipapa Gulch Estates Nancy Davlantes Dr. Kioni Dudley Laura Figueira Randy Fujiki Dan Garab Brian Gibson, OMPO Matthew Gonser Ron Gonzales, Lyon Associates Polly “Granny” Grace Mike Hamasu Kathryn Heath Laurien Helfrich-Nuss Glenn Ida Keith Ishida, Office of Housing Choon James Rocky Kaluhiwa Steve Kelly Kevin Killeen John Kirkpatrick Annie Koh Poka Laenui Questor Lau Roberts Leinau Michael Levine Debra Luning Aki Marceau Michelle Matson

Larry McElheny
Fred Mencher, O‘ahu Farm Bureau
Geoff Miasnik, MVE Pacific
Brandon Mitsuda, Honolulu City Council
Amy Monk, Hawai‘i Kai Neighborhood Board #1
David Monk
Barrie Fox Morgan
Art Mori
Trish Morikawa, Managing Director’s Office
Maurice Morita
Daisu Murai
Gail Myers, City Council
Reverend Bob Nakata
Kathleen Pahinui
Melissa Pawneshing
Karen Piltz
Stew Ring
Bruce Plasch
Elizabeth Reilly
Cynthia Rezentes
Kim Ribellia, Office of Council Chair Ernie Martin
Ken Robbins
Shaunagh Robbins
Bill Sager, Kāne‘ohe Neighborhood Board #30
Stuart Scott
Ben Shafer
Vincent Shigekuni
Elaine Shinagawa
S. Simmons
V. Simmons
Frank Skrivanek
Bob Smith, Wai‘anae Neighborhood Board #24
Mary Steiner, Outdoor Circle
Soulee L. Stroud
Chontel-Tiare Ta‘ala
Paulette Tam
Nanette Vinton
Perry White
Jim Wood, Windward Ahupua‘a Alliance
Shannon Wood, Windward Ahupua‘a Alliance
Jun Young
Kimi Yuen

KEY PLANNING ISSUE 1: Future Growth Pressures and Constraints

- Keep the current General Plan. People who want to live in urbanized area can move to urbanized area. It's only an hour drive from one end of the island to the other.
- Population density in PUC should continue to rise as mass transit is built, leaving rural & country areas with low densities, and used for recreational & agricultural uses.
- We must preserve Oahu's sense of place. We cannot imitate Florida or Arizona. We are Hawaii. We are only 598 sq miles carrying capacity must be considered.
- Focusing Growth in the Urban Core. Allow downtown to become a "city" against the small town image. Consult EPA Smart Growth Policies
- Land Use must be based on merits, infrastructure costs, Hawaii's sense of place and not social media propaganda based on flawed EA, EIS, polls, t-shirts and free food.
- What do we want Oahu to become? Will we be cursed or complimented by our future generations? Will they enjoy Hawaii – open space. Rural ambience - that we enjoy now in the Koolaus and North Shore.
- The General Plan should shape housing priority & geographic (high density vs. single occ.) distribution through zoning, rather than allowing sprawl based on perceived trends.
- Important to keep country. The 3rd city Envision for Laie will totally change the character of Windward Oahu. It was stuck into the Koolauloa Sustainable Community plan in the 3rd draft & with no community discussion.

KEY PLANNING ISSUE 2: Regional Population Distribution

- Question: Does the 2010 census figure for Oahu include the military & dependents too?
- % of island population is <u>great</u> concept. However, when the whole island gains even tiny growth – say 200 homes can seriously impact areas w/limited infrastructure - such as <u>one road</u>. How to make abstracted percentage more "humane"
- Stick to the General Plan. Keep the country country. It makes economic sense too! Tourists do not come to see Kaneohe or Mililani.
- We are a small island. It's not too far to drive one end of the island to another. We should sacrifice a bit than keep cementing the whole island.
- To be more accurate – maybe we need info. Every five years to be more accurate, than every 10 years.

- Carrying capacity is smart planning. Once you cement over a piece of land, you can't get it back.

- Carrying capacity. There are many illegals that we do not count.

KEY PLANNING ISSUE 3: Regional Employment and Mobility Patterns

- Economic growth & jobs is necessary islandwide for large urban & small rural communities alike.

- Keep the General Plan "as is." Urban Core, tourist, and urban fringe should remain "as is." We need open space for many good reasons. Preserving the rural windward/north shore preserves Hawaii's sense of place.

- Expand the rail project to include UH – Manoa & Waikiki as well.

- How or will plan – address proposed and hotly contested rezoning proposals and special permit desires of North Shore & Koolauloa?

- It is unrealistic to think there will ever be enough jobs in Leeward to consider it a "city."

KEY PLANNING ISSUE 4: The Changing Character of Population and Housing

- Don't know. But it's critical that it does.

- Will plan address clash between state and county permitting?

- 1978 Gen Plan directed growth to Leeward Oahu & opted to slow or limit growth in Windward Oahu – Keep it that way!

- Please look at Peter Cooper Village and Stuyvesant town in Manhattan for beautiful, park and affordable housing complexes.

- Keep the Gen Plan as is. It keeps Oahu's sense of place. People can move around. It's just a small island.

- Elderly would benefit from apartments in the PUC, freeing up their houses in the suburbs.

KEY PLANNING ISSUE 5: Affordable Housing Needs

- More urban housing in the city in very tall buildings would help.

- Lack of affordable housing directly related to military housing allowance in areas w/large military populations – they compete w/local families, leading to crowded living conditions

or homelessness & drive up cost of rentals. Require military installations to keep military residents on their bases or provide affordable housing subsidies for local families to address demand for affordable rentals.

- "Facilitate the maintenance." Need tax incentives to redevelop affordable housing.
- Future Housing – We need to get the cost of retirement condo living down so retirees don't have to leave Hawaii & can sell their homes & downsize.
- Housing that provides shelter & security isn't it a need of all "animals," us humans included. Homelessness is a human phenomenon. Other animals don't have this unless we humans destroy their habitat.
- Homes in some residential communities are being marketed as vacation homes or TVU business. Residents are being out-bidded for their homes, making some communities unaffordable for residents.
- Need to build more single room occupancy units at affordable rents. This could help reduce homelessness, at least among single people.
- Response to the questions:
  1. –--
  2. Yes.
  3. Yes. By creating/outlining private incentives to develop more affordable inventory.
- I believe in order to promote cultivation of more locally grown food and the concept of "food security", in Kaneohe, there shouldn't be any more housing development on and/or subdividing of agricultural land and conservation lands. Addition of 210 affordable homes in Keapuka's watershed banana patch area will have less rain prompting Kaneohe residents to use more water to irrigate yards. I oppose zone changes from agricultural land to all types of residential zones.
- Use ag lands for homeless villages. Homeless can grow food.
- We should have incentives – easy permitting, tax incentives for at-home businesses – anything to reduce commuting volumes!
- Affordable housing can only happen if it's financially feasible for landowners & developers. Incentives are needed so that more can be developed/built.
- "Affordable housing" is $200k. Most locals will be kicked out of their homes if property taxes continue to rise because of new subdivisions.
- Keep Hawaiian Lands in Hawaiian Hands. Keep the country, country.

- Response to the questions:
  1. ---
  2. Absolutely
  3. Absolutely

- Homelessness can be remedied with affordable rentals. Leave the expensive contractors.

- Since 1970s how many housing units have been developed? Of the 14,000 affordable housing units built by developers as required, how many are still affordable?

- If we "solved" the affordable housing issue, we probably would have a population boom – we should try anyway.

1. Commit developers to development of affordable housing units in areas they develop. No swapping land credits as currently allowed.
2 Yes.
3 Yes and in rural areas. Ignorant to not include homeless elsewhere and not all homeless wish to live in urban areas.

- My response to the questions:
  #1 the City's goal for housing & affordability
  #2 yes – it impacts all residents & infrastructure
  #3 yes

KEY PLANNING ISSUE 6: Economic Strength and Prosperity

- Does economic and prosperity include concept of island's carrying capacity?

- Decentralize
  - Government
  - Education
  - Industry

  Traveling in herds in the morning to work/school & home in the afternoon is a failed planning idea.

- We should be planning for the post-tourism era. Oil price increase jumps & bottlenecks in availability will kill tourism sooner than we imagine. To be extrapolating tourism trends is a mistake & we should diversify away from it sooner than later.

- While growth in the media and film industry would largely benefit from continued tax incentives from the state, the role of the county and city has been relatively underdeveloped. Problems are based around:
  - Lack of trained workforce (imported talent)
  - Limited space; (creation of Advertiser building sound stage has worked to address this…)
  - Underdeveloped coproduction (international) promotion of opportunities in partnership w/tourism office.

- Food security is important. All lands can be great fertile ag lands because there are limitless ways to grow food – sustainability cannot continue when the whole of Oahu is paved over.

- Own the "well" whatever the source may be.

- What forms of fuel & energy options do island economies have that will enhance & augment its capacity for sustainability? At what point to we say we are "too" vulnerable to export?

KEY PLANNING ISSUE 7: Waikiki's Future Role as a Visitor Destination

- Waikiki is turning more & more into time-share units to attract more visitor similar to Orlando, Florida.

- Response to question #1: yes
  Response to question #2: yes

- Keep Babylon in Babylon

- Response to the questions:
  1. Yes. While also considering how to allow growth of other established resorts.
  2. No.

- Got to become bike & pedestrian friendly if you want Waikiki to be world class destination

- No hotels all over the island. We do not want to be LA.

- New markets!
  China
  Brazil

- Waikiki needs renovating or in some cases reconstruction in order to compete in the World Market.

Infrastructure should be upgraded to keep up with demands.

- Tourists come to see "Hawaii", not cemented Oahu. Don't kill the golden goose. Keep the country country!

- Reinvestment in Waikiki has turned it around into a significant & attractive world destination. It is amazing to hear the many languages spoken there. The magic is evoked by people, culture & place. We definitely need to support it.

KEY PLANNING ISSUE 8: Other Changes in the Visitor Industry

- With the demand for alternative visitor accommodations (Bed & Breakfasts) & the increasing demand for eco-travel, a focus on "green" tourism should be considered specifically vacation/beach home rentals, cultural hostels & home stay programs that move away from package vacations & emphasize deeper meaning/valued travelers & accommodations. Policies in place today do not make it easy for this evolution of the visitor industry.
  A focus on health/medical tourism, philanthropic & academic tourism has a lot of potential for growth. Giving residents more power & resources to host or be part of that evolving industry is key to keeping visitor $ in Hawaii.

- Response to the questions:
  1. Yes
  2. Yes

- Tourism Focus Group identified as a priority: Residents' needs above tourism. Include this promise in the General Plan.

- Keep the North Shore Country.
  Resort destinations in Kahuku & Laie were mistakes. If allowed to grow, these areas will incrementally turn into country destroying monsters.

- Who are the "experts" in your pre-consultant period?

- No Marriott hotel in Laie. A small hotel is ok but not such a big building mass.

- Every house turned into a TVU or B&B hotel is one less house for residents! No more B&B's/TVU in residential zoning!

- Ko-Olina is a counterpoint to Waikiki. How do we or can it co-exist with country?

- The general plan must be adhered to. We want to be different than Florida or LA.

- Increased or stable, legal B&B's could be allowed in most communities on Oahu without negatively affecting the quality of life of the residents, if adequate regulation was assured.

- If we continue to be rude to visitors in our small communities we soon may not have them - what then when they no longer feel welcome – We need them.

- Why are Kahuku & Laie a "given" for resort development – we prefer to keep resort development on Leeward Oahu – concern re. traffic & growth impacts on Windward coasts.

- Response to the questions:
  1. No
  2. Yes, if enforced and taxed higher rate.

- Residential zoning should be for residence. No hotel-like businesses in residential neighborhoods.

- The process of zoning & codification of that zoning is clear – Why would the General Plan identify one zoning segment (or rather, violations of zoning specific to visitor accommodations) as negotiable? TVUS & B&B permit rules & regs are clear and should only have exceptions thru the same process of other non-conforming uses.

- I can appreciate the desire for smaller visitor & resident vacation accommodations as long as traffic isn't made worse, nor life in the community when they are sited/approved.

- Response to the questions:
  1. No
  2. No B&B – TVU in residential

- I take exception with the statement "There appears to be an evolving interest in 'community based' hotels." This interest is developer driven. C&C should enforce laws against B&Bs/TVUs.

- Waikiki has grown & continues to grow in hotel density, so leave Koolauloa & North Shore out of the clutches of that industry. This GP process is the opportunity to remove Turtle Bay expansion, also do not approve Laie expansion.

- No TVUs or B&Bs in non-resort areas. Keep Residential Neighborhoods for the residents.

- Keep the country country! It is not a tourist destination.

- Recognize decentralized accommodations but not in residential neighborhoods.

- Maintain the complexion of our bedroom communities. Visitors have Waikiki.

KEY PLANNING ISSUE 9: Keeping Agriculture's Future Healthy

- Ag lands are ag lands. Do not rezone further for profiteer developers.

- There are fallow acreages because the "Big Five" keeps them under lock and key.

- Save the ag lands for the future.

- Address issue re. impeding growth of small family farms.
  1. Lack of ag - vocational ag
  2. Short term leases make capital improvement loans impossible
  3. Co-ops to improve marketing potential to distribution chains

- No can eat cement.

- Response to the questions:
  #1 yes
  #2 yes
  #3 yes

- Why reduce 30,000 acres to 9,500 acres? Will 9,500 acres be sufficient to produce all of Oahu's agricultural needs? (That should be the target)

- Support & retain existing agricultural land to preserve food security & sustainability. Provide tax incentives to non-profit ag initiatives.

- Protect conservation & ag lands on Windward Oahu from Kahuku to Waimanalo.

- Develop lease policies that encourage agricultural production by small farmers. Longer term leases at affordable rates. If varieties of crops are to be encouraged, leases on say 10 – 30 acres (family farm size) are needed.

- Agricultural lands on Oahu should be considered a "food reserve" equivalent in status & importance to the existing water reserve.

- Response to the questions:
  1. No
  2. Yes
  3. Yes

- Incentives for landowners and businesses who have commitment to agriculture are needed.

- If the front yards of residences were not paved over, perhaps people could grow more food at home. Ground surfaces (soils, pervious, paved) relate to healthy water, food, and people. If Ag is shrinking, think Ag on smaller scale.

- All ag lands can be used. Diversified ag can be used on any ag lands.

- It is imperative that we get more strident in the protection of prime ag lands. The State constitution says it, but we don't do it! The LUC keeps chipping away at it. This must stop: Ho'opili is the case in point. We must not allow that last piece of land on the Ewa plain to be converted to housing. It is the most productive in the State supplying as much as 15% of our State's produce I am told.

- Farmers can only continue to farm when they make enough money to survive. Fuel cost. Electricity, water and the weather can kill a farm in one season. Large scale sustainable farming is a gamble in today's economy.

- Resilience and food independence for an island community is of grave importance if not at the county level than at least at the state level.

- Don't limit ag preservation to lands currently labeled "prime" – new forms of agriculture like aquaculture & aquaponics require different types of land.

- Response to the questions:
  1. Yes
  2. Yes and all ag land preserved – no more conversion. Allow for creative ag solutions
  3. Yes

- Hypocrisy rules with approval of Hoopili. The city has no credibility.

KEY PLANNING ISSUE 10: Preparing for the Impacts of Global Warming

- Response to the questions:
  1. Yes
  2. Yes

  Because we're losing roadway

- Response to the questions:
  1. No
  2. No

- More windmills like Kahuku wind farms – done tastefully & w/respect for the aina & native species.

- This level of climate change requires a significant change in the economy of the islands.

- Vital that all City Planning address adapting to climate change impacts.

- The science is incontrovertible. The presence of "critics" should not be a major restraint on including climate change in the GP. It is not just "global warming", it is a panopoly of effects classed as climate change. Along with sustainability it should be one of the top concerns of the GP.

- Sustainability, Adaptation to Climate Change impacts are critical for Hawaii's future. If "Climate Change" is not a palatable verbiage, perhaps "Hazard Mitigation and Preparedness", "Sea Level Rise" vs. "Inundation."

KEY PLANNING ISSUE 11: Adding Sustainability as a Fundamental City Policy

- Yes articulate a vision of protecting residents health, safety & well-being through zoning & policies that we now call "sustainability."

- Increase capacity for cemetery space by allowing for Hawaiian style burials

- Response to the questions:
  #1: yes
  #2: yes to both parts
  #3: Encourage and promote and pay young people to become farmers and stay in Hawai'i. Re-establish island super ferry.

- "Sustainability" has been hijacked with fluff and sound bites.

- Response to the questions:
  1. Yes
  2. To the extent economically feasible
  3. Self sufficient doesn't necessarily mean imports are bad

- Sustainability seems to be the hot catch word of the hour. But I wonder if people are thinking beyond just personal recycling and gas consumption. I believe sustainability extends and includes transportation, housing, environment, employment, healthcare and education. For the sake of the General Plan, how can we address these interrelated issues with a plan for our future generations?

- Adjust zoning ordinances to allow more efficient alternative energy sources

- Greater food production – a community that can't feed itself isn't sustainable

- We need to plan by the island's ahupuaa or Hawaiian land divisions – sustainability

- That we import nearly 90% of our food products, leave us so vulnerable & reliant on external forces. Is there a quotient for vulnerability that makes it "incredulous"?

- Sustainability should not only be included in the general plan, but it should be promoted to a top concern. That is, it should be one of the first chapters or sections, and not #11. We live in a world where humans have already passed sustainable limits. We need to recognize that locally and fast or commit our children to possibly nightmarish consequences. Food security, peak oil, climate change (and not just shoreline setbacks but drought & flood for instance) are all huge concerns.

- Response to the questions:
  1. Yes
  2. Yes
  3. Water shed management plans

  Enforce [acts of] misuse [and] abuse

- Preserve Windward Oahu from Kahuku to Waimanalo by revising projected population downward & limiting growth to natural "in-filling." No more large subdivisions.

- Please be very careful defining sustainability. Sustainability equals balance and/or equilibrium. The terms "sustainable growth" and "sustainable development" are both self-contradictory. The use of these terms is confusing the discussion of sustainability.

  "Not possible for Hawaii to be entirely self sufficient" is a misleading statement. False premise. Although this statement may be true today, by today's standards, that does not mean that it is not an important goal. Changes in individual consumption patterns & habits will help. Reduce/re-use/recycle. Hawaii should be self-sufficient to the extent possible. That is true sustainability.

ADDITIONAL COMMENTS

- Hawaii may need to be the first state in the US that protects its carrying capacity (aquifer regeneration/water; availability of critical life-sustaining food; roads, sewers) by restricting private property development rights to allow best use of the resource for the greatest number.

Adopt an international model of high-density urban core which will reduce requirements for spread-out infrastructure & improve quality of life while making best use of all lands on O‘ahu.

- Please extend online survey for at least one more month.

- Can survey deadline be extended so students can be included by educators after school opens? Say mid August.

- Extend online survey at least one month

- Please extend the online survey to August 15th so that NH Boards can publicize the opportunity. The Boards did not receive word from the Commission Office – further the day after the story ran in the newspaper 100 people participated! Please extend it to Aug 15.

- Extend survey time – 7/14 pau is too soon. Neighborhood boards need opportunity to respond.

- No more hotels & resorts in Windward Oahu.

- Will input given be passed over in favor of economic pressure? Instance, insertions into SCP for Koolauloa by Tanoue.

- The General Plan & associated Development & Sustainable Communities Plans are to be implemented by ordinance. Without this codification, the GP & DP/SCPs have been called “blue prints” with no weight.

  The process of codification needs to become like many permit processes – implemented by default even if C&C departments drop the ball & don’t get it done within a certain time frame. Otherwise, the GP, DP & SCPs are useless as “guides.”

- Keep the Country (Country).
  Keep all ag lands in ag. No zone changes from ag to any other kind of development. Windward Oahu is over developed. In the 80’s it was agreed to build a second city on the other side of the island. It should stay that way.

  Our poi is over priced. All taro lands should be rejuvenated to high productivity.

- For inclusiveness, language accessibility should be a priority in soliciting community input.

- Problem/Challenge w/methodology

It asks people to "vote" for "good" things without forcing/encouraging them to think about that specific tradeoffs that each choice entails. In fact, it does not even make it clear that any trade-offs are absolutely required. Without that, the General Plan is unlikely (or at least less likely than it might be) to result in truly wise policy choices.

Need to decide whether regional population targets are done simply because that is what is expected (in which case don't say they are anything expect numbers that infrastructure must serve) on desired levels (in which case make it clear that they are that and take steps to encourage their achievement.

- 1. The General Plan "as it is" is pretty good & has excellent plan & priorities. We are not implementing or respecting general plan – If we did, we would be fine.
  2. Need agriculture component of GP.

- No board addresses cultural values & view planes, cultural landscapes – auwe!
  We have to plan for 7 generations, as was done by native Hawaiians in ancient times.

- Global Warming. What is the proposal to adapt to rising sea levels? And what about Waikiki? Shouldn't sea level rise be part of the visitor industry future?

- Comment is in regards to Key Planning Issues Topic #4. Recognizing that the senior population will make up 20% of the population, we need to start developing urban areas with access to medical, shopping, recreation facilities. Traffic needs to be slowed or diverted. Housing for seniors/disabled needs to meet physical challenges. These should be integrated into urban communities, not senior ghettos.

- Oahu's carrying capacity? Have we not exceeded it? If so, should we continue to encourage development, tourism, & so called "Growth" in general? Who can claim that our quality of life has not diminished over the past decade or two?

- Visitor industry should not cut into the quality of life residents deserve – Please do not deteriorate.

- Protect our bedroom communities. This is not a place for mini hotels or B&Bs – we need our homes and neighborhoods for us. Keep the resort district strong & concentrated in certain areas only.

- Your trends are of question – I am sorry but I do not understand #8 & where you get your information – the B&B issue is not a favorable trend.

- Keep the % mix of the population low in the rural areas. We all need a place to retreat to. Keep the country country, traffic is already crazy. Do not need resort in Kahuku &

Laie - & what is there needs to be limited. Times change → original fear was no jobs……well lots of people still living there without the planned expansion.

Our resources – clean water, wai and kai, abundant ocean, sense of place, plants & landscaping. Limited resource – land for trash and landfill.
Need to define sustainability with less imports. (*Too much comes to Hawaii).

Country is not resort areas
not tourism accommodations
not the loss of open space
not the demise of agriculture
not bumper to bumper traffic
not homeless populations on public land.
Country IS open space
IS parks & recreation
IS agriculture

I hope the City does not sell out community values for the City & State to increase their income (taxes & fees) e.g. TVAs etc.

Today jobs & businesses can operate out of a car &/or home. It should be encouraged.

- Board of Water Supply. I believe in order to promote cultivation of more locally grown food and the concept of "food security", in Kaneohe, there shouldn't be any more housing development and/or subdividing of agricultural land and conservation lands. Addition of 210 affordable homes in Keapuka's (Kaneohe) water shed banana patch area will have less rain prompting Kaneohe residents to use more water to irrigate yards.

1. Makiki resident. 35 years involvement in community planning. Has seen things grow and develop, was anti-high rise activist, but now lives in a high-rise and is pro-high rise. Need to build more high-rise housing in the city to protect the country and control traffic congestion problems. Sees opportunities in the PUC for tremendous amount of high-rise housing. Been traveling through Asia where they build 70-story high apartments. Shanghai is a good example. Should be considering that kind of heights for parts of town. Good place to start would be Ala Wai Golf Course.

2. Palolo resident. Resident since 1986. Sustainability and climate change must be in the General Plan and must be elevated in stature. Anything less is to dodge the topics. We are only now recognizing the seriousness of these issues. The other concern that is below the radar is peak oil. We are at or near the top of the production rate for oil globally. Oil will be expensive and increasingly scarce from now on. If you're wondering why prices have risen recently, its because of peak oil. This needs to be on top of our radar. Other issue is agriculture and farmland. We have to protect our remaining farmland, and fight to save the ewa plain, which is the best 1,500 acres of farmland in the state.

3. Nanakuli resident. At meeting because of concern for West O'ahu. Tourists came to West side to visit, then they came as *malahini*, then they built beautiful homes they call B&Bs and a nice resort built in 1960s. Pu'u O Hulu park is a city responsibility that has been there 15 years and is still not a park. City needs to move on that. Person from DPP came in unscheduled at Maili Elementary School to give presentation about constructing a bike lane from Nanakuli Avenue to Haleakala Avenue. Should present at Neighborhood Board (NB) to tell them what's going on. Transportation meeting was not well announced; need to do planning ahead of time with NB.

4. Pūpūkea resident. Long time advocate for open space preservation as an integral part of our economy and quality of life. Troubling site during drive in to town this afternoon - West bound traffic on freeway is insane. Presentation mentioned 100,000 new housing units by 2035 – where are cars going to go? What are the tools planners are using? One other tool is satellite images of island. High resolution pictures available on-line show how much of our island is covered in concrete, and its scary to see little agricultural land left on island. We are very vulnerable right now. In regards to sustainability, please be careful how you use this word. It means equilibrium, balance, and harmony. Sustainable development and growth are self-contradictory. Its confusing to use with the concept of sustainability

5. Kāne'ohe resident. There are a number of concerns in the existing General Plan that are not addressed by the comment station topics. Will that language [currently in the General Plan] stay as policy, or will they disappear? Concern is that the community worked hard in 1977 to create the General Plan. City didn't always follow the Plan. This is the best General Plan that the City can have. Want to keep things like natural environment, culture and recreation, government operations – that we worked hard to have in there that should be part of the Plan. Mostly concerned that we don't lose our local spirit, that we don't become another mainland city and lose our economic engine. Don't want to become another tourist trap. Also concerned about two hotel proposals for the Windward coast that will impact growth and infrastructure.

   Scott Ezer clarified that this is a focused update. If an issue isn't identified or commented on, it may not be looked at and the language in the General Plan will most likely stay intact.

6. Kāne‘ohe resident. Our poi is overpriced. Need to protect ag. lands for taro. Taro farms should be subsidized.

7. Kailua resident. Actively involved in wide variety of issues facing us now and in the future. Sent out a newsletter that advertised meeting tonight and encouraged people under age of 40 to attend. Urge planners to work with me to get educated young adults to participate in planning process. Please take advantage of my offer to reach those who will be living in 2035; they need to have a say in how the future will look.

8. He‘eia resident. Family been there for long time. Remembers fighting against developments in the 70s and 80s. Is now working with family to restore 400 acres of He‘eia lands for lo‘i. Everybody talking about food security and keep the country country. We don’t need any more hotels. Lives on Kamehameha Highway – at 730 in the morning past He‘eia Kea pier, traffic is sometimes at a dead stop. The City has to come up with sufficient infrastructure plan for utilities, sewer, water, and transportation. We have a 30-year lease for agriculture in He‘eia, and want to restore the whole ahupua‘a. Its beginning to happen.

9. ‘Ewa resident. Been working for a long time to save ‘Ewa farmland. The bigger picture is the in-migration problem. The State Plan and Constitution say we have to watch in-migration, and it should be part of City’s plan too. I wrote a book called “Call for Hawaiian Sovereignty” in the 1990s. Believe Hawaiian nation is the only way to resolve the in-migration problem because government is not addressing the problem. U.S. Constitution has clause that any state can charge $10 for every person moving into their state. $10 dollars in 1777 money is alot of money today. Need to realize in-migration as the biggest problem to save farmland. Need City and people in the City and State to get back to what the State Plan and Constitution say.

10. Kahana Bay resident. We are bright people in this room, concerned about land and culture. None of us get paid, but we believe in trying to save land or water, trying to stop development from ruining what’s left. Once you develop, you cannot go back. Next generation is only going to get worse, and we’re already experiencing it with city budget constraints. Cannot be sustainable if you continue to build, build, build. Surprising that state officials just do not get picture that we cannot continue on same path. Another 50 years from now will be a disaster. There’s no place else to go – we cannot go to another state – we have to take care of our kuleana.

11. Speaker #9, 2nd turn. Other thing is that we’ve reached the island’s carrying capacity. We reached the water limit, and are now talking about Ho‘opili using desalinating water in 2018 (to be online in 2020). We reached the carrying capacity of water and freeway systems. Time to do something about it, just cannot take anymore. Needs to be in Plan that we stop in- migration.

12. Kahalu‘u resident. Turtle Bay expansion should be taken out of the General Plan. It’s the only, biggest reason for expanding Kamehameha Highway to 4-lanes along the 50-mile stretch. Would be disaster to widen highway because property values along coastline would go up and it would threaten open space and agriculture.

13. Lā‘ie resident. Read a magazine article about a woman in Tonga who mines sand. Woman going to be unsustainable soon because her livelihood is to mine sand from her sinking island. We are a small island too. If we say the only economic venture we have is development, we are the same as the woman mining sand. General Plan is an excellent compromise for developers and business

people to save open space. It allows space for farmers and urban areas. Echoes [previous speaker’s] sentiments about Kamehameha Highway. We cannot continue to develop. Eminent domain is a must to widen highway. Would have to get rid of homes and push out local businesses and people to bring in new influx of people – would not be Hawai‘i anymore.

14. Wai‘anae resident. Echoes [agrees with] Speaker #9. Other thing for those working on General Plan is to understand what you mean by “sustainable”. Wai‘anae – as an example – has essentially exceeded City’s growth numbers for 2025 already. Underrepresented numbers and growth, but allowing that trend to continue puts community at risk. Over 60% of water coming in to Wai‘anae is from outside the region. We are already exceeding the island’s natural resource supply – is it sustainable based on available natural resources or an artificial sustainability that we’re trying to force in certain areas? Agree that from an island-wide perspective trying to maximize what we have, we will have to build even higher in the PUC, and we need to take a hard look at ‘Ewa and the Central plain contributing to urban sprawl. Can those communities be sustained with the natural resources in the area? What do you mean by sustainability and how does it apply? If its artificial, then tell everybody – don’t hide behind that word.

15. Kapolei resident. Agree with 13 of 14 commenters so far. Important to bring jobs, but also need to address quality of jobs. Retail and construction are temporary solutions to long- term problems. Go back to basics of economics and see people as a resource. Need to invest in education and opportunities for those who will be around in 2035. Need education for better jobs than hotels and retail. Bright minds will be able to solve all these problems.

16. Hau‘ula resident. Appreciates comments of others. Infrastructure is inadequate, and carrying capacity has been reached. Do not see infrastructure needs being addressed. Economic pressures will overwhelm island and we will make faulty, flawed decisions as we try to resolve the economic crisis. People with money will pressure DPP and decisions-makers, so people will not be heard or serviced.

17. Speaker #3, 2nd turn. Seen changes in Wai‘anae over past 50 years. Need to go back and check to see previous plans. Want to keep country country and concentrate development in Honolulu and Waikiki. Keep country. See people coming to Kapolei, but not building schools. Need infrastructure too. Education system not working. If you don’t work with State for timing of schools, what’s going to happen to the children? I’m a farmer and can’t afford to send kids to private school. Sustainability starts in schools – need to have agriculture back in school. Our kids don’t have life skills.

18. Ewa Beach resident. Has to work in Waikiki 5 days a week and endure a 1-2 hour commute. Has counted how many people drive by themselves, maybe 85% drive alone. If we’re looking at going green and want to improve transportation – instead of rail that costs billions – why don’t we re-evaluate our transportation system. Make Honolulu green. Where are the bike lanes? People want to ride bikes but it’s too dangerous. Large metropolitan cities have bike-friendly infrastructure/lanes.

19. Speaker #8, 2nd turn. Two sons are journeymen in their trades, and gave up their jobs to work restoring 400-acres of kalo farm. Have students on the farm everyday; kids are happy to plant and catch fish in the stream. Change our way of thinking and focus on education, agriculture, food

security. Windward ahupua‘a are rich agricultural areas, and people are working there. We’re not going broke, we’re not rich, but making a life. Not millionaires, but we are sustained.

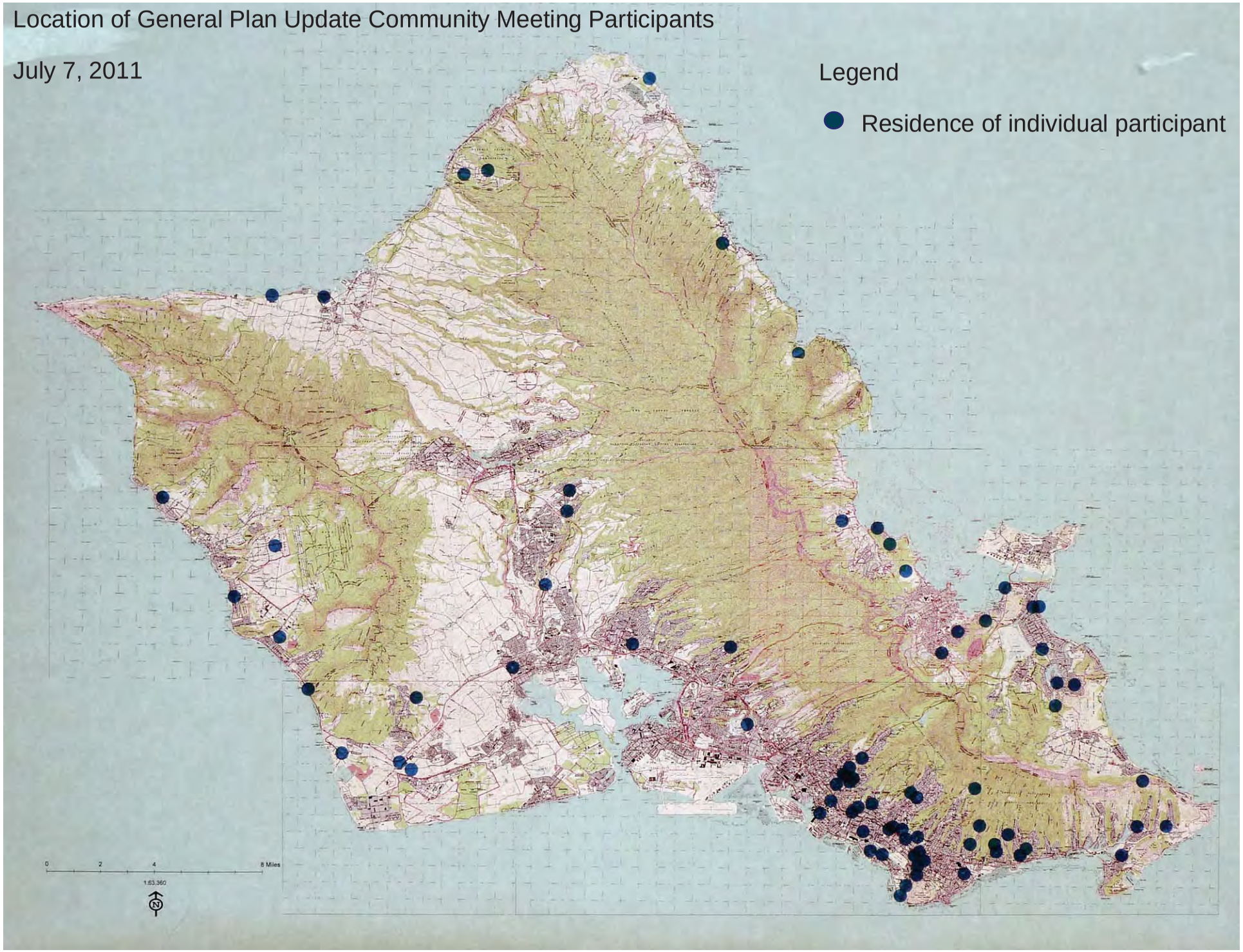
20. Speaker #5, 2nd turn. Traditional Hawaiian way to look at resources was to plan for 7 generations, ensures that resources will be there for 140 years. Need longer term horizon than 35 years.

21. Speaker #10, 2nd turn. Against Turtle Bay development, Lā‘ie hotels and subdivision called Mālaekahana. Will be development for outsiders because locals couldn’t afford homes there. General Plan calls for country to be sustainable. No sustainability if we continue to build on that side. Will eventually lead to large developers coming in and building. Most of us would be pushed out and unable to afford to live there. County and State job is to ensure that people are taken care of, not the corporations.

22. Speaker #1, 2nd turn. Hearing people say they want to keep country country. Don’t want Mililani or Ho‘opili. Worried about water supply, but realize we need more housing units. Build them in the city, with the urban lifestyle and urban amenities. Asia and Europe have many cities with million-plus people. Build livable cities with neighborhood amenities to attract people to live in the PUC, and at the same time, protect the countryside by preventing any development there and making suburban development unnecessary.

Location of General Plan Update Community Meeting Participants

July 7, 2011



GENERAL PLAN FOCUSED UPDATE

O'AHU 2035

Your Island. **Your Future.**

Prepared for:
City and County of Honolulu
Department of Planning and Permitting

Prepared by:
Helber Hastert & Fee Planners, Inc.

Community Meeting #1 July 7, 2011

Welcome / Meeting Agenda

- Opening remarks and introductions
- Project background and overview
- Comment stations
- Open microphone
- Next steps/Adjourn (8:30 PM)

Project Team

Department of Planning and Permitting

- David Tanoue, Director
- Jiro Sumada, Deputy Director
- Kathy Sokugawa, Planning Division Chief
- Randy Hara, Policy Planning Branch Chief
- Mike Watkins, Project Manager

Helber Hastert & Fee, Planners

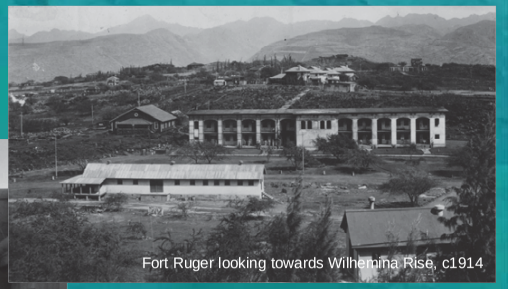
- Scott Ezer, Principal
- Corlyn Orr, Project Manager

Presentation Overview

- County planning program
- General Plan update process
- Summary of on-going information gathering effort

Why Planning?

Theo H. Davies building at the corner of Merchant and Bishop Streets looking toward the ocean, c1920



Fort Ruger looking towards Wilhelmina Rise, c1914

King Street looking toward Fort Street, c1910

Why Planning?

Make efficient, intelligent and focused use of limited resources

Kahana Bay, c1885

Lanikai towards Kailua, date unknown

Why Planning?

Anticipate future needs and address current issues to achieve a desired future

View of Aliiolani Hale from Iolani Palace, c1888

Queen Street, c1900

Why Planning?

Strengthen and maintain global competitiveness

Sugar plantation at Aiea, c1915

Pan American Clipper Plane, c1935

Why Planning?

Meet Federal, State and City Charter requirements

Punahou Street, with Punahou School (Pauahi Hall) at right, c1900

Heiau at Koko Head Avenue between Crater Road and the current Kaimuki Fire Station, date unknown

Revised Charter of Honolulu

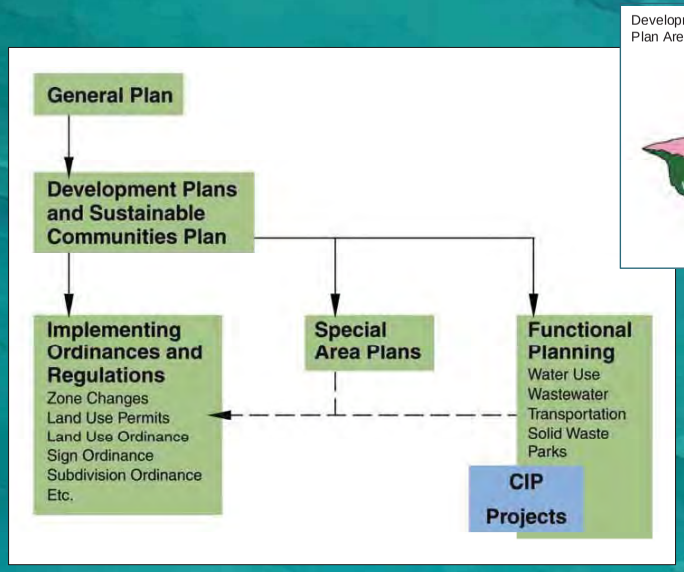
Section 6-1508. General Plan

- *The general plan shall set forth the city's objectives and broad policies for the long-range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern.*

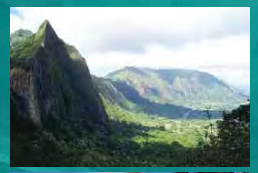
Section 6-1510. Preparation and Review of the General Plan and Development Plans

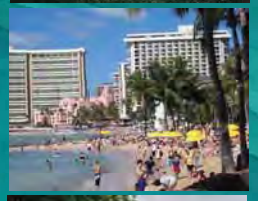
- *In addition, the director shall undertake a comprehensive review of the general plan at least once every ten years.*

Honolulu's Land Use Planning System



General Plan's Eleven Areas of Concern

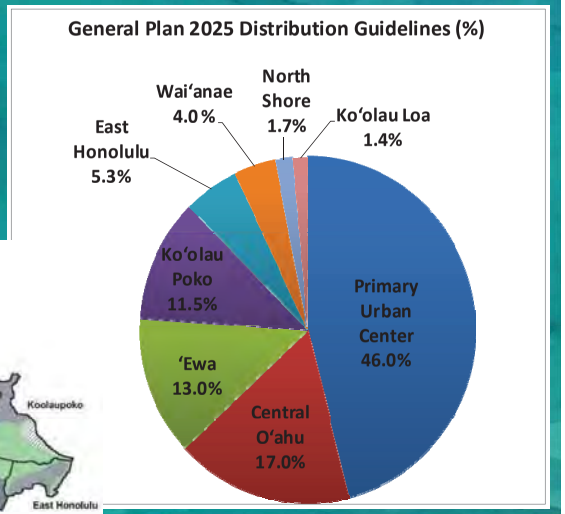




- Population
- Economic Activity
- Natural Environment
- Housing
- Transportation and Utilities
- Energy
- Physical Development and Urban Design
- Public Safety
- Health and Education
- Culture and Recreation
- Government Operations and Fiscal Management

General Plan Population and Distribution

- Primary Urban Center, ‘Ewa and Central O‘ahu are the primary growth areas
- Rural and suburban areas to remain relatively stable
- Projected demand by 2035: 102,000 net additional housing units



Project Purpose

Conduct a focused update of the existing General Plan, with emphasis on specific issues

- Tourism
- Agriculture
- Housing
- Sustainability
- Economic Health
- Growth and Development

General Plan Update Process

Information Gathering Effort
COMMUNITY MEETING ★ — June 2011

Public Input/Identify recommended changes
COMMUNITY MEETING ★ — July – November 2011

Present Public Review Draft
Public comment period
COMMUNITY MEETING ★ — January 2012 – March 2012

Review agency/public comments
Prepare Final Updated General Plan — April – May 2012

Planning Commission Review
City Council Review and Adoption

Ongoing Information Gathering Effort

PROJECT WEBSITE ADDRESS:
http://honoluludpp.org/planning/OahuGenPlan.asp

Background trend reports (5)
- Tourism, Agriculture, Affordable Housing, Sustainability, Commercial/Industrial

Focus group meetings (3)
- Tourism, Agriculture, Affordable Housing

Key Planning Issues Summary (11)

On-line survey

Community Meeting

Written comments

Key Planning Issues: Tourism

Current General Plan

- Waikīkī as O'ahu's primary resort area, but discouraging further growth
- Secondary resort areas at West Beach (Ko Olina Resort), Kahuku (Turtle Bay), Mākaha, and Lā'ie

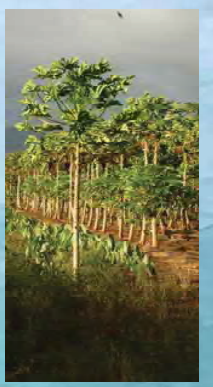
Trends

- Waikīkī's importance to O'ahu & State's economy
- Re-investment to maintain position as a world-class destination
- Increasing demand for luxury and deluxe units
- Shift away from traditional hotels towards timeshares and resorts (larger units, less total units)
- Market-driven trend for smaller, non-resort units
- Proposals for smaller hotels in select communities
- Debate about bed and breakfast units and transient vacation units (TVUs) in certain residential neighborhoods

General Plan Issues

- Should the GP recognize small, community-based hotels as appropriate in some neighborhoods?
- Given trends toward larger, fewer units, is there a need to regulate units numbers in Waikīkī?
- Should the GP recognize changes in the visitor industry that have created a demand for smaller, de-centralized accommodations?

Key Planning Issues: Agriculture



Current General Plan

- Recognizes pineapple and sugar as primary agricultural activities
- Agriculture policies incorporated as sub-section in Chapter 2 "Economic Activity"

Trends

- Fundamental shift since 1970s away from plantation ag
- About 30,000 acres of productive agricultural land are fallow or used for low-value grazing
- Loss of 37,000 acres (77%) in agricultural production (in large part due to plantation closures)
- Livestock production decreased by about 70% since 1980
- Last major dairy on O'ahu closed in 2008
- Increasing interest in locally-grown food products
- International marketplace allows imported food products to be sold cheaper

General Plan Issues

- Desire to identify and protect high-quality lands
- Desire to achieve higher level of food self-sufficiency
- Poor condition of aging infrastructure
- Systemic issues prevent access to and use of fallow acreage

Key Planning Issues: Housing

Current General Plan

- Objective A: "To provide decent housing for all the people of O'ahu at prices they can afford"
- Objective B: "To reduce speculation in land and housing"
- Objective C: "To provide… a choice of living environments… close to employment, recreation and commercial centers…."

Trends

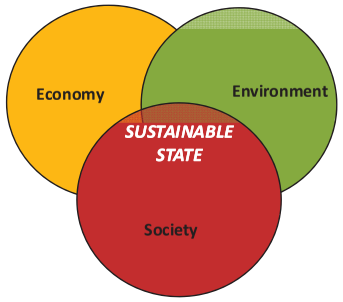
- Smaller household size (rise in "empty nest" and single-occupant households)
- Aging population
- Higher-density redevelopment and gentrification
- More need for large-family & elderly housing and services
- 2008 HUD Report ranked Hawai'i with 3rd largest homeless population
- Populations of hidden and at-risk homeless affected by economic recession
- City adopts new housing policy which guides affordable requirements

General Plan Issues

- Should the GP facilitate the maintenance and construction of affordable housing units when existing urban areas are redeveloped?
- Should the GP address the specific issue of homelessness?

Key Planning Issues: Sustainability and Climate Change

Sustainability strives to balance environmental, economic and social conditions without compromising the ability of future generations to meet their own needs



Current General Plan

- Objectives and policies reflect sustainability principles
- No specific reference to sustainability

Trends

- Increased public awareness re: sustainability
- Multi-modal transportation networks
- Shoreline hardening
- Improve infrastructure/utility systems
- "Green" building and design strategies
- Conservation and recycling programs

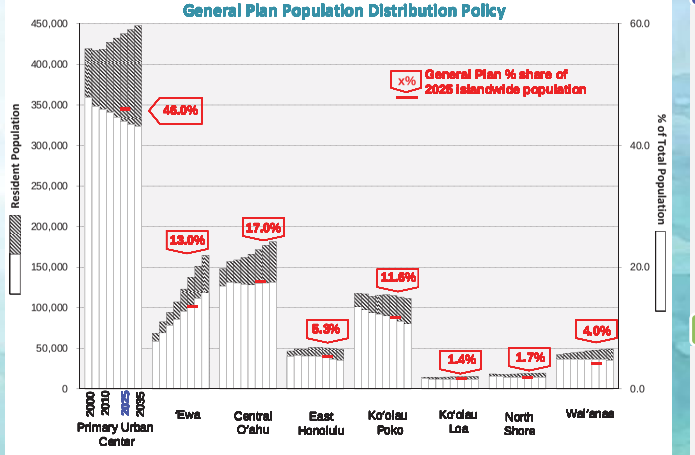
General Plan Issues

- Should the GP specifically reference sustainability?
- Should the GP more emphatically emphasize reducing dependence on imported oil?
- Should the GP include policies to modify land use patterns to help adapt to potential effects of rising sea levels?

Key Planning Issues: O'ahu's Overall Growth

Current General Plan
Directed Growth policy - 'Ewa, Central O'ahu and PUC as the 3 main growth areas

Figure 2. Population Growth Trends and General Plan Population Distribution Policy



Trends
- 3 growth areas received 85% of all new residents and new homes since 1980
- Growth will continue at a slower rate due to aging population and mature economy
- 2035 projections indicate differences in future realities for PUC, 'Ewa and Wai'anae

General Plan Issues
- Should GP "markers" be revised to better reflect current land use and demographic realities?

On-line Survey

- Take the survey until July 14, 2011
  http://honoluludpp.org/planning/OahuGenPlan.asp
- Another tool to gather information
- Participation based on individual's willingness to take survey; not a scientific survey ("self-selecting")
- Survey results will be posted on project website

Preliminary Survey Results

- Presenting general overview of survey responses to maintain objectivity
- 335+ completed surveys to date
- 55% of respondents have lived on O'ahu for 20+ years

Preliminary Survey Results

Characteristics that make O'ahu unique and special
- Opportunities to enjoy surrounding natural areas
- Local culture and values
- Strong sense of community
- Proximity to family
- Economic opportunities

Important issues that need to be addressed by the General Plan
- Improving residents' quality of life
- Economic opportunities
- Traffic and congestion
- Upgrading and expanding infrastructure systems
- Homelessness and availability of housing

Preliminary Survey Results

Agriculture

- Need to protect high quality agricultural lands
- Increased consumption of locally-grown products
- More crop diversification
- Control invasive species/pests

Economy

- New growth industries and education to support them
- "Green" industries (clean energy, agriculture for local consumption)
- Support for the visitor industry and federal spending
- Increase consumption locally grown food/dependence on imported oil

Housing

- Address housing affordability with better paying jobs
- Increase the affordable housing supply
- Disperse affordable housing (beyond 'Ewa /Central O'ahu)

Sustainability and climate change

- Recognize goals of a sustainable future in the General Plan
- Policies to address the effects of sea level rise

Comment Stations

- Read through Key Planning Issues
- Post your written comments at the designated board
- Staff available to answer questions
- Reconvene as a group at 7:40 pm

Open Microphone

- We are always respectful and courteous, and welcome differing opinions
- Keep it short: 1 minute time limit
- Sign in before you approach microphone
- State name, organization (if any) and/or area of residence
- Until 8:25 pm
- Adjourn at 8:30 pm

What happens next?
How do I submit comments?

- Meeting summary to be posted on DPP's project website
- Take the on-line survey until **July 14, 2011**
- Public comments until **September 1, 2011**
- Submit written comments
  - Email: gp2035@hhf.com
  - Fax: (808) 545-2050
- Sign-up for e-mail list
  - http://honoluludpp.org/planning/OahuGenPlan.asp
- Attend next Community Meeting
  - Tentative November 2011
  - Purpose: Present general recommendations

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Plan will envision Oahu in 2035

POSTED: 01:30 a.m. HST, Jul 06, 2011

Thirty-four years ago, when the Oahu General Plan first was adopted, the second city of Kapolei did not exist, pineapple and sugar were plentiful and "sustainability," as an overarching policy, was never mentioned.

Today, issues involving population growth around the second urban center in West Oahu, redefining the mission of island agriculture and better managing natural resources are among the key issues that city planners face as they envision what Oahu will look like in 2035.

COMMUNITY MEETING THURSDAY

» The city Department of Planning and Permitting will hold a community meeting to initiate the review and update of the Oahu General Plan at 6 p.m. Thursday at Mission Memorial Auditorium. Registration begins at 5:15 p.m.

» Landowners, business owners, community organizations and residents are invited. The city will present the project's purpose and scope, discuss preliminary findings and begin gathering community comments.

» More information at honoluludpp.org .

The process starts Thursday with a public meeting to begin soliciting community input for the update of the Oahu General Plan.

"This update will focus on population and housing growth, the economy, affordable housing and sustainability," said Jiro Sumada, deputy director of planning and permitting for the city. "To the extent that these issues affect residents, businesses and even visitors, it is important that all sectors of our community participate in this update."

The General Plan, first adopted in 1977 and last updated in 2002, is the overall long-range plan for government, the private sector and communities to manage population and urban growth on Oahu.

"As a set of broad policy statements, it is not that the plan has changed, but our community that has changed, and the plan should reflect current community values, priorities and concerns," Sumada said.

The Department of Planning and Permitting has identified several "hot topics" based on recent trends in population growth.

ALTHOUGH the island's population has roughly doubled to about 953,000 in 2010, according to the most recent U.S. census, the growth per year has steadily declined, from about 13,000 annually in the 1960s and '70s to about 6,000 per year the last two decades. In the last three decades, the majority of the island's growth outside the main urban center has been in Central Oahu and Ewa, according to a DPP analysis of key planning issues.

The original plan identified Ewa to become the island's second major center for economic activity, but that growth has occurred slowly. According to DPP, the region has achieved only about 30 percent of the new permanent jobs projected by 2035.

But even with a projected increase in the number of

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people who live and work in Ewa, planners expect the majority of residents will live outside the region. Sumada notes that a 1992 revision of the plan called for a "mass-transit system" for residents of Ewa and Central Oahu — a goal being fulfilled by the city's planned $5.4 billion rail project.

"Considering future mobility trends, the current policy to add jobs and economic growth in Ewa will continue to be an important strategy to reduce the demand on regional highway networks," the DPP planning analysis states.

THE GENERAL Plan also studies trends in the economy such as increased tourism and military growth in the islands since the '70s as well as the changing landscape of agriculture.

Current language in the plan, according to the DPP analysis, is "left over" from days when sugar cane and pineapple were plentiful: "Provide sufficient agricultural land in Ewa, Central Oahu and the North Shore to encourage the continuation of sugar and pineapple as viable industries."

But acreage in agricultural production has declined by almost 37,000 acres since 1980, and livestock production has gone down 70 percent in the past 30 years, according to the report.

Planners are seeking input on whether the General Plan should be amended to recognize that the era of plantation agriculture has ended and whether the focus should shift to providing more products to be consumed locally.

The update of the General Plan also seeks input on whether "sustainability" should be formally adopted in the language of the plan. The DPP analysis broadly defines sustainability as a recognition that a balance is needed between using the resources necessary to move society forward and leaving sufficient resources for future generations.

"Several recent city programs, projects and plans have been imbued with some discussion of sustainability," the DPP analysis says. "However, the General Plan (the county's overarching land use planning document) is currently silent on that subject, although taken as a whole, its objectives and policies reflect many sustainability principles."

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HONOLULU CIVIL BEAT

Monday, July 11th, 2011 Honolulu, HI 9:15 AM

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City Starts Work on Commitment to the Future

How do you see the future of Honolulu?

Michael Levine/Civil Beat

That was the question citizens were asked Thursday night, and their answers could well shape the island — everything from agriculture to housing to energy — over the next 25 years.

The City and County of Honolulu kicked off the process to update the Oahu General Plan with a meeting at the Mission Memorial Auditorium that was sparsely attended by a few dozen active citizens and the planners who love them.

Scott Ezer, a consultant for the city whose firm is handling the public input process, explained that it's very early in the game and that residents can have an impact. "We haven't made any decisions about anything," he said.

The General Plan won't have a colored map or get down into the nitty gritty of parcel-by-parcel land use suggestions. Instead, it's a policy statement of island-wide goals and priorities — "a written commitment ... to a future that (the city) considers to be both desirable and attainable," Ezer said.

The General Plan is used as the inspiration for Development Plans and Sustainable Communities Plans, which start to hone in on specific regional issues. From those plans, city planners can implement zoning and permitting decisions.

But David Tanoue, director of the city's Department of Planning and Permitting (DPP), said there's admittedly an "implementation gap" between the General Plan's lofty goals and what happens in reality.

"When you do these plans, you're kind of projecting, you're kind of guessing, and the farther out you go the more you're guessing, basing on certain assumptions, but there are different trends and things happen," he said. "On one hand, we have the general plan and the directives and the policy statements in there. On the other hand, we have the day-to-day understanding of what's going on, what's the reality."

He pointed to the Koolau Loa Sustainable Communities Plan, which is currently being amended and could call for increased development near Laie due to a pent-up housing demand, with an average of nearly six people per household, tops in the state. Opponents have complained that the general plan says Koolau Loa should be home to less than 2 percent of the island's populace.

Tanoue, an attorney, said that where the General Plan doesn't line up with existing zoning, the latter carries the day. But he said the city has hired a consultant to look at amending the Land Use Ordinance to reflect the policy statements in the General Plan and Sustainable Communities Plan — a proactive way of making sure reality adheres to policy.

Ezer and his team will compile the input from the public — an online survey, public testimony and written statements submitted through Sept. 1 — and start to put together proposed changes. Concerns raised by citizens — sustainability, high-rise apartment buildings and Hawaii's unique culture — were among the 11 key planning issues identified by DPP.

More public meetings will be held this fall and in early 2012. Eventually a draft will be submitted to the city's Planning Commission, and the Honolulu City Council will adopt the final updated plan.

Posted by Michael Levine on 07/07/2011

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Have feedback? Suggestions? Email Us!

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conform with the General Plan, he insisted that it was within the "conformance of law" and within the General Plan guidelines.

Now Tanoue is saying these developments do not conform with the General Plan guidelines and that "the city has hired a consultant to look at amending the Land Use Ordinance to reflect the policy statements in the General Plan and Sustainable Communities Plan — a proactive way of making sure reality adheres to policy."

Is it an 'implementation gap' as Tanoue says? Or is it DPP's public disconnect with citizens?...See More

1 · Like · Reply · Friday at 2:00pm

Beth McDermott · Antioch University New England

If the city wants more participation they should be doing a lot more to publicize the fact that folks can contribute their input via the city's online survey. This has barely been mentioned in the media coverage I've seen, and the survey is not very prominently posted on the DPP website. Most won't take the time to sit through a long public meeting, but will take ten minutes to chime in with their thoughts online.

I haven't seen that these "plans" carry much weight when it comes to making development decisions in this state. Didn't we all just go through a similar process a few years ago with the Hawaii 2050 Sustainability Plan? One thing our community made loud and clear then was their strong preference for preserving our remaining ag land and open space. Here we go again...

Like · Reply · Friday at 2:01pm

Rob Jones · Honolulu, Hawaii

How can we work on a "commitment to the future" when we don't know the status of Rail? Oh, that's right we just keep raising taxes to pay for whatever our politicians, land developers and unions think is in our "best interest". Stop Rail, fix the sewers, fix the infrastructure, promote local agriculture and start desalination plants. We need to be as self-sufficient as possible.

Like · Reply · Friday at 2:39pm

Ron Lockwood

Please note, two of the more active groups: Downtown & McCully- Mo'ili'ili neighborhood boards had their monthly meeting WHILE this meeting was going on. If you want participation check the schedules please.

Like · Reply · Friday at 12:54pm

Facebook social plugin

Honolulu: No Plan Yet

Dennis Callan
Honolulu. Hi 96822

Our lack of an effective urban plan is Hawaii's most overlooked problem and one that our politicians have not begun to come to grips with. Three big issues are inter-related with this: our housing crisis, the transportation problem, and our failure to conserve agricultural lands and green open vistas so important to our tourism economy. Unfortunately there is very little public recognition of the real problem, the lack of a plan, resulting in continued suburban sprawl, astronomical housing costs, increasing traffic congestion and destruction of ag land. Without a basic understanding of the consequences of No Plan, it is impossible to develop solutions. I am delighted to see this process beginning now and am pleased to contribute my perspective.

As a world-traveler who has been to Europe 50 times and seen a great deal of the Mainland and Asia, I know how the civilized world houses its people and I have sketched out a solution for our problem but it is probably politically incorrect because it calls for massive reconstruction of the urban core with high rise, high-density, well-planned communities!

This could be done right, but would take courage and would inconvenience many people in the short run, so it will probably never happen, but what is the alternative? More housing on ag lands? Horrible traffic congestion? Three generations stuck under one roof? A cramped studio apartment in the garage? This will happen with continuation of our current lack of effective planning where we are just drifting along at the whim of developers. For example the overall thrust of the previous plan, a Second City, has to be considered a complete failure. It is it not a “city”, and worse yet, we have not even built our “first city”, which is really what I am proposing we do now.

The most likely scenario with our current lack of effective, good planning is more suburban sprawl which is the worst alternative, even when it is marketed as walkable communities where you can farm in your back yard. But that is where the money talks. Developers, big landowners and banks have made a killing out there, far from town at our expense. It should not be allowed to continue.

In the ideal world, we would build a city -- a truly beautiful and functional city, unlike the disorganized situation we have today. Honolulu has the potential for greatness, but we are not heading there with our current direction. The towers going up in Kakaako are a start, but they are too expensive and not part of a comprehensive city-wide plan.

Where is our leaders’ plan for Oahu’s future development? What profound insights have our recent mayors ever expressed about our direction -- or any of our other politicians? This is particularly a city issue in which the City Council is responsible to develop policies, but they have done nothing about it for decades. The media has also completely failed to cover it.

We are victims of a lassez faire system that puts private enterprise in control of our collective fate. The billion-dollar marketplace is determining policy for us, but for their benefit. As long as unfettered free enterprise continues with this control, things will only get worse.

Tragically, the one major city government effort regarding future planning, the rail system, is completely off-target from what we should be doing, and is going to distract us from real solutions. We are a small community that can only pay for one big project at a time, so if we build the rail, our focus for the next 10 years will be on nothing else, leaving the younger generation out in the cold.

A BETTER PLAN: (over)

Honolulu can become a true world-class city, with housing in town that is affordable and attractive, near jobs, recreation and shopping, where people could get to work by walking, bicycling, bus service, or elevator. Creation of this new skyscraper city would require coordinated planning and construction of large high rise housing complexes. The best way to deal with high prices is to tremendously increase the supply and perhaps put some controls on pricing. Our rural areas will be protected and transportation will become much more efficient.

I'm talking about the area from Kapahulu through Kalihi, below the freeway. I'm proposing construction of super-blocks, with very tall towers, natural ventilation, covered parking and roadways to minimize noise, green parks between the towers -- in short, a new city with urban amenities near every corner. This can happen here. I've recently returned from Hong Kong, Bangkok, Hanoi, Seoul and Shanghai and have seen how their model could be altered to fit this scheme, with apartments up to 70-stories. We do not need to become as dense as these mega-cities, but can learn important lessons from their positive and negative experiences. This would require some new thinking and learning from many other successful cities of the world.

The Ala Wai golf course would be the perfect place to begin. It presents a golden opportunity for three obvious reasons: location, size and government ownership. We could develop middle-class housing here affordable to the workers of Waikiki, who could then walk to work or take a short shuttle. It could become a perfect New Town with urban amenities making a great place to live.

The site is about 150 acres in size, or ¼ square mile, or 60 hectares (.6 square kilometers). It covers the equivalent area of half of Waikiki, equal to14 blocks long by 3 blocks wide, 45 square blocks. At high density it would be possible to build about 7-10,000 condo units on this land without crowding. By comparison, Shanghai downtown housing density averages 40,000 persons per square kilometer, equivalent to 24,000 people on the Ala Wai site. If it were built at density levels of Manhattan it would house 15,000 people. We know Waikiki is already thriving with that kind of residential density of 25,000 persons per square mile, plus that many tourists. Exact densities desirable can be debated. This would create a major supply of new, affordable housing that could be designed in such a way to provide a high-quality urban life style, close to work with many conveniences in walking distance. Cities require urban density for critical mass that will support services which residents want nearby, such as shops, cafés, schools and job sites, all at walking distance or a short ride by shuttle, bus or bicycle. The few golfers can be relocated.

Once the Ala Wai new town is constructed it can serve as a model for similar densification in the rest of the urban core defined above to provide efficient and livable housing. This might sound far-fetched, even outrageous to some, but this is the way the world is developing now. Just look at what is happening in Asia and you will see this is the future. It has already happened with class next door in Waikiki. However, to accomplish this would require our government to play a very active role. Eventually, property would have to be condemned – a lot of property. There is no other way around it, because private enterprise just cannot work on this large, coordinated scale. We would be justified in the use of inverse domain for this public purpose, especially considering we are in an emergency situation. Current property owners and occupants should be given first priority to move into the new housing at current prices. There will be a tremendous increase in value of this prime urban land, which can be shared to some degree with current owners and users, and shared with the community at large – especially those young folks in need of housing.

Most of our current urban housing in this zone is an inefficient, outdated use of land. Before it is knocked down, some new housing complexes should be built, such as on the Ala Wai golf course, on some currently underutilized parcel, so that evictees **will have a much nicer place** to move directly into. We can develop Honolulu into a great city with affordable, comfortable housing located in enjoyable neighborhoods, close to work while preserving the rural environment.

The Traveller's Guide
2035 Edition

Hawai`i

Pōkā Laenui

We take you to the northwest section of the island of O`ahu, where we find a population of 50,000 (5 per cent of the national total of one million) scattered across this ahupua`a of mountains, valleys and seashore known generally as Wai`anae. We begin our visit with this part of O`ahu as a "hologram" introduction to the Hawaiian nation. Travellers who last visited these jewels in the expanse of the Pacific while they were still US colonies will notice the small and large changes that have since occurred.

The population has remained relatively stable over the past 25 years. Forty-five per cent are native Hawaiians mixed with other ancestries, with a further 40 per cent of mixed ancestry without native Hawaiian, and the remaining 15 per cent unmixed and consisting of Asians (Japanese, Filipino, Chinese, Korean, Vietnamese, etc.), Caucasians, other Pacific Islanders, Hispanics, Africans and others.

A similar racial mix characterises the population living in other parts of this island country, although larger pockets of the native Hawaiian population can be found in Wai`anae and other rural areas, as opposed to Honolulu, the government and business capital and the centre of international relations. Whether one approaches Honolulu from rural O`ahu or from neighbouring islands, there is an increasing number – as many as 15 per cent – of non-mixed Caucasians, Asians and other newer arrivals, in that order.

Many had anticipated major shifts in population after Hawai`i attained independence, with many non-natives expected to leave the islands. While US military and civilian personnel did depart en masse, many "locals" (native and non-native Hawaiians) returned and now form the bulk of the national population. Those who chose to remain in Hawai`i could either opt for Hawaiian citizenship and participate fully in the country's political life, or retain foreign citizenship, with consequent limitations on such participation.

The indigenous Hawaiians, regardless of citizenship, are accorded special indigenous rights consistent with international conventions.

While no racial group dominates Wai`anae, a deep Hawaiian culture prevails and influences all facets of community life. This culture is markedly different from that which dominated prior to independence, and was a major force in the drive towards independence. Under the US colonial regime, there was a clear distinction between the formal system (legal, economic, education, environment, health and national security) and the informal system (family, personal, community and friendship). The formal systems were characterised by the values of Domination, Individualism and Exclusion, giving rise to the so-called DIE culture. The informal systems were influenced by values of `Oluolu (comfortable, non-dominating, compatible), Lokahi (group consciousness and effort), Aloha (inclusiveness, with a sense of humanity, love, caring), and were generally referred to as OLA (which is also a revered Hawaiian/Polynesian word for life and health).

Finding that DIE culture was driving relationships in national and international affairs and in the natural and human environment, as well as economic conditions, health systems and virtually all other formal systems, towards collapse or termination, the nation engaged in a concerted exploration for an alternative value system. Hawaiian deep culture, very much alive, had extended far beyond the descendants of the original Hawaiians.

This deep culture, which called for cooperation, caring, sharing and respecting individuality while cherishing the value of the collective, had proven effective in accepting and appreciating the integration of races, religions and viewpoints. An OLA economic system was surviving and thriving in the local communities. During the dreaming phase of their decolonisation (the third phase, following the recovery/rediscovery and the mourning phases[1]), the independence "activists" called for a concerted effort to replace DIE with OLA in the formal systems. This paradigm shift was resisted initially, given the uncertainties and lack of experience among the bureaucrats running the formal systems.

Following vigorous discussion and examination of experiences in Hawai`i and elsewhere, appreciation grew of the possibilities of a shift from DIE to OLA. Widespread adaptation occurred in the laws guiding the judicial, economic, education, health and security systems.

This OLA orientation has made deep inroads into and helped change the Hawaiian lifestyle.

Nature and OLA

Kumulipo is the native grand story, a telling in genealogical chant form of the evolution of the world from darkness (*po*) to light (*ao*), when water and land separated, bringing life from the sea to the land. In this story of origins, the people's first ancestors come from the natural environment and, as the generations unfolded, the people came into existence. Hawaiians have deep reverence for all aspects of the environment, all ancestors, personal guardian spirits and god figures. The Hawaiian relationship with nature is not one of domination and control, nor of stewardship, but of kinship, of family relationship, of caring for the wellbeing of a loved one. Sustainability is a small part of environmental policy. The overriding sense is that of honour, of responsibility, of caring for one's elders.

Before a large tree is removed for the placement of a home, great effort is made to consider alternative positioning, or in moving rather than destroying the tree. If the tree has to be moved or destroyed, a proper ceremony is generally in order, honouring the life of the tree. Likewise, great thought is given to selecting the place to grow large trees. Fish, net-harvested by local boats, are first fed at the *ko`a* (special fish-gathering places) and allowed to grow before the harvest. Older fish and those ripe with eggs are released back into the sea. The harvest is shared with those who assist the fisher folks in coming ashore (generally those too poor to afford their own canoe or skips for fishing).

This national policy is enshrined in the country's constitutional preamble:

[1] See "Process of Decolonization", Chapter 11, by Laenui in Reclaiming Indigenous Voice and Vision, Edited by Marie Battiste, UBH Press 2000, in which all five phases of Decolonization is explained.

> We recognise all the divine elements of Hawai`i – life, change, fluidity, stability, humanity – and all the natural elements that give physical representation to those elemental forces, namely sun, wind, sky, fresh water and salt water, land, including the mountains and forests, and the people.

Many in the Wai`anae community, especially in their hula forms, revere the winds, each with its own name, the ocean waters, the tides whose timing and direction are familiar to the fisher-folks, and the plants and animals. For many families, these elements represent family ancestors and guardians.

Echoing a Gandhian view that there are enough resources for everyone's need but not for anyone's greed, the community understands that every environmental element needs to be protected and cared for to refresh the *mo`omo`o*. A *mo`o* is the lizard form of a foetus, and a *mo`omo`o* is a poetic reference to the generations within generations into perpetuity.

The transformation from DIE to OLA regarding the environment required a re-evaluation of fee-simple ownership, of the commodification of nature, of the nature of the "commons" and of the Hawaiian concept of heightened appreciation of the spiritual presence in nature.

Today, Wai`anae has been able to transform its primary source of sustenance by returning to its natural environment, by protecting, cherishing and promoting it as part and parcel of the human family. Certain areas of Hawai`i, primarily Honolulu, have not been able to make the transition in the way the rural communities have.

The nation is making a concerted effort to return to its traditional *ahupua`a* system of cultivating the land and ocean, and is developing a clear appreciation of the inter-relationship between them. Lands are being returned to agricultural production, and housing developments are being reversed and given over to food production. One tell-tale sign of this change is the conversion of previously grassed areas along roadways into vegetable and fruit gardens maintained by neighbourhood organisations.

Economy and OLA

Hawai`i has taken control of its domestic as well as international economic systems. Under colonial rule, the US pre-empted all international relations, controlled banking and other finance institutions and prohibited even the printing of the local currency by the communities. Today, all international intercourse, including trade, tourism, international education, world sporting events and international conferences (important revenue factors for Hawaii), is based on treaties, conventions or executive agreements between Hawai'i and other nations and international organisations, without US intervention.

Large tracts of US military lands in Wai`anae (the US controlled approximately 30 per cent of Hawaii's lands), used for practice invasions of the Middle East, Asia and Central and South America or to store nuclear weapons and to house global military communication systems, have been returned to the Hawaiian population and by and large given over to agricultural production.

Hawai'i as a whole has witnessed the departure of the US military, with a consequent reduction of US revenues into the economy. On reflection, however, the people found that Hawaiian society suffered a net loss under US occupation. The massive military bases such as Schofield, Hickam, Wheeler, Pearl Harbour, Lualualei, Makua, were

previously used by the US military for nominal or no payment. The fair rental values for these lands, amounting to hundreds of millions of dollars, went unpaid for over 100 years.

The return of these lands to the Hawaiian population was a major boost to the self-sufficiency of the nation. Some of the lands have had to undergo cleaning and remediation, for example the Pearl Harbour area from nuclear radiation, remnants of depleted uranium on Hawai`i island and other pollutants at Lualualei ammunition depot, the most extensively damaged US super-fund site.

Most of these lands have been converted to agriculture, as well as for residential use under a new scheme to house agriculturalists as close to their fields as possible. The mono-crop days of sugarcane or pineapple are over in Hawai`i. Instead, multiple crops are produced for local community consumption. Significantly, Hawai`i is now able to produce all its own taro and poi, a staple among early Hawaiian people. It now has a thriving dairy industry, an industry that had virtually died under US globalisation and free-trade programmes.

The national policy is one of independence through self-sufficiency, of meeting all the nation's needs and being free to engage in international trade for luxuries beyond the necessities of life. Thus, there is still an import trade in communications technology, education and entertainment, while the export trade is dominated by tourism, agricultural products and health promotion.

The surrounding Pacific now plays a much larger role in the Hawaiian economy. Not only is there renewed appreciation of the need to care for the shoreline, but Hawaiian jurisdiction has been extended through the creation of a 200-mile exclusive economic zone (Hawai`i has signed the Law of the Sea Treaty) around the Hawaiian archipelago, which has brought in its wake an expanded fishing industry to these islands. The Hawaiian government has invested in the protection of this zone, policing it against the long-line, seine net and other fishing methods used by foreign ships, with devastating consequences for the fish population. This renewed interest in fishing has given rise to new young masters of the sea, who combine Western and traditional fishing and seafaring methods. Interest in the sea is one of the most popular areas of study in public schools. Local ocean products now make up 30 per cent of the produce sold in Hawaiian markets, with a further 60 per cent made up of local agricultural products.

Barter has become popular in Hawaii. It started with the onset of the collapse of the Hawaiian and the world economy under the Bush II administration, a collapse that cast its shadow over the Obama administration in the US. The Hawaiian analysis was that the system was facing a currency and credit shortage, but certainly no shortage of human skills and talents, nor of natural environmental potential, let alone human needs. In response, the local economy incorporated two developments, one from the Hawaiian cultural practice of *kokua* (help, support), and the second from the new technology of rapid and simplified account keeping. *Hui*s, or organisations of families, and other types of cooperative (churches, civic clubs, cultural groups) formed to provide services or products to support the local community, eschewing currency and creating a new form of credit (credit with caring). Other communities have adopted similar “free exchange systems”, called LETS or SEL in France.

These *hui*s sometimes combine to expand the resource base and cover a wider range of needs, so that the requirement to go further afield to meet one another’s needs is

reduced. Today, *hui*s commonly provide food products and service; medical and other healthcare; home repair, construction and general labour services; physical fitness and training; childcare; general and specialised education and tutoring; legal services; automotive and mechanical repairs; and electrical and plumbing services.

Money still plays a role in the economy as a convenient form of trade beyond the *hui*. In many employment fields, people are paid in Hawaiian Kala ($dollar), with *hui*s interacting as banks, and one's hui credits equating to Kala should a member wish to make such exchanges. Hui economies are stronger in the rural areas such as Wai`anae, while the monetary system has greater influence as one gets closer to Honolulu.

International banking, on the other hand, is well developed and plays a major role in Hawai`i's economic life, with money and credit regularly flowing across international lines.

National Security and OLA

One of the principle stumbling blocks in the move towards independence had been the security question, with US loyalists arguing that Hawaiian independence could never survive without US defence against foreign invasion.

Today, in Wai`anae, one can see the population engaged in various martial arts, as part of the national security plan. When asked how he expects to defend his country using his expertise in karate, a young lad said, "Karate keeps my mind and body sharp and healthy, keeps my resolve strong, and helps me to focus – very necessary, whether I'm acting as a trade negotiator, a peace intermediary, a mechanic, an airplane pilot or in armed combat to resist foreign military on our shores".

The Hawaiian security plan rests on five OLA principles.

- No aggressive weapons and force (no nuclear weapons on Hawaiian land; no rockets with a range of 200 miles beyond Hawaiian shores to defend against incoming weapons) and no offensive military force: The Hawaiian national guard, during the period of US hegemony, consistently outperformed its US military counterparts in training and mock combat. At independence, the technology, training and hardware remained with the guard units, and modernisation has been ongoing within the limitations of the five-point policy. As such, Hawai`i has been able to maintain a protective umbrella against air or sea attack through its defence systems, but has no capacity to strike any main body of land, given its limited rocket capacity. Hawai`i has adopted an open inspection policy and invites other countries to verify its non-aggressive weapons.
- Self-sufficiency: This policy has resulted in reduced vulnerability to foreign trade and world production variations. Humanitarian compacts have been formed with various countries for essential aid, including food, medical care and disaster relief.
- No international military alliances: Foreign military cannot use Hawai`i's ports or bases, all arriving ships and planes are subject to open inspection, and neutrality is pursued in all military operations around the world. As a counterbalance, Hawai`i exports peace corps cadres around the world to assist countries engaged in military operations to arrive at peace. It also hosts the

East-West/North-South Peace Institute, which gathers peacemakers from countries facing various degrees of antagonism to study pathways to peace.

- Strong civil defence: This begins with a healthy and alert civil society, well trained to take part in a national resistance strategy against any invasion. The aim is to make it so costly for an invading force to land in and hold Hawai`i that in the end staying in Hawai`i will not be worth the losses an invading force would suffer. This defence would take the form of pre-organised insurgency across Hawai`i carried out by an active force of every able-bodied person from 12 to 65, infused with national pride and entrusted with specific responsibilities under the civil defence plan.
- International renown: The nation is developing Hawai`i's reputation among all nations as a place of peace, fairness and environmental appropriateness, as well as a place at the service of the world through the hosting of international organisations, trade and world education. It encourages development of international education institutions for training national leaders from across the world and from all cultures and religions.

This non-offensive five-point OLA strategy has already benefited Hawai`i in engendering an attitudinal change among the various countries visiting Hawai`i and in giving rise to invitations for Hawaii to cooperate with those countries in the following areas:

- China – increased trade and exchanges of students in the fields of law, healthcare, language and culture
- North Korea – cultural exchanges, family exchanges and reunions between north and south in Hawaii's Korean centres, sister-city relationships
- Cuba – conference on survival under the shadow of the bear, practical medical training in service of the masses, international law
- Iran, Syria, Iraq, Afghanistan, Pakistan, Kuwait, United Arab Republic, Jordan, Turkey, Egypt, Libya, United Kingdom, France, Germany, the Netherlands, Switzerland, Austria, Russia, Sweden, Norway and Finland – world conference to secure a peace treaty to end the Crusades, as well as multiple conferences on cultural exchange and the exchange of medical knowledge.

The pre-independence tri-annual East-West Center's Philosophers Conference has now become a large international affair with participants from all parts of the world and across all political divides. New views on mathematics, science & technology, the integrity of indigenous sciences, political developments and innovative forms of alliance are some of the results of these conferences. Mini-conferences are now sprouting up in other parts of the world, borrowing from the milieu of aloha found in the Hawai`i conferences..

Education and OLA

The mantra for Hawai`i's education system under US was "school to work". Young scholars were to be readied for harvesting by the military and by industrial and business complexes. Public education was mandatory from the age of five to 18, and included as core courses English, maths, science and history (civics), all of them taught from an

American-Western perspective. Achievement was measured through standardised US examinations, geared towards middle North America.

Today, schools have been revamped. Education is seen as a life-long process, beginning with the community baby shower festivities at which expectant mothers are invited to celebrate the coming of a child through a community *aha aina* (feast). At such gatherings, women are encouraged to maintain healthy lifestyles, obtain prenatal care, form linkages with others in the community to share the psychological, financial and relational burdens of pregnancy, and to consider the many forms of childcare, ranging from adoption, to shared rearing, to respite services, etc. Churches have been major supporters of these voluntary festivities. Wai`anae's programme logo, "every new birth is a joy", is aimed at encouraging mothers, often without benefit of marriage and criticised or shunned by family, to join in the celebrations and to share their burdens with others wanting to help. These celebrations have found both pro- and anti-abortion groups working side-by-side to provide parents with real opportunities to bring babies to term and support the child after birth.

Postnatal medical services are made available, helpers are assigned for follow-up and other support is provided to mothers or the primary care-givers of the child. Children are raised in an environment of shared activities, and can thus build social skills from an early age. Mothers generally volunteer and receive training for these community services.

As each child enters primary school, they are already familiar with social interaction. Their special needs are quickly identified and addressed. Every effort is made to keep every child in the main school population as they receive education. Children are used, especially because of their well-developed social skills, to assist in the teaching and caring of other children. Inappropriate conduct is immediately recognised and addressed.

Reading is heavily stressed from a very young age, following a philosophy that from zero to eight, a child should learn to read, and after that, read to learn.

Teachers are also encouraged to watch for the special talents and gifts of children, and begin to set forth educational programmes based on those gifts. The experience has shown that gift-based education, individualised for each student, is far more effective both in terms of the general happiness of each scholar and of the standardised scores as measured against US students'. The system of grade levels has been abandoned: the earlier system of A, B, C, D and F has been changed to pass or not yet passed. The school campus has been expanded to include the community, and it is not unusual to find students actually "in school" throughout the community, whether on beaches surveying the tides against the moon cycle, in the mountains engaged in an archaeological dig, or talking to a priest, imam, rabbi, *kahuna* or monk as part of their studies of comparative religions in the community.

Public education is mandatory from ages five to 18, with special exemptions for release after age 12. Generally, these exemptions are made because the student will be travelling, going on to higher education or has selected specialised training in a programme not available in the public education system.

Education is considered lifelong, and the policy is to provide "adult education" courses as much as possible. Volunteers are welcome and are encouraged to teach such courses.

Healthcare and OLA

Wai`anae seems to be a walking and cycling region, with some public transport (bus and ferry) and a few vehicles, generally at least one per household. No new car is brought on to the islands until a used car is returned to the manufacturer. The same applies to other major appliances and car parts. All school buses have been retired, and students are expected to get to school by walking, cycling or taking public transport. School is never more than five miles from one's home. Jogging to and from school has become a fad.

Every house seems to have a garden, and for those in apartments there are common areas where community gardens flourish. Large circular fish tanks, twelve feet in diameter, are powered by solar air-pumps, which circulate the water, while well-placed air-stones act as biofilters, allowing for controlled algae growth to balance water quality and allow the fish to thrive. The filtered waste is carried into gardens ~~by water~~ and is used in the growing of fruit trees, vegetables and herbs.

The mountains, valleys and seashores resound with activity.

One could easily think one were in China, given the slow, graceful and methodical practice of tai chi, chi kung, luk tong ken, baduanjin and other forms of exercise and meditation evident in the mornings and evenings along the seashores, in public parks or in family yards and on porches. In the afternoons, more active sports are a daily affair, ranging from organised soccer teams and baseball, to indoor or outdoor badminton, volleyball, basketball and tennis. And ever-present drumbeats fill the air, signalling the Hawaiian hula, that union of spirit and body in motion, which is performed whenever a group or *halau* come together in homes and parks.

The medical and mental healthcare system in Hawai`i is relatively small for the size and age of the population. This contrasts markedly with earlier times when care services were in great demand and were based on fees for specific services. That financing structure bankrupted the health system. Pharmaceutical companies made large sums, as did insurance companies and health management organisations (HMOs). However direct service providers found great difficulty in remaining in the medical field given reduced reimbursement rates, authorisations for services controlled by HMOs or government agencies, and continued scrutiny and paperwork so burdensome that eventually expenses outstripped practice revenues. Direct service providers from medical doctors to nurses to case managers and administrators left the field in quest of a more sane system of care.

People began to ask why the system rewarded illness rather than health. Why was there a constant rejection of death, rather than acceptance? Why were so many funds directed at caring for the ill, and so few for keeping the healthy well? Why had there been such recourse to treating illness as a solution for wellness? What had happened to ancestral practices for maintaining good health?

Old and new ideas emerged from these questions: Work is medicine! Live and eat as your ancestors did! Your medicine chest is in your backyard, care well for it! Harmonise your spiritual and physical self! Accept the seasons of life gracefully! Aloha in the healing art is not the complete solution, but is a necessary part of it! Use it or lose it! An ounce of prevention is worth a pound of cure!

The financial breakdown of the medical model of healthcare resulted in the increased practice of wellness. A change in the philosophy of life and nature occurred, in turn engendering new respect for the environment and man's relationship with nature. Physical fitness was heavily promoted from the national defence and security perspective, by education institutions and by the health sectors. Fitness was sought not only through

exercise, but physical exertion also became more widely accepted in daily life. Fishermen found that while the outboard motor was convenient, the tides, the winds and a sturdy paddle applied with strong back and arms were more dependable and less expensive. Walking and cycling regained popularity, while the internal combustion engine lost it. The general environment improved with the decrease in air, water and soil pollution as a result of this lifestyle change.

Diabetes, obesity, heart disease, anxiety levels and a wide range of other illnesses plummeted. Traditional Hawaiian healing forms took their place alongside oriental and Western medical practices. Traditional healers are now scattered around the settlements of Wai`anae and most other communities, and there is at least one Chinese herb shop centrally located in the towns, along with a few Western medical clinics. Rapid communication systems, converted for medical use, are found everywhere, whether in homes or medical offices, and used for rapid care and consultation. Blood tests and scans of tissue, bone, nerve and chi force can be done from the comfort of one's home, with quick preliminary diagnoses made in return. Automated external defibrillators and other types of emergency equipment are close at hand in the community. Special concerns can often be answered by telephone calls to practitioners. Every home has access to these modern forms of care.

Enjoy your visit to the newly independent Hawai`i.

K

COMMUNITY MEETING NO. 2
DECEMBER 2012 - JANUARY 2013

City and County of Honolulu

Department of Planning and Permitting

O'ahu General Plan Focused Update.
Your Island. Your Future.

November 2012

Community Briefing #2

Proposed changes to the O'ahu General Plan as reflected in the Public Review Draft will be presented. Please join us at one of the two briefings:

Tuesday, December 4, 2012
6:00 - 8:00 pm
(Registration begins at 5:30 pm)
McKinley High School Hirata Hall
1039 South King Street, Honolulu

Thursday, December 6, 2012
6:30 - 8:30 pm
(Registration begins at 6:00 pm)
Mililani Middle School Cafeteria
95-1140 Lehiwa Drive, Mililani

Public Review Draft

The City and County of Honolulu has conducted a focused revision of its General Plan. This effort has culminated in the preparation of the forthcoming Public Review Draft of the Revised General Plan, which will be posted on the Department of Planning and Permitting's website in advance of the December briefings.

SHARE THIS MESSAGE AND FORWARD TO OTHER INTERESTED PARTIES

Stay in Touch:

To join our email list and receive future announcements, or for more information on the General Plan update process, visit the project website.

Website:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

Email:
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(808) 545-2055

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(808) 545-2050

Helber Hastert & Fee
Planners, Inc.

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY *DPP review, 12/18/12*

Date:	December 4, 2012	**Project Name:**	O'ahu 2035: General Plan Update
Time:	6:00 to 8:00 pm	**Recorded by:**	Corlyn Orr
Location:	McKinley High School, Hirata Hall		
Subject:	Community Briefing #2		
Attendees:	See attached		
Reference:	Community Briefing #2 PowerPoint Presentation		

Introductions

The purpose of the second community meeting for the O'ahu 2035 General Plan Update was to present the Public Review Draft, and solicit comments and questions. This was the first briefing in a series of three (the second would be in Mililani, December 6, 2012 and the third in Kāne'ohe, January 14, 2013).

Jiro Sumada, Department of Planning and Permitting (DPP) Acting Director, convened the meeting at about 6:05 pm. He began with opening remarks, thanked the group for their attendance and participation, and then introduced Scott Ezer.

Presentation

Scott Ezer, principal with Helber Hastert & Fee, Planners (HHF), provided a presentation that included: an overview of the project status and information gathering efforts to date; a summary of the community survey and written comments received; highlights of the major revisions proposed in the Public Review Draft; and instructions for submitting written comments on the Public Review Draft.

As part of the presentation, a third community briefing tentatively scheduled for January 14, 2013 at Castle High School. A final notice would be emailed/published once the meeting venue is confirmed.

Comments and Discussion

The presentation was completed at about 7:30, at which time comments and questions were taken. Comments and questions were also allowed during the course of the presentation. The following summarizes the main points of the discussion.

- The six topics that DPP felt would be critical issues for this update included tourism, agriculture, affordable housing, economic health, sustainability, and growth and development. DPP indicated that their agency was responsible for selecting the topics for the five trend reports and the three focus groups.

- Concerned that the topics addressed by the trend reports and focus group meetings are receiving more attention than other topics which were not studied in-depth. For example, it seems that DPP is putting more emphasis on agriculture than natural resources, because a trend report was prepared for agriculture. The population section is critical, and should receive more in-depth consideration than given.

- DPP is charged with updating the General Plan, per the City Charter, and is ultimately responsible and accountable for the Plan that is presented to the City Council. DPP clarified

that HHF is the City's consultant, and is working directly with DPP staff to review the current language and identify recommended revisions. Limited staffing resources and other departmental duties (such as the DP/SCP 5-year reviews, preparing TOD plans, processing permit applications, etc.) make it necessary for DPP to hire consultants that can assist with the workload.

- The timing of the General Plan review – overlapping with the SCP 5-year reviews – is causing confusion for some community members. Individuals involved with the on-going East Honolulu SCP review would prefer to wait for the East Honolulu SCP to be finalized before the General Plan Update is conducted. From DPP's perspective, updating the General Plan and the SCPs are a continual process. Although the SCPs are required to be consistent with the General Plan, each of the various plans is a stand-alone document that can be reviewed concurrently. The process being followed for the General Plan Update is purposeful, with the intent of providing for community dialogue.

- The format of the Part II report with the rationale for change documented next to the General Plan language is difficult to follow. A ramseyered format that only showed the proposed revisions, without the additional rationale next to it, is preferred.

- Proposed revisions presented in the Public Review Draft are the result of information gathered through DPP's research efforts (e.g., trend reports, focus group meetings, survey, written comments, key planning issues). All sources of information were considered equally in DPP's review process. DPP has an obligation to remain objective and serve the good of all people.

- Survey results are evidence that vacation rental proponents encouraged their constituency to complete the survey. DPP acknowledged that the survey was non-scientific and self-selecting, and is not a representative sample, as certain groups influenced the survey results. DPP also acknowledged a deliberate attempt to review all written comments, and read through every word of the current General Plan. All of the open-ended comments received through the survey, and a summary of all written comments, are posted on the project website.

- It was insinuated that HHF's motive in facilitating the survey was to validate the outcomes of other City planning projects that HHF is involved with. DPP affirmed no outside political pressure influencing the content of the Public Review Draft.

- Need more opportunities for public testimony in the update process. Would like to see more grassroots efforts at the local level to gather input.

- In response, it was clarified that the General Plan is intentionally broad, and provides high-level guidance for decision-makers who are responsible for implementing the concepts in the General Plan. The Plan is not structured to include provisions that specify how the objectives and policies should be implemented.

- Would like clarification about the meaning of smart growth in the Public Review Draft. Concerned that the new language added to Chapter IV, Objective C, Policy 4 that distinguishes between suburban and urban areas is a reference to smart growth (*"Encourage residential development in <u>suburban areas</u> where existing roads, utilities, and other community facilities are not being used to capacity, <u>and in urban areas where higher densities can be readily accommodated)</u>.* In response, it was stated that the smart growth concepts added to the Public Review Draft are discussed in the Sustainability trend report.

- According to DPP, the population distribution guidelines are conceptual targets that are used in planning for infrastructure systems and services, to ensure that the region can accommodate the planned future growth. Since the guidelines are not limits or statutory requirements, there are no changes being proposed to the population distribution policy.

- Who is responsible for adding in the new policy about alternative lodging? The interests of one small group cannot monopolize the Plan. DPP should follow the City Council's decision to prohibit vacation rentals. Vacation rentals in residential areas conflicts with other policies to protect neighborhoods, and threatens residents' quality of life. Disagree with the rationale that visitor accommodations are needed to serve visiting family and friends. There is too much flexibility with the proposed language. Visitor accommodations should only be allowed in areas zoned for resort uses.

  DPP responded that their decision to include the alternative lodging policy in the General Plan Update is an effort to re-open the policy discussion about vacation rentals. The last City Council discussion, which was originally intended to address the need for increased enforcement, became a public debate focused on allowing more vacation units. This is another attempt by the Department to address the need for enforcement. In addition, the proposed policy supports recent proposals for new community hotels, and reflects consistency with the City Council's policy decision to allow one small inn in Haleiwa (approved as part of the North Shore Sustainable Communities Plan).

- Want to add references to fuel cell technology as an alternative energy resource.

- Disagree with proposed changes to remove policies that call for limiting population growth. These statements have been in the General Plan since 1977, and are important principles for an island society with limited resources and a carrying capacity. Only way to be sustainable is reduce immigration and limit population growth .

- Section on agriculture should distinguish between locally-produced food crops and seed crops to encourage food self-sufficiency. Seed is not an edible crop.

- Important to incorporate climate change and sea level rise into the Plan, and address the impacts of such changes (e.g., inundation areas at high tide, contamination to fresh water supply, effects to existing utility and transportation systems in low-lying areas).

- Tourism is not sustainable because it is dependent on transplanted workers that contribute to population growth.

- Need better guidance to direct development in the 'Ewa region. 'Ewa Development Plan has not been revised since 1997.

- Chapter IV, Objective A, Policy 2 ("Streamline approval and permit procedures for housing and other development projects") could lead to exemptions for environmental review requirements, similar to the Public Land Development Corporation.

Before closing the meeting, Scott thanked everyone for attending, and provided instructions for submitting written comments.

The meeting was adjourned at approximately 8:05 pm.

LIST OF ATTENDEES

Department of Planning and Permitting:	Jiro Sumada, Acting Director
	Kathy Sokugawa
	Randy Hara
	Mike Watkins
Helber Hastert & Fee Planners:	Scott Ezer
	Corlyn Orr
	Tara DePonte
	Regina McClintock
Community Attendees (23 individuals):	Larry Bartley
	Charles Carole, Makiki Neighborhood Board #10, League of Women Voters
	Brandon Elefante, Office of Councilmember Harimoto
	Nicole Ferguson
	Wes Frysztacki
	Brian Gibson, OMPO
	Matthew Gonser, UH SeaGrant Program
	Kauna Kihikihi
	Michelle Matson
	Larry McElheny
	Pauline MacNeil, Lanikai-Kailua Outdoor Circle
	James Macey
	Art Mori
	Maurice Morita
	Glenn Oamilda
	Leah Retherford
	Ursula Retherford
	Elizabeth Reilly, Liveable Hawaiʻi Kai Hui
	Wendell Lum
	Vincent Shigekuni
	Stu Simmons
	Tom Smyth, Downtown Neighborhood Board #13
	Donna Wong, Hawaiʻi's 1000 Friends

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY *DPP review, 12/18/12*

Date:	December 6, 2012	**Project Name:**	O'ahu 2035: General Plan Update
Time:	6:30 to 8:30 pm	**Recorded by:**	Corlyn Orr
Location:	Mililani Middle School Cafeteria		
Subject:	Community Briefing #2		
Attendees:	See attached		
Reference:	Community Briefing #2 PowerPoint Presentation		

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As part of the presentation, a third community briefing tentatively scheduled for January 14, 2013 at Castle High School was announced. A final notice would be emailed/published once the meeting venue is confirmed.

Comments and Discussion

Following the presentation, the floor was opened to comments and questions. Comments and questions from the discussion are summarized as follows.

- Prefer that population distribution guidelines be expressed as actual numbers, instead of percentages because the percentages do not account for the carrying capacity of each region. Wai'anae cannot afford to take any more people. Current population trends are putting pressure on rural and suburban regions least capable of absorbing the additional population, and negatively impacting these regions (e.g., water resources are not available to support the population, existing infrastructure systems lack capacity to accommodate the growth). Need to be increasing density in areas designated for growth.

  In response, it was noted that Wai'anae is a unique situation because DHHL owns a large amount of land, and the City does not have jurisdiction over DHHL-owned lands. No changes are being proposed to the current population distribution guidelines (refer to Public Review

Draft, Chapter I, Objective B, Policy 4). It may be possible to document the projected regional population numbers that correspond with the percentages in the final technical report.

- Chapter IV, Objective C, Policy 6 in the Public Review Draft ("Discourage residential development in areas where the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging") should be revised/strengthened to discourage development in areas where existing infrastructure systems do not have capacity to accommodate new development (similar to Policy 4).

- DPP clarified that the Public Review Draft is a first draft being circulated for comment. Comments indicating both likes and dislikes, as well as suggestions for revisions, are being encouraged. Following the public comment period, DPP will review all comments then revise the General Plan and transmit a Final Draft to Planning Commission/City Council for review.

- In response, it was clarified that the purpose of these community meetings is to present a general overview of the Public Review Draft and provide a venue for public discussion/questions about the draft. Verbal comments from the meetings will be recorded, but the meetings are only one venue to submit comments. Written comments will be accepted through April 15, 2013.

- Ability of vacation rental proponents to influence the survey results did not affect DPP's decision to propose a new policy about alternative lodging. DPP clarified that their decision to include the alternative lodging policy is an effort to re-open the policy discussion about vacation rentals. The current enforcement system is not effective, and needs improvement.

- It was clarified that the proposed policy to allow alternative lodging is consistent with the North Shore Sustainable Communities Plan (NSSCP). The NSSSCP states that existing problems with illegal vacation rentals need to be resolved before new units are allowed. It also states the community's desire for a small country inn in Haleiwa.

- The timing of the General Plan review – overlapping with the SCP 5-year reviews – is inevitable. Updating the General Plan and the SCPs is a continual process, with some overlap in the review cycles.

- Revisions in the Public Review Draft are only wordsmithing efforts. Concepts of carrying capacity and concurrency need to be incorporated, and policies are needed to protect agricultural lands inside the urban growth boundaries. Oʻahu experienced too much growth too quickly, as evidenced by traffic conditions and the rate that agricultural lands are being urbanized in Central Oʻahu and ʻEwa.

- Important to incorporate climate change and sea level rise, and start planning efforts to protect against sea level rise. The extent of changes will be detrimental (e.g., aquifers and fresh water resources will be subject to salt water intrusion; rising water table will weaken building foundations; rainfall levels will decline). Waikīkī will be inundated, and policies still support investing in Waikīkī and other low-lying coastal areas. Also important to consider the changes to *mauka* areas (e.g., flooding in *mauka* areas as coastal drainage systems will not be able to drain).

- Cannot go forward with this Plan because it does not address peak oil and the problems caused by population growth. O‘ahu needs to grow biofuels to be prepared for the price of peak oil. Also need to address overpopulation and reinstate population growth controls that were removed from the Public Review Draft (Chapter I). Recall that oral comments submitted during Community Meeting #1 called for keeping the population controls.

- Scope of the General Plan Update does not include developing a "scorecard" (indicators to assess implementation). Scorecard development was part of the last round of the SCP 5-Year reviews. The scorecards are important for the SCPs because the regional plans include specific implementation strategies that can be measured. At issue for the NSSCP 5-Year Review was the lack of available indicators and data sources.

- Chapter 7, Objective D, Policy 3 makes reference to a green belt in ‘Ewa and Central O‘ahu. DPP responded that the greenbelt runs *mauka* of the H-1 Freeway along Kunia Road, and is comprised of AG lands outside the community growth boundaries.

- It was explained that the reference to electromagnetic radiation sources (Chapter VII, Objective A, Policy 11) generally includes antennae/communication towers and power lines.

- Disagree with proposed changes to remove policies that call for limiting population growth. These statements have been in the General Plan since 1977, and are important principles for an island society with limited resources and a carrying capacity. Only way to be sustainable is to reduce immigration and limit population growth. O‘ahu already has too many people on this island; need to impose a limit on the number of people and control population. Santa Barbara took action by limiting new water system connections.

  In response, it was noted that the Supreme Court ruled local jurisdictions cannot constitutionally limit immigration. New hook ups can be limited based on the availability of natural resources, but the City Council would have to make that determination and push for such a policy.

- Why is there no reference to polluted groundwater resources in Central O‘ahu? In response, it was indicated that the General Plan is a high-level policy document, and is not intended to address specific issues. An appropriate policy statement would address protection of water resources or the importance of providing a safe, high-quality water supply.

Before closing the meeting, Scott thanked everyone for attending, and provided instructions for submitting written comments.

The meeting was adjourned at approximately 8:05 pm.

LIST OF ATTENDEES

Department of Planning and Permitting:	Jiro Sumada
	Kathy Sokugawa
	Randy Hara
	Mike Watkins
Helber Hastert & Fee Planners:	Scott Ezer
	Corlyn Orr
	Lori Chun
Community Attendees (15 individuals):	Nick Andrade
	Don Aweau
	Victoria Cannon
	Michael Dau
	Dr. Kioni Dudley
	Karen Loomis
	Larry McElheny
	Nancy McPherson, DHHL
	Dick Poirier, Mililani-Waipio Neighborhood Board #25
	Cynthia Rezentes
	Gil Riviere
	Nicholas Striebick
	Alan Suwa, Mililani Mauka Neighborhood Board #35
	Melissa Vomvoris
	Crystal Young

City and County of Honolulu

Department of Planning and Permitting

Oʻahu General Plan Update.
Your Island. Your Future.

Happy New Year, January 2013 edition

Community Briefing Announcement
Windward Oʻahu

Monday, January 14, 2013
6:30 - 8:30 pm
(Registration begins at 6:00 pm)
Castle High School Cafeteria
45-386 Kaneohe Bay Drive, Kaneohe

Join the City Department of Planning and Permitting (DPP) at a third community briefing for the Oʻahu General Plan Update. This briefing supplements the December 4, 2012 briefing in downtown Honolulu and the December 6, 2012 briefing in Mililani.

Proposed changes to the Oʻahu General Plan as reflected in the Public Review Draft will be presented.

Public Review Draft

The Public Review Draft of the Revised General Plan is posted on DPP's website:
www.honoluludpp.org/Planning/GeneralPlan.aspx

Two separate documents make up the Public Review Draft.

PART I is the full text of the revised General Plan.

PART II is the "Report on Proposed Changes" (which identifies the proposed revisions and the rationale for the language revisions).

SHARE THIS MESSAGE AND FORWARD TO OTHER INTERESTED PARTIES

Send in your written comments by April 15, 2013

We want to know what you think of the Public Review Draft. What objectives and policies do you like and dislike, and what suggestions do you have for proposed changes?

Send comments with your NAME AND PHYSICAL ADDRESS to Helber Hastert & Fee, Planners at:

Email:
gp2035@hhf.com

Mailing Address:
2035 Oahu General Plan
c/o HHF Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Fax:
(808) 545-2050

To receive future announcements, or for information on the General Plan, visit the project website:
www.honoluludpp.org/Planning/GeneralPlan.aspx

Helber Hastert & Fee
Planners, Inc.

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY *DPP Review, 1/30/13*

Date:	January 14, 2013	**Project Name:**	O'ahu 2035: General Plan Update
Time:	6:30 to 8:30 pm	**Recorded by:**	Corlyn Orr
Location:	Castle High School Cafeteria		
Subject:	Community Briefing #2		
Attendees:	See attached		
Reference:	Community Briefing #2 PowerPoint Presentation		

Introductions

The purpose of the second community meeting for the O'ahu 2035 General Plan Update was to present the Public Review Draft of the Revised General Plan(GP), and solicit comments and questions. This was the final briefing in a series of three (the first was at McKinley High School, December 4, 2012; the second was held at Mililani Middle School, December 6, 2012).

Jiro Sumada, Department of Planning and Permitting (DPP) Acting Director, convened the meeting at about 6:40 pm. He began with opening remarks, thanked the group for their attendance and participation, and then introduced Scott Ezer.

Presentation

Scott Ezer, principal with Helber Hastert & Fee, Planners (HHF), provided a presentation that included: an overview of the project status and information gathering efforts to date; a summary of the community survey and written comments received; highlights of the major revisions proposed in the Public Review Draft; and instructions for submitting written comments on the Public Review Draft.

As part of the presentation, Kathy Sokugawa, DPP Planning Division Head, explained DPP's reasoning for proposing a new policy to allow options for visitor accommodations such as community hotels and alternative lodging in the GP (Refer to the Public Review Draft, Chapter II, Objective B, Policy 10). In sifting through the comments received during the first round of public review, DPP recognized that there may be economic benefits to revising the visitor industry policies. The issue of illegal vacation rentals has been addressed by the City Council on several occasions; however, the debates have always been focused on zoning-related, regulatory/enforcement measures. The intention was to consider the issue from a broad policy standpoint, and to encourage open public discussion. The Public Review Draft is a first draft being circulated for comment. Following the public comment period, DPP will submit a Final Plan to the Planning Commission, with the City Council having final decision-making/approval authority.

Comments and Discussion

The presentation was completed at about 7:10 pm, at which time the floor was opened to comments and questions. A total of 25 individuals provided comments, summarized as follows.

- Kailua resident. The summary report on the community survey results states that the survey is non-scientific. Survey results are skewed by the vacation rental association which notified their membership to take the survey. Survey results have no merit for decision-making, but DPP has

indicated that the comments from the survey were considered as part of the reasoning to introduce the proposed policy.

Policy 10 proposes tourism sprawl, and conflicts with other GP policies. DPP's rationale to open up the issue for discussion is upsetting. Issue was decided in 1987 when transient vacation units were determined to be a non-conforming use, and confirmed in 2010 when the City Council voted against visitor units in residential areas. Rationale for the proposed policy in the accompanying Part II Public Review Draft Report states that vacation units in residential neighborhoods are intended to serve friends and family; this is an untrue statement and DPP should be clear with their intent. A policy is needed to protect the integrity of neighborhoods.

- Kāneʻohe resident. Guiding principles of the original GP are about watershed protection. Watersheds and natural areas are important for the health of the island, and need to be protected. Watershed protection deserves individual attention, not lumped into sustainability.

  Speaker also asked for clarification about the reference to a 10-year timeframe in the presentation (Concern was that the GP is a long-term plan, and the planning horizon should be longer than 10 years). *In response, Scott Ezer stated that the 10-year timeframe was in reference to the City Charter language that requires GP update/review at least once every 10 years.*

- Lanikai resident. Vacation rentals reduce availability of affordable housing, drive up housing costs for local residents, and encourage investments from off-island and foreign investors. They also encourage B&B in agricultural areas, and have negative impacts on quality of life. From personal experience, living next door to a vacation rental is a nightmare (major intrusion with constant noise and parties).

- Kailua resident. DPP is basing a policy decision (i.e., Policy 10) on the survey results, which is poor decision-making. Survey was unscientific (participation was based on a self-selection process), and the results were biased by misleading questions. DPP should conduct a scientifically-designed survey.

- Kailua resident. Appreciates and recognizes hard work done to date. Disagrees with DPP's reasoning to consider visitor accommodations for economic reasons; is unwilling to sacrifice residential neighborhoods for economic gains. Wants to know why a scientific survey was not done. Too much emphasis is given to the survey results, especially since DPP is acknowledging that the survey is <u>not</u> scientific. Proposed visitor accommodations policy conflicts with other GP policies for affordable housing (e.g., Public Review Draft proposes a new policy for the military to provide housing on- base for military personnel, which is counter to the proposal to use available housing for visitor accommodations). Military spouses and families stay at least three years and contribute/participate in the community, while visitors are only transient week-to-week. *In response, Scott Ezer clarified that a scientific survey was not conducted because it was not included in the project's scope of work. An on-line survey was considered as an inexpensive opportunity to encourage broader community participation and reach residents who may not typically attend community meetings.*

- Kailua Neighborhood Board objects to the proposed visitor accommodations policy, and has submitted written comments.

- Kāneʻohe resident and former City Department of Land Utilization employee. Supports fuel cell technology as a new proven source of energy that should be referenced in the General Plan.

- Kaʻaʻawa resident. Also a taro farmer and family physician. Did not know about survey until this meeting. Against further development at Kuilima. Disagrees with current development focus. Was raised in a family that believes in community values and taking care of *kupuna*; current model places too much emphasis on economics and is pushing aside people and community values for economic gains.

- Kāneʻohe resident. Involved in planning for 40+ years. Believes 1977 GP was a good plan that should not be changed; do not like DPP changing the good parts of the plan. Should address carrying capacity of the island to balance jobs/economics, natural resources and needs of the people. Should be planning for 7 generations into the future. City's approach to planning should be to identify assets and needs of each *moku* (region), so that *moku* can trade resources. Watershed protection, agriculture, and cultural areas are important issues within the Native Hawaiian community.

- Kailua resident. Suggests that DPP conduct a scientific survey. Opposes vacation rentals in residential areas; important to preserve the integrity of residential neighborhoods. Fearful of a possible "brain drain," as changes to residential character could cause residents to move away. Visitors want to be in areas with other visitors. Dispersing visitors throughout the island is not the correct way to enhance the tourist experience.

- Kahaluʻu resident. Homeowners with illegal vacation rentals are being dishonest, and are contributing to the loss of honor and fairness in our communities. Need to regulate and enforce existing laws. Do not allow vacation rentals in residential areas. Proposed visitor accommodations policy overemphasizes economic benefits, and encourages speculation.

- Kaʻaʻawa resident. 7th generation farmer, current president of the Kaʻaʻawa Community Association. Concerned about the method of distributing the survey. Did not hear about the survey before this meeting. Likes the proposed new policy to respect the host culture. Also likes the proposed new policy to prohibit urbanization outside the City's growth boundaries (Public Review Draft Chapter II, Objective C, Policy 8), but concerned that this directly conflicts with the policy to allow resort development at Kuilima, Lāʻie and Ko Olina. *In response, Scott Ezer apologized for the lack of notification. Email, announcements through the Neighborhood Boards, and the 1st community meeting were the primary means of circulating the survey announcement. The project's email distribution list, which was originally created from DPP's database, is currently at about 700 addresses.*

- Kāneʻohe resident, formerly from Waimanalo. Member of the Koʻolau Poko Hawaiian Civic Club. (1) Protecting Native Hawaiians and the culture should be the top priority. Population of Native Hawaiians living outside of Hawaiʻi is larger than the population living here because it's not economically feasible for Hawaiians to live here. (2) Protecting water resources is equally as important as supporting Native Hawaiians. (3) DPP could use social media and other publicity strategies (such as TV commercials) to get more public input. Disappointed that less than 1% of Oʻahu's resident population participated in the survey. (4) Address lack of affordable housing. Unfortunate that local residents are pushed out of neighborhoods they fought to protect because they cannot afford to buy homes. Need solutions to discourage second-home, off-island investors from buying properties (such as requiring owners to live in their property for a designated period). Also address homelessness. (5) Direct new hotels and

tourist accommodations to developed areas like ʻEwa and Kakaʻako. No more hotels in Koʻolau Loa.

- Kaʻaʻawa resident. Appreciates the "ramseyer" format that highlights proposed deletions/additions. Survey was poorly done. Disagree with only protecting high-value agricultural lands outside the growth boundaries, since acres of Oʻahu's high-value agricultural lands within the growth boundary were recently urbanized (Comment is in reference to Public Review Draft, Chapter II, Objective B, proposed new Policy 8: "Prohibit the urbanization of high-value agricultural land located outside the City's growth boundaries.") Focus on preserving remaining agricultural lands and stopping the sprawl. Cannot address affordable housing issue as long as illegal vacation rentals are allowed to continue.

- Kahuku resident. Born and raised in Lanikai during the 1960s, and upset that former Lanikai residents have moved out of the community because of housing prices. Wants to see responses of survey participants from Lāʻie because there is an entity that influences Lāʻie residents. Energy and transportation are also of concern to the Koʻolau Loa community. Opposes vacation accommodations across the island because the highway system is already overwhelmed.

- North Shore resident and member of Defend Oʻahu Coalition. Wants to know criteria used to identify GP revisions. Public Review Draft has been influenced by developer interests. Opposes Turtle Bay Resort expansion. Kamehameha Highway does not have capacity for additional growth. Current owner of Turtle Bay Resort is a foreign corporation with no local ties.

- Kāneʻohe resident. Disagrees with GP policy that identifies Lāʻie as a resort area (Public Review Draft Chapter II, Objective B, Policy 7), and opposes Envision Lāʻie. Do not want to see the area's rural character change.

- Heʻeia resident. Too much focus on planning for this generation, when approach needs to plan for 7 generations into the future. The GP should focus on infrastructure needs and should honor sensible development. Cannot take any more traffic volumes on Kahekili Highway; highway already at capacity. Protect water and natural resources. Also protect Kāneʻohe Bay (too many sewage spills).

- Punaluʻu resident. Concerned about the process DPP is following for this project; also doubtful that DPP will act in the interest of the community. Based on personal involvement with past planning efforts and most recently the Koʻolau Loa SCP 5-Year Update, DPP has a history of acting on behalf of landowners and special interest groups.

- Kahana resident. Accused City representatives of being incompetent and also endangering residents with their lack of action. DPP's priority should be protecting the public good and representing the majority opinion.

- Kailua resident. Wants to see the proposed visitor accommodations policy (Policy 10) removed. Impact assessment is needed to quantify both the positive and negative impacts of visitor accommodations in residential areas. Asked if any social scientists were on-staff to assist with the General Plan Update. *In response, Scott Ezer indicated that the project team did not include a social impact expert*.

- Ten-year Kailua resident. Illegal visitor accommodations result from individual real estate speculation, developers, and outside/foreign investors. Possible solution would be to adopt a progressive real estate property tax, where property taxes are progressively higher for each additional property owned.

- Kailua resident. Found pages of good things in the Public Review Draft, but the proposed visitor accommodations policy ruined it. Has personal experience living next to an illegal vacation rental, and would rather live next to a military family (transient visitors are typically noisy with schedules/activities that conflict with neighboring residents, while military families become vested in the community).

- 27-year Kailua resident. Has not heard any comments in support of visitor accommodations at this meeting. Wants to know the criteria for weighting the different formats of comments (e.g., survey, written comments, comments from community meeting #1, focus group discussion, background reports), and how the background research was used to develop the proposed revisions. Policy 10 conflicts with the Koʻolau Poko SCP, which includes policies to maintain the low-rise, low-density single family character of the region, and protect the integrity of residential neighborhoods. *In response, Scott Ezer indicated that a weighting system was not used to evaluate the comments. It is an inaccurate perception that the proposed revisions were based solely on the survey results and the written comments. Other forms of background research and value judgments were also considered.*

- Lāʻie resident. Important to protect agricultural lands, preserve rural areas, and address coastal hazards along Kamehameha Highway. Highway was flooded and covered in sand during recent high surf/storm surge conditions. Given existing highway conditions, Turtle Bay expansion cannot be accommodated. The General Plan is a good compromise because it directs hotels and urban development to the PUC and ʻEwa and keeps rural areas rural.

At about 8:45, after the last individual finished speaking, Jiro Sumada thanked everyone for their comments. He also recognized the DPP staff for their willingness to re-open the policy discussion, knowing that it would be an issue for public debate. He acknowledged the value of attending the public meeting and submitting comments, and encouraged continued participation in the process, as DPP would be reviewing all comments and revising the Final Plan for Planning Commission/City Council review and approval.

The meeting was adjourned at approximately 8:50 pm.

LIST OF ATTENDEES

Department of Planning and Permitting: Jiro Sumada
Kathy Sokugawa
Randy Hara
Mike Watkins

Helber Hastert & Fee Planners: Scott Ezer
Wendie McAllaster
Corlyn Orr
Trisha Snelgrove

Community Attendees (57 individuals): Sandy Adamson
Larry Bartley, Save Our Neighbhorhoods Hawaiʻi
Ricky Bermudez
Barbara Burton
Chad Christopher-Enersol
Kevin Christopher-Enersol
Mahealani Cypher, Koʻolau Poko Hawaiian Civic Club
Leinaala Davis
Nancy Davlantes
Robert Kealoha Domingo, Kaʻaawa Community Association
Kent Fonoimoana
Neil Frazer
James Gebhard
Suzanne Gilbert
Colin Gonzaga, Punaluʻu Community Association
Georgia Gonzaga, Punaluʻu Community Association
Dick Hagstrom
Francine Hagstrom
Byron Ho
Choon James
Jerry Kaluhiwa
Rocky Kaluhiwa
Laura Kodama, Castle & Cooke Homes Hawaiʻi
Barbara Krasniewski
DeeDee Letts
Clifford Loo, Kāneʻohe Neighborhood Board
Amy Luersen
George Marantz
Lisa Marten
Creighton Mattoon
Cathleen Mattoon

Julianne McCreedy
Rich McCreedy
Fred Mencher
Gail Myers, Office of City Councilmember Ikaika Anderson
Claire Nakamura
Jennifer Nakamura, Koʻolau Poko Hawaiian Civic Club
Flora Obayashi, Kahaluʻu Neighborhood Board
Gene O'nole
Aliitasi Ponder
Chuck Prentiss, Kailua Neighborhood Board
Leigh Prentiss
Alex Ress
Bob Ress
Paula Ress
Bob Retherford
Ursula Retherford
Bill Sager, Kāneʻohe Neighborhood Board
Michael Sakata
Ben Shafer
Stu Simmons
Frank Streed, City Council
Senator Laura Thielen
Tim Vandeveer, Defend Oʻahu Coalition
Helen Walker
Grant Yoshimori

Helber Hastert & Fee, Planners, Inc.
Pacific Guardian Center, Makai Tower
733 Bishop Street, Suite 2590
Honolulu, Hawai‘i 96813

COMMENTS ON THE PUBLIC REVIEW DRAFT

O‘AHU GENERAL PLAN

Proposed 2013 Edition

2035 O‘ahu General Plan Update. Your Island. Your Future.

- Was the presentation useful for you to understand the General Plan update process?
- Were your concerns noted in the presentation? If not, what are they?
- Do you have any other comments?

NAME (required)

ADDRESS: (required)

EMAIL (required)

MAHALO!

Please return by mail using address on back, fax to (808) 545.2050, or email to gp2035@hhf.com
Visit the project website at: http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

2035 O'AHU GENERAL PLAN UPDATE.

Your Island. Your Future.

Community Briefing #2 **December 4 &6, 2012**
January 14, 2013

Prepared for:
City and County of Honolulu
Department of Planning and Permitting

Presented by:
Helber Hastert & Fee Planners, Inc.

MEETING PURPOSE

- Review project status and information gathering efforts to date
- Present summary of public input from community survey and written comments
- Highlight the major revisions proposed in the Public Review Draft
- Time for questions and comments

PROJECT TEAM

Department of Planning and Permitting

- Jiro Sumada, Acting Director
- Kathy Sokugawa, Planning Division Chief
- Randy Hara, Policy Planning Branch Chief
- Mike Watkins, Project Manager

Helber Hastert & Fee, Planners

- Scott Ezer, Principal
- Corlyn Orr, Project Manager

PROJECT PURPOSE

To conduct a focused update of the existing General Plan, with emphasis on specific topics:

- Agriculture
- Tourism
- Housing
- Sustainability
- Economic Health
- Growth and Development

Revised Charter of Honolulu, Section 6-1510. Preparation and Review of the General Plan and Development Plans.

- *In addition, the director shall undertake a comprehensive review of the general plan at least once every ten years.*

HONOLULU'S LAND USE PLANNING SYSTEM

Revised Charter of Honolulu, Section 6-1508.

- *The general plan shall set forth the city's objectives and broad policies for the long-range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern.*

General Plan

Development Plans and Sustainable Communities Plans

Implementing Ordinances and Regulations
Zone Changes
Land Use Permits
Land Use Ordinance
Sign Ordinance
Subdivision Ordinance
Etc.

Special Area Plans

Functional Planning
Water Use
Wastewater
Transportation
Solid Waste
Parks

CIP Projects

Development Plan and Sustainable Communities Plan Areas

GENERAL PLAN'S 11 CHAPTERS

~~Introduction and~~ Preamble	I. Population	~~II. Economic~~ Activity
III. Natural Environment	IV. Housing	V. Transportation & Utilities
VI. Energy	VII. Physical Development & Urban Design	VIII. Public Safety
IX. Health and Education	X. Culture & Recreation	XI. Government Operations & Fiscal Management

GENERAL PLAN UPDATE PROCESS

INFORMATION GATHERING EFFORT — July –November 2011
COMMUNITY MEETING #1
Public comment period

IDENTIFY RECOMMENDED CHANGES — December 2011 – December 2012
Analyze comments and survey results; prepare draft changes to the Plan

PRESENT PUBLIC REVIEW DRAFT — December 2012– April 2013
COMMUNITY MEETING #2 *(Honolulu, Central O'ahu, Windward)*
Public comment period

REVIEW AGENCY AND PUBLIC COMMENTS — Summer 2013
Analyze comments; prepare final proposed changes

PRESENT FINAL DRAFT UPDATED GENERAL PLAN — Fall 2013
COMMUNITY MEETING #3

PLANNING COMMISSION REVIEW
CITY COUNCIL REVIEW AND ADOPTION — At least 60 days after Community Meeting #3

INFORMATION GATHERING EFFORT

PROJECT WEBSITE ADDRESS:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

5 Background Trend Reports	• Agriculture, Tourism, Affordable Housing, Sustainability, Commercial/Industrial
3 Focus Group Meetings	• Agriculture, Tourism, Affordable Housing
Key Planning Issues	• Background summaries of11 topics
Community Meeting	• 79 attendees (July 7, 2011 meeting)
On-line survey	• 2,143 responses (June 13 - Sept. 1, 2011)
Written comments	• 141 comment letters (June - November 2011)

TOPICS OF INTEREST BY SUBJECT

TOPICS IDENTIFIED BY DPP

AGRICULTURE | TOURISM | HOUSING | SUSTAINABILITY | ECONOMIC HEALTH | GROWTH & DEVELOPMENT

"TOP TEN" OF ON-LINE SURVEY (QSTN. 17)

1. Allow visitor units in residential areas
2. Incorporate sustainability
3. Limit visitor units to resort areas
4. Diversify economy; new industries
5. No conversion of agricultural lands
6. Efficient & safe, multi-modal transportation networks; bicycle & ped. facilities; traffic
7. Growth and development concerns; sense of overcrowding and overpopulation
8. Grow more for local consumption; food security
9. Address need for affordable housing
10. Improve quality of tourism experience

"TOP TEN" OF WRITTEN COMMENTS

1. Allow visitor units in residential areas
2. Improve quality of tourist experience
3. No conversion of agricultural lands
4. No development in rural areas
5. Preserve rural character
6. Develop affordable housing island-wide
7. Grow more for local consumption; food security
8. Allow development in Ko'olau Loa (for Envision La'ie and/or Turtle Bay)
9. Preserve Ko'olau Loa (opposes Envision La'ie and/or Turtle Bay)
10. Keep and enforce existing GP

ON-LINE COMMUNITY SURVEY

Survey was available on-line for 2½ months
- Between June 13 and September 1, 2011

Another information-gathering tool to help identify issues
- Results are not representative of O'ahu's resident population

Non-scientific survey
- Participation based on individual's willingness to take survey ("self-selecting")

17 questions
- 16 closed-ended (6 with blank comment fields)
- 1 open-ended question

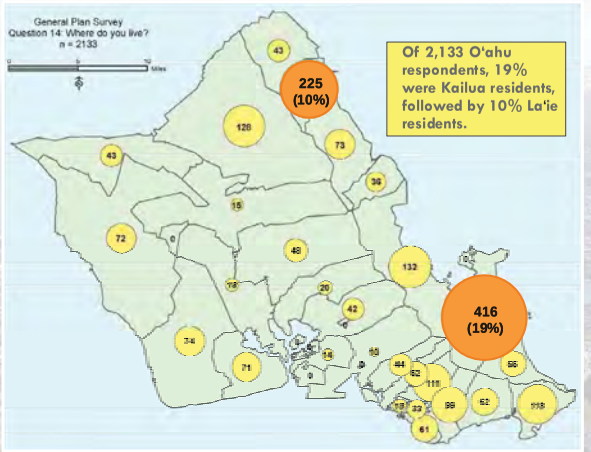
QUESTIONS 1-13: Issues relevant to the GP Update, i.e., agriculture, visitor industry, affordable housing, sustainability, economic health and regional growth

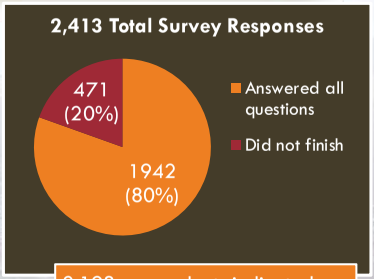
QUESTIONS 14-16: Respondent's home and work zip code, and length of residency

QUESTION 17: Any additional comments about Honolulu's GP? (open-ended)

SURVEY PARTICIPATION

SURVEY RESULTS POSTED ON PROJECT WEBSITE:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx





2,193 respondents indicated place of residence
- 97% (2,133) were O'ahu residents
- 3% (60) from other islands, CA, OR, WA, AZ, UT, TX, IND, NY, Guam

TOP 10 TOPICS: SURVEY QUESTION 17

QUESTION 17: Any additional comments about Honolulu's GP?

1,109 comments aggregated into 43 distinct categories

Responses indicate desire for a better quality of life, and concerns that O'ahu is experiencing too much growth, too fast.

10 most popular comments reflected in the topics DPP identified

- Allow visitor units in residential areas (209, 19%)
- Incorporate sustainability (129, 12%)
- Limit visitor units to resort areas (123, 11%)
- Diversify economy; new industries (114, 10%)
- No conversion of agricultural lands (100, 9%)
- Efficient and safe, multi-modal transportation networks; bicycle & ped. facilities; traffic (94, 8%)
- Growth and development concerns; sense of overcrowding and overpopulation (93, 8%)
- Grow more for local consumption; food security (93, 8%)
- Address need for affordable housing (88, 8%)
- Improve quality of tourism experience (80, 7%)

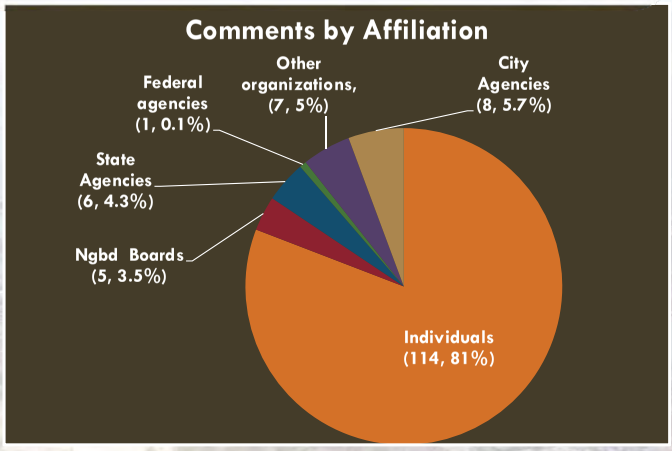
WRITTEN COMMENTS

WRITTEN COMMENTS SUMMARY POSTED ON PROJECT WEBSITE:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

Comment period from June to November 2011

Another information-gathering tool to help identify issues

141 parties submitted comments



TOP 10 TOPICS: WRITTEN COMMENTS

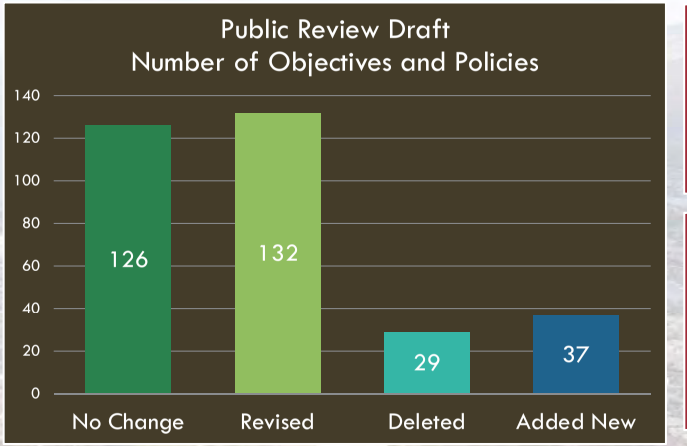
10 most popular comments reflected in the topics DPP identified

- Allow visitor units in residential areas
- Improve quality of tourism experience
- No conversion of agricultural lands
- No development in rural areas
- Preserve rural character
- Develop affordable housing island-wide
- Grow more for local consumption; food security
- Allow development in Ko'olau Loa (for Envision La'ie and/or Turtle Bay)
- Preserve Ko'olau Loa (opposes Envision La'ie and/or Turtle Bay)
- Keep and enforce existing General Plan (none/minor revisions)

PROPOSED REVISIONS

Current General Plan contains 41 objectives and 246 policies (287 total)

Public Review Draft contains 35 objectives and 231 policies (266 total)



Revisions are proposed in every chapter of the Public Review Draft

Rationale for proposed revisions are presented in "Part II: Report on Proposed Changes"

PROPOSED REVISIONS: AGRICULTURE

Refer to Chapter II, Objective C and 13 policies

REVISIONS ADDRESS:

- Viability of the diversified agricultural industry
- Protection of agricultural lands and increased productivity
- Greater food security and self-sufficiency

Sample revisions

REVISED POLICY 2. Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown food available for local consumption. ~~in all agricultural areas on O'ahu.~~

~~DELETED POLICY 4. Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.~~

ADDED NEW POLICY 8. Prohibit the urbanization of high value agricultural land located outside the City's growth boundaries.

PROPOSED REVISIONS: TOURISM

Refer to Chapter II, Objective B and 10 policies

REVISIONS ADDRESS:	Residents quality of life	Native Hawaiian culture	Quality visitor experience in Waikīkī	Secondary resort areas	Options for visitor lodging

Sample revisions

ADDED NEW POLICY 2. Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience.

POLICY 6 (PREVIOUSLY POLICY 4). Concentrate on the quality of the visitor experience in Waikīkī, rather than on ~~Prohibit major increases in permitted~~ development densities ~~in Waikīkī~~.

POLICY 7 (PREVIOUSLY POLICY 6). Permit the development of the following secondary resort areas: Ko 'Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley ~~in West Beach, Kahuku, Makaha~~, and La'ie.

ADDED NEW POLICY 10. Diversify the visitor experience by allowing options for visitor accommodations, including community hotels and alternative lodging.

PROPOSED REVISIONS: HOUSING

Refer to Chapter IV Housing and Chapter VII Physical Development & Urban Design

REVISIONS ADDRESS:	Updated affordable housing policies	Special needs housing (elderly, disabled and homeless)	Sustainable building design and smart growth strategies	Use of military areas for military housing

Sample revisions

CH IV, OBJECTIVE A, POLICY 3. Encourage innovative residential developments which ~~will~~ result in lower costs, ~~added convenience and privacy~~, the sustainable use of resources, ~~and~~ the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity.

CH IV, OBJECTIVE A, ADDED NEW POLICY 12. Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.

CH IV, OBJECTIVE A, ADDED NEW POLICY 16. Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness.

CH IV, OBJECTIVE C, ADDED NEW POLICY 8. Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.

PROPOSED REVISIONS: SUSTAINABILITY

Refer to Preamble and various chapters (e.g., II, III, IV, V, IV, VII

REVISIONS ADDRESS:	Increasing use of renewable energy resources	Protecting AG, natural and open space resources	Reducing consumption and increasing recycling	Mixed-use, higher density and transit-oriented development

Sample revisions

PREAMBLE: Added discussion about sustainability.

CH II, OBJECTIVE A (current OBJ B) To plan for future population growth in a manner that considers the limits of O'ahu's natural resources and that minimizes social, cultural, economic and environmental disruptions.

CH II, OBJECTIVE C, POLICY 2. Support agricultural diversification to help strengthen the agricultural industry and to make more locally grown food available for local consumption. ~~in all agricultural areas on O'ahu.~~

CH VI, OBJECTIVE B, POLICY 4. Promote further progress in the development of a multi-modal ~~an energy- efficient~~ transportation system that minimizes fossil fuel consumption and greenhouse gas emissions.

CH IX, OBJECTIVE A, ADDED NEW POLICY 4. Encourage healthy lifestyles by supporting opportunities that increase access to fresh, locally grown foods and that promote greater physical activity and reduced automobile dependency.

PROPOSED REVISIONS: ECONOMIC HEALTH

Refer to Chapter II

REVISIONS ADDRESS:	Economic diversification and resiliency	Stronger tourism and agricultural industries	Greater entrepreneurship and innovation	Supportive business climate

Sample revisions

CH II, OBJECTIVE A, POLICY 1. Support a strong, diverse and dynamic economic base resilient to changes in global conditions. ~~Encourage the growth and diversification of O'ahu's economic base.~~

CH II, OBJECTIVE A, ADDED NEW POLICY 5. Foster a healthy business climate by removing unnecessary regulatory barriers.

CH II, OBJECTIVE B, Policy 4 (current Policy 1). Provide for the long-term viability of Waikīkī as a world-class visitor destination ~~O'ahu's primary resort area~~ by giving ~~the area~~ priority to ~~in~~ visitor industry related public expenditures and by encouraging private investment in physical improvements that support the visitor industry.

CH II, OBJECTIVE E, ADDED NEW POLICY 5. Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce.

PROPOSED REVISIONS:

GROWTH AND DEVELOPMENT

Refer to Chapters I, II, IV, V and VII

REVISIONS ADDRESS:	Population growth trends	Existing directed growth policies	Protecting rural areas and rural character	Concerns about quality-of-life and infrastructure

Sample revisions

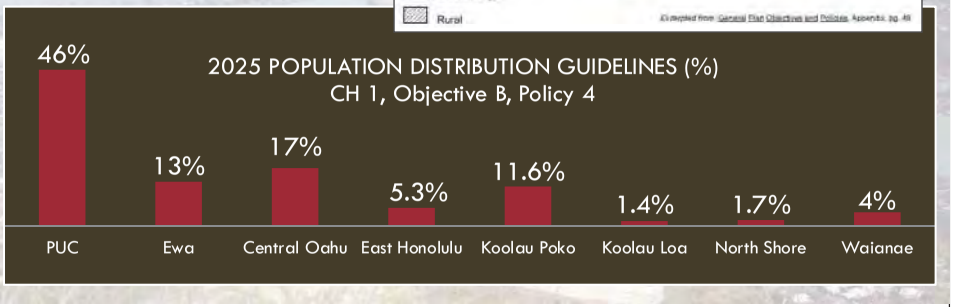
- REVISED CH I, OBJECTIVE A, (previously Objective B). To plan for future population growth in a manner that considers the limits of O'ahu's natural resources and that minimizes social, cultural, economic and environmental disruptions.
- CH I, OBJECTIVE A, POLICY 4. Establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space.
- CH VI, OBJECTIVE C, POLICY 4. Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated.
- CH VII, OBJECTIVE F, POLICY 1. Encourage new construction in established areas to be compatible with the character and cultural values of the surrounding community. ~~to complement the ethnic qualities of the older communities of O'ahu.~~

2025 POPULATION DISTRIBUTION GUIDELINES

Primary Urban Center, 'Ewa and Central O'ahu are the primary growth areas

Rural and suburban areas to remain relatively stable

Projected demand by 2035: 102,000 net additional housing units



PROPOSED REVISIONS: OTHER TOPICS

REVISIONS ADDRESS:	Native Hawaiian culture	Transportation system improvements	Climate change and sea level rise effects	Community participation	Enjoyment of recreational resources

Sample revisions

- CH III, OBJECTIVE A, ADDED NEW POLICY 12. Monitor and study global climate changes, including sea level rise.
- CH V, OBJECTIVE A, ADDED NEW POLICY 12. Promote opportunities for the community to participate meaningfully in planning and development processes.
- CH VII, OBJECTIVE A, ADDED NEW POLICY 4. Work with the State to ensure adequate and safe access for communities served by O'ahu's coastal highway system.
- CH X, OBJECTIVE A, ADDED NEW POLICY 1. Preserve and recognize the Native Hawaiian host culture, and its customs, language and history, as a dynamic, living culture and as an integral part of O'ahu's way of life.
- ~~Policy 8 Encourage ocean and water-oriented recreation activities that do not~~ adversely impact ~~on~~ the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.

PUBLIC COMMENT PERIOD

DOWNLOAD THE PUBLIC REVIEW DRAFT (PART I AND PART II):
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

- Submit written comments until April 15, 2013
- Send comments, including name and residence address to:
  - Email: gp2035@hhf.com
  - Fax: (808) 545-2050
  - Helber Hastert & Fee, Planners
    733 Bishop Street, Suite 2590, Honolulu, HI 96813

GROUP SHARING

- Always be respectful and courteous
- Honor differing opinions
- Be brief; 2 minute time limit
- Sign in before you approach speaker's area
- Tell us your name, organization (if any), and where you live

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Mahalo

2035 O'AHU GENERAL PLAN UPDATE.

Your Island. Your Future.

L 1

FIRST PUBLIC REVIEW DRAFT
"REPORT ON PROPOSED CHANGES"

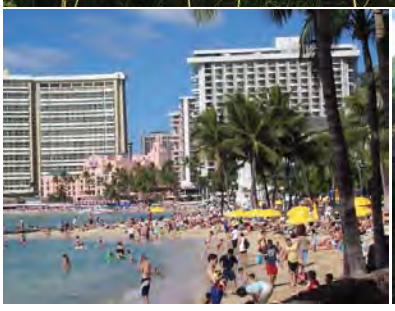
PUBLIC REVIEW DRAFT

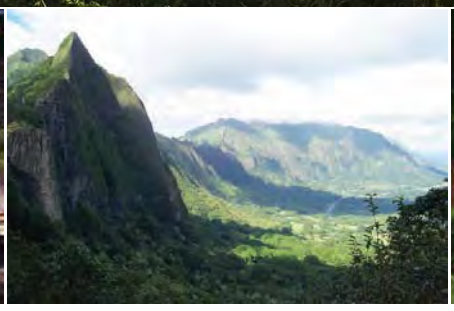
O‘AHU GENERAL PLAN

Proposed 2013 Edition

2035 O‘ahu General Plan Update. Your Island. Your Future.

PART II: “REPORT ON PROPOSED CHANGES”





Department of Planning and Permitting
City and County of Honolulu

NOVEMBER 2012

PUBLIC REVIEW DRAFT

O‘AHU GENERAL PLAN

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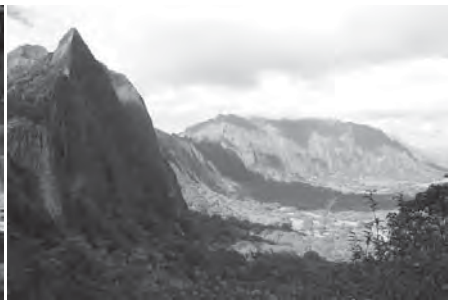

Prepared for the
Department of Planning and Permitting
City and County of Honolulu

NOVEMBER 2012

Prepared by
Helber Hastert & Fee
Planners, Inc.

HOW TO SUBMIT COMMENTS

This companion report, “O‘ahu General Plan, Part II: Report on Proposed Changes,” presents the changes to the General Plan which are being proposed, the reasons for them, and where the idea for the change may have come from. The separate Part 1 report is a “clean copy” of our proposed new General Plan, and is available for viewing on-line and at Satellite City Halls.

The current General Plan (2002 edition) that is being revised is available at: http://dev.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPReport.pdf

Comments on the Public Review Draft are being accepted through April 15, 2013.

Send written comments with your name and physical address to Helber Hastert & Fee, Planners, at:

Email: gp2035@hhf.com

Mailing Address: 2035 O‘ahu General Plan
c/o Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Fax: (808) 545-2050

OVERVIEW OF THE UPDATE PROCESS AND SUMMARY OF CHANGES

The General Plan is the City's basic planning document. It sets forth both the City's long-range objectives for the general welfare and prosperity of the people of O'ahu and also the broad policies needed to attain these objectives.
The Public Review Draft of the O'ahu General Plan is the culmination of an extensive information-gathering and background research effort which consisted of both agency and community consultations and extensive technical research, including five background trend reports and three focus group meetings. The effort was conducted by the project consultant, Helber Hastert & Fee, Planners, with the assistance of the City Department of Planning and Permitting (DPP). Community participation in the information-gathering phase was encouraged, resulting in:

- 79 individuals attending the July 7, 2011 community meeting
- 2,143 responses to the on-line community survey, and
- 141 written comment letters received (from 15 government agencies, 5 Neighborhood Boards, 7 private businesses or community organizations, and 114 individuals)

At the onset of the project, the Department of Planning and Permitting intended to focus on five specific subject areas: tourism, agriculture, housing, sustainability, and growth and development. However, as a result of community feedback, the scope was expanded to cover a broader range of updates to the plan. Proposed changes address the critical issues of regional population growth, regional physical development, economic health, quality of life, agriculture, affordable housing, and sustainability. Recognition of the importance of the Native Hawaiian culture is also a major theme addressed with this update.

The current General Plan (2002 edition) that is under revision is available at:

http://dev.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPReport.pdf

This report, "O'ahu General Plan, Part 2: Report on Proposed Changes," gives a clear picture of what changes the City proposes to make to the General Plan, and why. First, it shows the entire report in modified ramseyer format, in order to highlight where the changes are and what they are. Second, it provides the rationale for each proposed language change, to the right of the text that is being changed. And third, it indicates which sources helped to inspire the particular change (the community meeting, the public opinion survey, the focus group meetings, or the written comments received).

This report uses “modified ramseyer” format. Text proposed for deletion is shown as strikethrough, and new text being proposed is underlined. Corrections for spelling errors (including Hawaiian punctuation) and typographical errors (spelling, capitalization, and punctuation) are not indicated as a change.

Of the combined 286 objectives and policies in the current General Plan, 126 existing objectives and policies (44% of the total) remain unchanged in the Public Review Draft, while 132 objectives and policies (46%) include proposed changes. Thirty-seven new policies are being introduced, and 29 (10% of the total) are proposed for deletion. The following table identifies the number of objectives and policies in each chapter of the current General Plan, and presents the number of proposed changes, deletions and additions in the Public Review Draft.

Some of the more important changes being proposed in the Public Review Draft are listed below as an illustration of the range of changes being proposed~~)~~:

- Adds discussion of sustainability (Preamble)
- Deletes statements about controlling population growth, with continued focus on managing population growth (Chapter I, Objective A and subsequent policies)
- Emphasizes need for economic diversification (Chapter II, various)
- Recognizes relationships between the visitor industry, residents’ quality of life and Native Hawaiian culture (Chapter II, Objective B and subsequent policies)
- Reshapes two existing policies about Waikīkī’s future redevelopment into a new policy that focuses on maximizing the quality of the visitor experience, rather than applying technical growth controls (Chapter II, Objective B, new Policy 5 and old Policy 5)
- Updates the list of desired secondary resort areas (Chapter II, Objective B, Policy 6)
- Recognizes expanded options for visitor accommodations, including community hotels and alternative lodging (Chapter II, Objective B, Policy 10)
- Incorporates Papahānaumokuakeā National Marine Monument (Preamble & Chapter II, Objective D, Policy 3)
- Supports the diversified agricultural industry, increased food security and self-sufficiency (Chapter II, Objective C and subsequent policies)

- Emphasizes the importance of growth boundaries (Chapter II, Objective C, Policy 7 and Chapter IV, Objective C, Policy 6)
- Updates policies on affordable housing needs of special needs populations, including the elderly, disabled and homeless (Chapter III, various)
- Promotes mixed-use and higher-density development, and transit-oriented development (Chapter IV and Chapter VII, various)
- Emphasizes the creation of a multi-modal transportation system and improvements to existing transportation facilities and utility systems (Chapter V, various)
- Deletes policies calling for a comprehensive urban design plan (Chapter VII, Objective E, Policy 1 and Policy 2)
- Recognizes Native Hawaiian culture, language and history (Chapter X, Objective A, Policy 1)
- Refines policies that address accountability and greater efficiency in government operations (Chapter XI, Objective A, Policy 5 and Objective B, Policy 3).

Public Review Draft Summary of Changes

	OBJECTIVES					POLICIES				
Chapter	OBJECTIVES IN CURRENT GP	Proposed Change	No Change	Deleted	Added New	POLICIES IN CURRENT GP	Proposed Change	No Change	Deleted	Added New
I. Population	3	2	0	1	0	12	3	3	6	2
II. Economic Activity	7	5	2	0	0	36	25	6	6	11
III. Natural Environment	2	1	1	0	0	15	9	6	0	1
IV. Housing	3	2	1	0	0	25	16	9	3	4
V. Transportation and Utilities	4	4	0	0	0	30	20	7	6	4
VI. Energy	5	2	1	2	0	18	7	5	4	5
VII. Physical Development and Urban Design	6	1	5	0	0	44	17	23	0	5
VIII. Public Safety	2	1	1	0	0	21	7	14	0	0
IX. Health and Education	3	1	2	0	0	11	1	10	1	1
X. Culture and Recreation	4	2	2	0	0	27	6	20	0	2
XI. Government Operations and Fiscal Management	2	0	2	0	0	6	0	6	0	2
TOTAL	**41**	**21**	**17**	**3**	**0**	**245**	**111**	**109**	**26**	**37**

GENERAL PLAN TABLE OF CONTENTS

Page #

Introduction 3

Preamble 7

Objectives and Policies 27

I. Population 29

II. The Economy 35

III. Natural Environment 49

IV. Housing 53

V. Transportation and Utilities 61

VI. Energy 71

VII. Physical Development and Urban Design 79

VIII. Public Safety 89

IX. Health and Education 93

X. Culture and Recreation 95

XI. Government Operations and Fiscal Management 101

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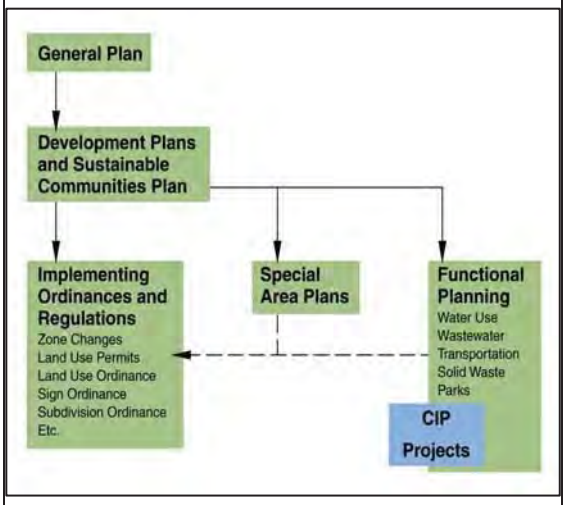
INTRODUCTION

			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
1.	The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of O‘ahu’s residents and the strategies of actions to achieve them. It is the first tier ~~focal point~~ of a comprehensive planning process that addresses physical, social, economic and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides direction to accommodate ~~for~~ the future growth projected for O‘ahu. ~~of the metropolitan area of Honolulu.~~	The Introduction section is not currently a part of the existing adopted Plan (It is a statement signed by the former Chief Planning Officer). This revised introduction is intended to be included officially in the updated Plan because it contains useful background information. “Focal point” could be interpreted to mean that the General Plan receives the most attention. The General Plan addresses growth projected for the entire island, not just metropolitan Honolulu.				
2.	The City’s planning process is comprised of three distinct tiers. As the first tier of planning, the General Plan establishes policy guidance for O‘ahu as a whole, with all subsequent plans and implementing regulations of the City and County of Honolulu required to be consistent with the General Plan. The second tier consists of the eight regional Development Plans (DPs) and Sustainable Communities Plans (SCPs). These plans relate to specific regions of the island, and (1) conceptually describe the pattern of land use desired for the region, (2) provide guidance for functional infrastructure planning, and (3)	This is important background information about the General Plan and City’s planning process that was not included in the original General Plan. It provides a context for the role of the General Plan.				

1. A dot symbol indicates that a comment pertinent to the proposed change was recorded from the following source: (A) Community Meeting #1, (B) Survey, (C) Focus Group Meetings, or (D) Written Comments.

			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	identify areas within the DP/SCP boundary that might benefit from more detailed planning. The third tier is comprised of the specific mechanisms to implement the two higher levels of the planning hierarchy. These include the implementing ordinances and regulations (i.e., the Land Use Ordinance (Honolulu's zoning code), the Subdivision Rules and Regulations, and the City's Capital Improvement Program), public facilities and infrastructure functional plans, and special area plans that give specific guidance for specific portions of the DP or SCP area.					
3.		This graphic is added to reinforce and help explain the text.				
4.	Since the adoption of the General Plan in 1977, a number of amendments were subsequently adopted in 1979, 1982, 1985, 1987, 1989, 1990, 1991, 1992, ~~and~~ 2002, and 2012. However, in spite of these changes, the basic themes and directions for growth remain valid, and require continued pursuit.	Reflects current conditions/update year.				
5.	~~The Department of Planning and Permitting strives to maintain the~~	Introduction revised to be specifically about the				

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			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	~~dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions, as well as new opportunities and planning approaches. The emergence of any particular issue of Citywide concern may also activate the need for our department to reassess pertinent objectives and policies of the plan.~~	General Plan, instead of about DPP.				
6.	~~In this way, we can assist our policy makers and decision makers in assuring that the objectives, policies and planning priorities are kept current.~~	Introduction revised to be specifically about the General Plan, instead of about DPP.				
7.	This revised 2012 ~~1992~~ edition of the General Plan reinforces this planning concept. It supersedes all previous editions and includes all changes which were adopted through the end of 2012. ~~1991.~~	Reflects current conditions/update year. Reflects current conditions/update year.				
8.	The City and County of Honolulu was incorporated as a city in 1907, and today encompasses the entire island of O'ahu and also the Northwestern Hawaiian Islands. The city of Honolulu, which is the largest city in the State, is also the State capital. O'ahu is the third largest of the 8 main Hawaiian islands, with a total land area of approximately 600 square miles and nearly 230 miles of shoreline. Nicknamed the "Gathering Place," O'ahu is the most populated and developed island, and is the island that has experienced the greatest population growth and development transformation since	Adds basic information on the lands affected by the General Plan.				

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			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	the introduction of western culture to these islands. With the resident population increasing from about 60,000 in 1900 to 953,000 in 2010, O‘ahu’s population accounts for 70% of the state’s total population. In addition, O‘ahu reports the highest number of visitors per year. No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as O‘ahu. O‘ahu’s urban core, stretching from Wai‘alae-Kāhala to Pearl City, is home to the state’s financial center (downtown Honolulu), the state’s most well-known visitor destination (Waikīkī), and the state’s main commercial harbor and international airport. Beyond the urban core, suburban neighborhoods and rural communities blend with broad expanses of agricultural areas and undeveloped landscapes. The Ko‘olau and Wai‘anae Mountain Ranges, smaller geological landmarks, and the island’s shoreline features contribute significantly to O‘ahu’s natural beauty and recreational amenities. Although future population projections indicate a slower rate of growth in the future due to an aging population and mature economy, O‘ahu will continue to maintain its prominence as the state’s economic, political and population center.					

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PREAMBLE

			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
SUB-SECTION: PURPOSE OF THE GENERAL PLAN						
9.	The General Plan for the City and County of Honolulu, a requirement of the City Charter, is a written commitment by the City and County government to a future for the island of O‘ahu which it considers desirable and attainable. The Charter assigns the responsibility for the preparation of the General Plan and its revisions to the Department of Planning and Permitting. The General Plan and revisions are adopted by the Honolulu City Council as a resolution. The Plan is a two-fold document. ~~:~~ First, it is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. These objectives contain both statements of desirable conditions to be sought over the long run and statements of desirable conditions which can be achieved within an approximate 20-year time horizon. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives of the Plan.	This section was originally written in 1976. Much of the revisions proposed herein reflect updated information. For reader context, information has been added about how the General Plan is adopted.				
10.	The General Plan is a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens. It is intended to guide land use and development decisions and	Adds additional information about the role of the General Plan.				

1. A dot symbol indicates that a comment pertinent to the proposed change was recorded from the following source: (A) Community Meeting #1, (B) Survey, (C) Focus Group Meetings, or (D) Written Comments.

			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	to influence actions in 11 ~~eleven~~ areas of concern: 1) population; (2) the economy; ~~economic activity;~~ (3) the natural environment; (4) housing; (5) transportation and utilities; (6) energy; (7) physical development and urban design; (8) public safety; (9) health and education; (10) culture and recreation; and (11) government operations and fiscal management.	Non-substantive change, consistent with the proposed revisions for Chapter II.				
SUB-SECTION: CONTENT OF THE GENERAL PLAN						
11.	The 11 ~~eleven~~ subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County which addresses all aspects of the health, safety, and welfare of the people of O‘ahu.					
12.	In preparing the statement of objectives and policies, the fair distribution of social benefits was held to be of paramount importance. It will ~~shall~~ continue to be of paramount importance in the pursuit and implementation of these objectives and policies.	General Plan is adopted by the City Council as a resolution, and therefore, does not carry the same authority as an ordinance.				
13.	A future which is sustainable is also of great importance for an island community interested in the current	New language provides a definition of sustainability and the elements of a	●	●	●	●

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			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	and future-well being of its people. The principles of sustainability recognize that there are limits to the complex network of systems (environmental, economic and social) that define our lifestyles and our overall well-being. A sustainable Honolulu would have the capacity to support the current generation's demand and use of its resources without compromising the ability of future generations to meet their own needs. To do this, the City and County will seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable place: • environmental protection • economic health, and • social equity.	sustainable future. Language is based on policy directions given in the Hawai'i State Plan, the Hawai'i 2050 Sustainability Plan, and updates to the city's regional development plans that have islandwide applicability.				
14.	As the 21st century continues to unfold, the movement to foster sustainability will influence decisions about future land use, growth, and economic development on O'ahu. To achieve sustainability requires recognition of the relationships and linkages between all resources within defined boundaries, similar to the value system of traditional Native Hawaiian land use management and contemporary watershed management. It requires active stewardship of the island's limited natural resources, and consideration for the health of the environment and the economy, in relation to the community's overall well-being. Objectives and policies that support the major elements of sustainability	New language identifies how the ethic of sustainability is addressed by the General Plan, which is consistent with the sustainability priority guidelines and principles of the Hawai'i State Planning Act (HRS Section 226-108).	●	●	●	●

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	are interwoven into each of the 11 areas of concern. Examples of what sustainability means in practice are: • compact and mixed-use development patterns that encourage higher densities and conserve energy • preservation and protection of agricultural, natural, and open space resources • multi-modal transportation networks and transit-oriented developments to reduce automobile use • energy-efficient building design and technology to reduce energy consumption • greater public awareness of and actions to reduce waste and excessive consumption • greater recycling and waste stream reduction • use of renewable energy sources to reduce dependence on imported fossil fuels where economically and environmentally appropriate • greater consumption of locally-grown food and locally-produced products, and • economic diversification that emphasizes the well-being of O‘ahu’s residents and is resilient to changes in global conditions.					
15.	The 11 areas of concern are summarized in the following section.	Transition statement reduces possible confusion for reader.				
16.	**POPULATION** The population objectives and policies encompass two ~~three~~ distinct thrusts. The first is ~~: First, to~~	Proposed revisions reflect the revised objectives and policies in this chapter, which are consistent with the	●	●	●	●

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	~~control population growth to the extent possible to avoid social, economic, and environmental disruptions. Second,~~ to plan for anticipated future population growth in a manner that considers the limits of O‘ahu’s natural resources and minimizes social, economic and environmental disruptions. The second is ~~And, finally,~~ to maintain a pattern of population distribution that will allow people to live, ~~and~~ work and play in harmony.	section on county general plans in the Hawai‘i State Planning Act (HRS Section 226-58).				
17.	**THE ECONOMY ~~Economic Activity~~** The objectives and policies for economic activity attempt to address the needs for an adequate standard of living for residents and future generations, and an economy that contributes to O‘ahu’s long-term sustainability. Issues of employment opportunities, viability of major industries, diversification of the economic base and its resiliency to changes in global conditions, and the location of jobs are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our people.	Proposed revisions reflect the revised objectives and policies in this chapter, which are consistent with the section on county general plans in the Hawai‘i State Planning Act (HRS Section 226-58).	●	●	●	●
18.	**NATURAL ENVIRONMENT** The natural environment ~~of our island~~, next to the island’s ~~our~~ people, is O‘ahu’s ~~our~~ greatest asset. Besides an array of biologically-rich and diverse ecosystems, there are the ~~The~~ pleasures of a year-round mild and amiable climate, beautiful mountains, attractive beaches, scenic vistas, and freshwater and marine environments that ~~natural drinking~~	Proposed revisions reflect the revised objectives and policies in this chapter, which are consistent with the section on county general plans in the Hawai‘i State Planning Act (HRS Section 226-58). Natural beauty is recognized as one of the attributes residents enjoy about living on O‘ahu (per survey results).	●	●	●	●

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	~~water~~ are enjoyed by residents and visitors. ~~those of us who reside in the community as well as those who visit here.~~ The City's policies seek to protect and enhance ~~our~~ O‘ahu’s natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets.					
19.	**HOUSING** Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of O‘ahu, and is a primary concern of the General Plan.					
20.	The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices, to increase the availability of affordable housing, higher-density housing via mixed use and transit-oriented developments, to increase the use of sustainable building techniques, and to reduce speculation in land and housing. ~~provide a choice of living environments, affordable housing, and a reduction of inflationary speculation.~~	Proposed revisions reflect the revised objectives and policies in this chapter, which are consistent with the section on county general plans in the Hawai‘i State Planning Act (HRS Section 226-58).	●	●	●	●
21.	**TRANSPORTATION AND UTILITIES** A~~n~~ safe and efficient multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our economic productivity and quality of ~~the~~ life. ~~and economic productivity of a community.~~ The cost of building and maintaining the system is a	Proposed revisions summarize the revised objectives and policies in this chapter. Emphasis is on expressing desire to reduce fossil fuel consumption and identifying the full range of multi-modal transportation opportunities.	●	●	●	●

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	major public investment. Coordinated planning of accessibility and circulation requirements and integration of ~~and~~ the transportation system with existing and planned developments is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system that allows safe, comfortable and convenient travel for all users, including ~~the~~ pedestrians, bicyclists, ~~bikeway,~~ public transportation riders, and motorists.~~the automobile.~~					
22.	Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered.					
23.	**ENERGY** There is no more salient example of the direct impact of world events on an ~~our~~ island community than ~~in~~ the provision of energy. With about 90% of O'ahu's electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride towards sustainability. Renewable e~~E~~nergy development, efficient energy utilization, ~~and~~ conservation, and reducing energy demand are addressed with the goal of reducing ~~stress on the reduction in~~	Proposed revisions summarize the revised objectives and policies in this chapter. Revisions underscore the degree to which O'ahu is dependent on imported energy sources, and comply with Section 226-18, HRS.	●	●	●	●

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	dependence on outside sources.					
24.	**PHYSICAL DEVELOPMENT AND URBAN DESIGN** Physical development and urban design is concerned with the quality of growth that occurs within the various parts of the Island. The objectives and policies in this area of concern deal with the coordination of public facilities and land development, compatibility of land uses, and specification of certain land uses at particular locations. Urban design emphasis is contained in objectives to create and maintain attractive, meaningful, and stimulating environments and to promote and enhance the social and physical character of O‘ahu’s older towns and neighborhoods.					
25.	**PUBLIC SAFETY** Many of the City's services derive from the concern for the safety of the people. The prevention and control of crime and maintenance of public order are one aspect of public safety. The City's policies reflect the roles of the citizen, Honolulu Police Department, and City Prosecutor in providing for the safety of residents and visitors ~~to our island~~. Another aspect deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions.	Deletes wordiness.				
26.	**HEALTH AND EDUCATION** The provision of health care services for the individual on O‘ahu is largely a function of the private sector. The City's concern concentrates on the accessibility of health facilities					

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	through planning and land use controls, and on the protection of environmental health through health codes and other regulations which mitigate against disease and pollution.					
27.	Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities, appropriate facility location, and the promotion of Honolulu as a center for higher education in the Pacific.	A minor clarification.				
28.	**CULTURE AND RECREATION** Preservation and enhancement of Hawai'i's multi-ethnic culture will be achieved through policies that preserve and respect the Native Hawaiian culture and its vital influence on the way of life on O'ahu, recognize unique local cultures, values and traditions, ~~directed toward people, our most important resource,~~ and protect and enhance cultural, historic and archaeological sites, buildings, and artifacts.	Proposed revisions reflect the revised objectives and policies in this chapter. Revisions emphasize the importance of the Native Hawaiian culture to the entire community, and are consistent with the culture section of the Hawai'i State Planning Act (HRS Section 226-25).	●	●	●	●
29.	The use of leisure time is addressed through objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services that are readily available to all ~~our~~ residents.					
30.	**GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT** The objectives and policies in the first ~~above~~ ten areas of concern represent an ambitious agenda which ~~will~~ stretches the resources of City government to the limit.	Updates the wording.		●	●	

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	Increased efficiency, effectiveness, responsiveness, and fiscal integrity in carrying out the functions of City government is ~~will be~~ crucial to the City's ability to successfully fulfill its many duties. ~~whatever degree of success is achieved.~~					
SUB-SECTION: THE NORTHWESTERN HAWAIIAN ISLANDS						
31.	The Northwestern Hawaiian Islands are a chain of small islands, atolls, reefs and shoals stretching for more than 1,000 miles northwest beyond the main Hawaiian Islands. This group begins approximately 130 miles (about 110 nautical miles) northwest of Niʻihau, the westernmost island of the main Hawaiian Islands (see Figure 1). According to the Hawaiʻi Revised Statutes, those islands extending northwest from Nīhoa to Kure Atoll, except for the Midway Islands, are part of the City and County of Honolulu. The Northwestern Hawaiian Islands are largely uninhabited and are valued for an abundance of ecological and cultural resources, including approximately 5,000 square miles of healthy coral reefs, habitats for a variety of federally protected species, Native Hawaiian archaeological artifacts, and World War II-related military sites. ~~This latter chain of islands and reefs is commonly referred to as the North- western Hawaiian Islands~~	Provides background information about the location, size and significance of the Northwestern Hawaiian Islands, which are by law a part of the City and County of Honolulu but are administered by and under the jurisdiction of the State and Federal governments.				●
32.	In 2006, the Northwestern Hawaiian Islands were designated a Marine National Monument (Presidential Proclamation 8031 of June 15, 2006). The Monument, which includes all of the Northwestern	New language reflects current conditions.				●

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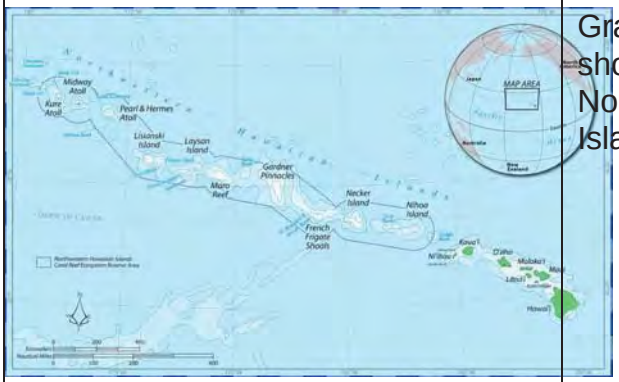
	Hawaiian Islands and the 50 miles of ocean extending from their shorelines, is officially named Papahānaumokuākea (Presidential Proclamation 8112 of February 28, 2007). As the largest marine protected area on Earth, it was named a natural and cultural World Heritage site in 2010 by the UNESCO World Heritage Centre. ~~Effective jurisdiction of these islands is currently in the hands of the federal and state governments.~~					
33.	The federal government in cooperation with the State of Hawai'i exercises jurisdiction to manage Papahānaumokuākea pursuant to numerous laws and regulations, as well as through its administration of various wildlife refuges and ecosystem reserves. ~~the Hawaiian Islands National Wildlife Refuge which encompasses most of the Northwestern Hawaiian Islands.~~ All of the subject islands and archipelagic waters within the State of Hawai'i are included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction.	New language reflects current conditions.				●
34.	 SOURCE: http://www.noaanews.noaa.gov/stories2006/images/nwhi-overview-map.jpg	Graphic representation shows size and location of Northwestern Hawaiian Islands.				

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35.	In the event that any jurisdictional responsibilities relating to the Northwestern Hawaiian Islands are transferred to the City and County of Honolulu, the City will need to review and, if necessary, amend the objectives and policies of the General Plan, as well as other pertinent plans and programs, in terms of their adequacy in addressing these responsibilities.	(Note: there is already a Development Plan for the Northwestern Hawaiian Islands, ROH Article 24-10.)				
SUB-SECTION: OTHER OFFSHORE ISLANDS AND MARINE WATERS						
36.	All offshore islands and marine waters within three miles of the O‘ahu coastline are considered part of the City and County of Honolulu ~~O‘ahu~~ in terms of the applicability of the objectives and policies in this General Plan. Although most of these islands, as well as O‘ahu’s coastal marine waters, are included in the State Land Use Conservation District and, thus, are beyond the effective jurisdiction of the City and County of Honolulu, they may be included in Development Plans as may be appropriate.	Clarifies that jurisdiction falls under the City and County (not O‘ahu island).				
SUB-SECTION: ROLE OF THE CITY AND COUNTY GOVERNMENT						
37.	The City and County government will implement the policies contained in the General Plan through ordinances and resolutions as well as through rules and regulations. Also essential to policy implementation are the City's annual budget and six-year capital-improvement program, both of which should be consistent with the objectives and policies of the Plan, especially with regard to long-term commitments of money. It is necessary to remember, however, that the City and County government					

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	is not alone in determining the general welfare of the people of O‘ahu: The State and Federal governments, too, have an important influence on the life of the community. The City and County recognizes the need for close cooperation among the various levels of government and, in striving to meet the objectives of the General Plan, pledges not to lose sight of this very great need.					
SUB-SECTION: CITIZEN PARTICIPATION						
38.	Individual citizens and ~~citizens'~~ community groups should participate freely to help bring about the success of the General Plan. Indeed, in a democratic society they have a responsibility to express their concerns to the City and County government and to work constantly for more effective government action. ~~To provide the r~~Residents of the City and County of Honolulu ~~with the opportunity~~ are encouraged to democratically and meaningfully participate in the determination of the direction and quality of future growth on O‘ahu through the City's Neighborhood Board system, community organizations and associations. ~~, a citizen participation process which focuses on citizen advisory boards as called for in the City Charter has been established.~~	Clarifies citizen participation process.				●
39.	The Neighborhood Board system established by the City provides a forum for community oversight and recommendations on government actions affecting the individual Neighborhood Board area, the region, or the island. The	Clarifies the role of the Neighborhood Board system.				●

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	Neighborhood Boards ~~These boards~~ represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the Island. The boards ~~It is hoped that their members, along with members of the Island's many community organizations, will actively~~ participate in the City planning process, solicit ~~.~~ ~~Members of the advisory boards can provide valuable assistance by soliciting~~ the input of other neighborhood groups and residents, and identify ~~identifying~~ the concerns of the areas they represent. As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies. ~~By monitoring conditions, they can also help to make sure that the policies of the General Plan are implemented.~~					
40.	Most planning issues have impacts which extend beyond the boundaries of neighborhoods. Regular planning forums for the discussion of regional and islandwide issues are an important part of the citizen participation process.					
SUB-SECTION: IMPLEMENTATION						
41.	By itself, the General Plan cannot bring about all of the changes and improvements which the City and County government considers to be desirable and attainable. It is, by design, a very general document, and one of its purposes is to establish a coherent set of broad guidelines which can be used in developing plans, programs, and					

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	legislation for guiding O‘ahu’s future.					
42.	Development Plans and Sustainable Communities Plans, according to the City Charter (all referred to as “Development Plans” below), are “conceptual schemes” that describe “the desired urban character and the significant natural, scenic and cultural resources” within a region (Revised Charter of Honolulu Sec. 6-1509). ~~relatively detailed guidelines for the physical development of the Island.~~ They are a tool for ~~intermediate means of~~ implementing the objectives and policies of the General Plan, serving as a policy guide for the City's more detailed zoning maps and regulations, and public and private sector investment decisions. ~~in the various parts of the Island.~~ The Development Plans provide for land use and public facilities planning as well as indicate the sequence in which development will occur. They must implement and accomplish the objectives and policies of the General Plan.	A new system of development plans was put in place, as a result of a 1992 City Charter amendment.				
43.	Development Plans contain ~~“statements of~~ standards and principles with respect to land uses,~~” and “~~ statements of urban design principles and controls”, and priorities for coordination of development. The City Council adopts Development Plans and amendments thereto by ordinance. These Plans should not, however, be confused with zoning ordinances. Zoning ordinances will continue to regulate the use of land within clearly demarcated zones and set detailed standards for the height, bulk, and	Reflects Charter requirements for development plans.				

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	location of buildings.					
44.	In addition to zoning ordinances, the functional plans and programs of the City and County agencies must conform to the General Plan and implement the Development Plans. This will ensure that the provision of City services is in accord with the General Plan's objectives and policies and provisions contained in the lower tiers of plans. ~~Development Plans.~~ Similarly, State functional plans and the General Plan are to be mutually consistent, as per the Hawai'i State Planning Act.	Reflects City Charter requirements and state law mandates under Sections 226-55 and -58 of the Hawai'i State Planning Act.				
45.	Implementation of the General Plan also occurs through the budgetary responsibilities of government. The budget process or function is closely intertwined with the planning process of the City. It involves developing the yearly operating budget and the projected capital improvement program budget. Both documents represent the final step in the comprehensive planning process relating the long-range objectives and policies of the City's General Plan to the specific uses of public revenues. To ensure the implementation of the General Plan, the City budget and programs must comply with the purposes of the General Plan and implement applicable provisions of the Development Plans.					
46.	The City and County government is not the only entity responsible for the general welfare of the residents of O'ahu. The State and Federal governments also have an important influence on the life of the	This new paragraph identifies State and Federal roles and responsibilities for implementing the General Plan beyond the County government, as outlined				

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	community, with responsibilities that include the freeway system, public health and education, criminal justice, natural and cultural resource management, environmental protection, and disaster preparedness. In addition, the private sector contributes significantly to O'ahu's economy as the primary leaders in development, construction, and health care industries, thereby providing jobs and employment for many residents. The City and County recognizes the need for close collaboration among the public and private sectors in order to meet the objectives of the General Plan.	under Chapter 226, HRS.				
SUB-SECTION: AMENDMENTS						
47.	For the General Plan to fulfill its purpose of providing overall guidance to the actions of government, private enterprise, and individual citizens across a broad spectrum of concerns, it must become neither a rigid nor an obsolete document. To keep the Plan flexible and up-to-date, its objectives and policies must be subject to change over time in response to changes in residents' ~~the~~ concerns ~~of the people of O'ahu~~, new approaches and opportunities for addressing those concerns, and changes in the basic assumptions underlying the objectives and policies. One means of accomplishing this is provided by the City Charter which directs the Director of Planning and Permitting ~~Chief Planning Officer~~ to undertake a comprehensive review of the General Plan at least once every ten	Position of Chief Planning Officer was eliminated when former departments (Department of General Planning and Department of Land Utilization) merged. City Charter calls for review of the General Plan every 10 years.				

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	years ~~prepare revisions to the General Plan at least every five years~~ for Council consideration. More importantly, however, the City Council may amend or revise the General Plan whenever it deems necessary.					
48.	Emphasis should be placed on reevaluating and amending selected General Plan objectives and policies as problems and issues arise. The City and County government should develop means for identifying emerging problems and issues and evaluating their effect on the concerns of the people of O'ahu as expressed in the General Plan. Such an ongoing process would provide a basis for the Director of Planning and Permitting ~~Chief Planning Officer~~ to initiate timely proposals to amend the General Plan in response to changing public concerns.	Position of Chief Planning Officer was eliminated when former departments (Department of General Planning and Department of Land Utilization) merged.				
49.	One of the key assumptions underlying many of the General Plan objectives and policies is anticipated future population growth for ~~the Island of~~ O'ahu as projected by the State Department of Business, ~~and~~ Economic Development and Tourism (DBEDT). Consequently, whenever DBEDT revises its population projections for O'ahu, the objectives and policies of the Plan will be re-evaluated in light of the new projections, and amendments will be proposed as may be appropriate. Also, whenever revised population projections include an extended time horizon, the General Plan will be re-evaluated to ensure that its objectives and policies remain valid	DBED was renamed as DBEDT in 1990.				

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	for the extended planning horizon. ~~amended to maintain a planning horizon of approximately 20 years.~~					
SUB-SECTION: INTERPRETATION						
50.	Conflicts which may arise regarding the interpretation or prioritization of any of the objectives and policies of the General Plan will be resolved by the City Council.					
51.	The City's directed growth policy is stated in Chapter I (Population), Objective B. Policies 1 through 3 define the growth policy, and Policy 4 illustrates it. Policy 4 is intended to guide ~~All policy statements and the % of total figures in the population distribution table contained in this Plan are intended to serve as policy guidelines, as opposed to rigid requirements, in~~ the preparation and amendment of d~~D~~evelopment p~~P~~lans by providing a population distribution outcome that is consistent with the directed growth policy. ~~and agency plans, programs, and projects.~~	Clarifies the intent of the directed growth policy.	●	●		●

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OBJECTIVES AND POLICIES

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I. POPULATION

			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
52.	~~**OBJECTIVE A**~~ ~~**To control the growth of O'ahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.**~~	"The objective's concept has been combined into the wording of the former Objective B. All policies except Policies 4 and 5 have been deleted, since the City and County has no legal authority to control either natural population growth or population flows into and out of O'ahu.	●	●		●
53.	~~Policy 1~~ ~~Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.~~	This policy is being deleted because the State and City governments have little control over population growth. Also, O'ahu's rate of population growth has slowed greatly since around 1970. Annual population growth since 1995 is only a third of what it was from 1965 to 1975, before the General Plan was first adopted.	●	●		●
54.	~~Policy 2~~ ~~Seek a balance between the rate of in-migration and the rate of outmigration by reducing in-migration.~~	This policy is being deleted because local influence over in-migration has been negligible. Also, rapid in-migration ended in 1975, with gains since 1980 among the nonmilitary population averaging over 1,700 newcomers a year.	●	●		●

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55.	~~Policy 3~~ ~~Support Federal policies providing for a more even distribution of immigrants throughout the country.~~	This policy is being deleted because local influence over immigration from foreign countries has been negligible. Also, the state has seen the number of foreign immigrants cut in half since 1978.	●	●		●
56.	~~Policy 4~~ ~~Seek to maintain a desirable pace of physical development through City and County regulations.~~	Policy moved to Objective B, Policy 3	●	●		●
57.	~~Policy 5~~ ~~Encourage family planning.~~	Policy moved to Objective B, Policy 5	●	●		
58.	~~Policy 6~~ ~~Publicize the desire of the City and County to limit population growth.~~	This policy is being deleted because the State and City governments have little control over population growth. Also, O‘ahu’s rate of population growth has slowed greatly since around 1970. Annual population growth since 1995 is only a third of what it was from 1965 to 1975, before the General Plan was first adopted.	●	●		●
59.	**Objective A ~~Objective B~~** **To plan for future population growth in a manner that considers the limits of O‘ahu’s natural resources and that minimizes social, cultural, economic and environmental disruptions.**	Proposed revision incorporates sustainability concepts, the priority guidelines of the State Planning Act (HRS Chapter 226) and the Hawai‘i State Plan, and language from the original Objective A, which is proposed for deletion.	●	●	●	●

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60.	Policy 1 Allocate efficiently the money and resources of the City and County in order to meet the needs of O‘ahu's anticipated future population.					
61.	Policy 2 Provide adequate support facilities to accommodate future growth in the number of visitors to O‘ahu.					
62.	Policy 3 Seek to maintain a desirable pace of physical development through City and County regulations.	Moved from Objective A, Policy 4.	●	●	●	●
63.	Policy 4 Establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space.	This states a strong policy direction that lands outside the City’s growth boundaries should not be developed for urban uses, as already adopted under regional development plans.	●	●	●	●
64.	Policy 5 Encourage family planning.	Moved from Objective A, Policy 5.	●	●	●	●
65.	**Objective B ~~Objective C~~** **To establish a pattern of population distribution that will allow the people of O‘ahu to live, ~~and~~ work and play in harmony.**	Proposed revision recognizes that more than just health and jobs contribute to quality of life.	●	●	●	●
66.	Policy 1 Facilitate the full development of the primary urban center through higher-density redevelopment and infill opportunities.	Proposed revision clarifies how to achieve “full development” in the primary urban center.	●	●	●	●

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			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
67.	Policy 2 Encourage development within the secondary urban center at Kapolei and the ‘Ewa and Central O‘ahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.					
68.	Policy 3 Manage land use ~~physical growth~~ and development in the urban-fringe and rural areas so that: a. Development is contained within growth boundaries; ~~an undesirable spreading of development is prevented;~~ and b. ~~their~~ population densities are consistent with the character of development and environmental qualities desired for such areas.	Proposed revision supports intent to protect lands outside the Community Growth Boundary from future development.	●	●	●	●

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<table>
<tr><th></th><th></th><th></th><th colspan="4">SOURCE</th></tr>
<tr><th>Row #</th><th>RAMSEYERED PROPOSED CHANGE</th><th>RATIONALE FOR CHANGE</th><th>A</th><th>B</th><th>C</th><th>D</th></tr>
<tr><td>69.</td><td>Policy 4
Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to support a future ~~seek a 2025~~ distribution of O‘ahu's residential population that is consistent with the following table: ~~as follows:~~
Distribution of Residential Population
LOCATION | % DISTRIBUTION ~~SHARE~~ OF 2025 ISLANDWIDE POPULATION
Primary Urban Center | 46.0%
‘Ewa | 13.0%
Central O‘ahu | 17.0%
East Honolulu | 5.3%
Ko‘olau Poko | 11.6%
Ko‘olau Loa | 1.4%
North Shore | 1.7%
Wai‘anae | 4.0%
100.0%</td><td>This policy supplements Policies 1, 2 and 3 as part of the City’s Directed Growth Policy, and is intended to serve as a guide for providing development capacities amongst the Development Plans. Proposed revisions seek to clarify that the percentages express a vision of the future that the General Plan regards as consistent with the City’s directed growth policy.</td><td>●</td><td>●</td><td></td><td>●</td></tr>
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II. THE ECONOMY

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
70.	**II. THE ECONOMY ~~ECONOMIC ACTIVITY~~**	Proposed revision clarifies the main subject of this chapter ("Economy" is the comprehensive term describing the overall system; "economic activity" only describes the specific transactions/activities within the system).				
71.	**Objective A** **To promote economic ~~employment~~ opportunities that ~~will~~ enable all the people of Oʻahu to attain meaningful employment and a decent standard of living.**	The main thrust of the policies under this objective is economic strength, not employment. The ability to hold meaningful, quality employment opportunities was an issue of concern for survey respondents and meeting participants.	●	●	●	●
72.	Policy 1 Support a strong, diverse and dynamic economic base resilient to changes in global conditions. ~~Encourage the growth and diversification of Oʻahu's economic base.~~	Economic diversification and the ability of Oʻahu's economy to withstand changes in the global market was an issue of concern for survey respondents and meeting participants.	●	●	●	●
73.	Policy 2 Encourage the viability ~~development~~ of ~~small~~ businesses and ~~larger~~ industries which ~~will~~ contribute to the economic and social well-being of Oʻahu residents.	The creation and nurturing of new businesses, large and small, is only one component of a thriving economy. It is also important to support the long-term viability of such businesses.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
74.	Policy 3 Pursue opportunities for the growth and strategic ~~Encourage the~~ development in appropriate locations ~~on O'ahu~~ of trade, communications, media, life sciences, technology and other industries of a nonpolluting nature that contribute to O'ahu's long-term environmental, economic and social sustainability.	Proposed revisions incorporate new emerging industries that are compatible with the goals of sustainability (i.e., film/media, medical, renewable energy, and agriculture). This is consistent with the innovative industries sections of the Hawai'i State Planning Act (HRS 226-10 & 10.5).	●	●	●	●
75.	Policy 4 Support entrepreneurship and innovation.	New emerging technology- and science-based industries require a high level of entrepreneurship and innovation to develop the trained workforce, organizational framework, and infrastructure to be successful.	●	●	●	●
76.	Policy 5 Foster a healthy business climate by removing unnecessary regulatory barriers.	The new policy attempts to address Hawai'i's perceived poor reputation as a place with an unfriendly business climate, especially for small businesses and the self-employed. Its goal is to make Hawai'i's business regulations and required fees more in line with those of other states, so as to reduce the costs of doing business in Hawai'i, which ultimately will strengthen and diversify our economy.	●	●	●	●
77.	Policy 6 ~~Policy 4~~ Encourage the development of local, national, and world markets for the products of O'ahu-based industries.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
78.	~~Policy 5~~ ~~Encourage the wider distribution of available employment opportunities through such methods as shortening the work week and reducing the use of overtime.~~	Policy moved to Objective E, Policy 4, which addresses employment.				
79.	~~Policy 6~~ ~~Encourage the continuation of a significant level of Federal employment on O'ahu.~~	Policy deleted. Redundant with Objective F.	●	●		●
80.	**Objective B** **To maintain a successful ~~the viability of O'ahu's~~ visitor industry that creates meaningful employment, enhances quality of life, and celebrates the unique Hawaiian sense of place and culture.**	Tourism is expected to continue as a major economic engine of O'ahu's economy. To sustain its viability, it should be in balance with residents' needs and with its unique place in the global market as a thriving example of a flourishing indigenous-based culture.	●	●	●	●
81.	Policy 1 Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents.	Concern was raised that tourism should be addressed from the residents' perspective, and that there is a need to balance the needs of residents with visitors' needs.	●	●	●	●
82.	Policy 2 Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience.	The need to recognize and reinforce authentic Native Hawaiian culture into the visitor experience is not addressed in the current General Plan.	●	●	●	●
83.	Policy 3 Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services.	Moved from Policy 7 and revised to cover all of O'ahu and not just secondary resort areas.				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
84.	Policy 4 ~~Policy 1~~ Provide for the long-term viability of Waikīkī as a world-class visitor destination ~~O'ahu's primary resort area~~ by giving ~~the area~~ priority to ~~in~~ visitor industry related public expenditures and by encouraging private investment in physical improvements that support the visitor industry.	Proposed revision replaces "primary" and "secondary" resort area terminology used in the current General Plan with a phrase that better describes the character/setting desired for Waikīkī. Revision also considers that the visitor industry supports the entire island and that investments are needed island-wide (should not be limited to Waikīkī). Policy 3 is being deleted and consolidated with this policy.	●	●	●	●
85.	Policy 5 ~~Policy 2~~ Provide for a high quality and safe environment for visitors and residents in Waikīkī, and support measures to ensure visitors' safety in all areas of O'ahu.	Proposed new language recognizes that visitors travel to many areas outside of Waikīkī and that visitor safety should not be limited to Waikīkī. Feeling safe during their stay is a primary factor in visitor satisfaction.			●	
86.	~~Policy 3~~ ~~Encourage private participation in improvements to facilities in Waikīkī.~~	The substance of this policy has been added to the end of what was originally Policy 1.				
87.	Policy 6 ~~Policy 4~~ Concentrate on the quality of the visitor experience in Waikīkī, rather than on ~~Prohibit major increases in permitted~~ development densities ~~in Waikīkī.~~	The 1960s and 70s concerns about over-development in Waikīkī have been addressed by special zoning controls and are now being replaced with an awareness of the need to upgrade a mature destination area with both public and private investments.			●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
88.	~~Policy 5~~ ~~Prohibit further growth in the permitted number of hotel and resort condominium units in Waikīkī.~~	Policy is no longer needed. Current trends indicate that tourism on O'ahu stopped seeing any real growth in daily visitors after 1990, and that Waikīkī itself lost 3,500 visitor units (11%) between 2001 and 2010 as it became a more upscale tourist resort.			●	●
89.	Policy 7 ~~Policy 6~~ Permit the development of the following secondary resort areas: Ko 'Olina Resort, ~~in West Beach,~~ Kuilima Resort, ~~Kahuku~~[1], Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lā'ie. [1]~~*Kahuku is the area encompassing Kuilima*~~	Proposed revisions incorporate current resort names, and recognize 'Ewa Marina (Ocean Pointe/Hoakalei) as a resort community (per Chapter VII, Objective C, Policy 6).	●	●	●	●
90.	~~Policy 7~~ ~~Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.~~	Policy revised and moved up to new Policy 3. Revised policy now covers all of O'ahu and not just secondary resort areas.		●	●	●
91.	Policy 8 Preserve the well-known and widely publicized scenic qualities ~~beauty~~ of O'ahu for residents and visitors alike.~~as well as residents.~~	"Scenic qualities" is more descriptive than "beauty".		●	●	●
92.	Policy 9 Encourage physical improvements, social services and cultural programs that contribute to a high quality visitor experience. ~~the visitor industry to provide a high level of service to visitors.~~	There are a number of factors that affect the visitor experience besides a high level of service, such as traffic conditions, the quality of beaches and public facilities, positive interactions with residents, and exposure to Hawai'i's culture/heritage.		●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
93.	Policy 10 Diversify the visitor experience by allowing options for visitor accommodations, including community hotels and alternative lodging.	This is in response to community concerns about diversification in the varieties of overnight visitor accommodations, in part to serve visiting family and friends, and the on-going community debate about allowing visitor accommodations besides traditional hotel and resort properties.	●	●	●	●
94.	**Objective C** **To ensure ~~maintain~~ the long-term viability and continued productivity of agriculture on O‘ahu.**	There is recognition that simply “saving” land is not enough; long term viability must be coupled with active use of agricultural lands.	●	●	●	●
95.	Policy 1 Foster a positive business climate for agricultural enterprises and agricultural entrepreneurs ~~Assist the agricultural industry~~ to ensure the continuation of agriculture as an important component of O‘ahu’s economy. ~~source of income and employment.~~	Proposed revision provides specific direction for how to “assist the agricultural industry”. The reference to agriculture as “an important component of O‘ahu’s economy” places greater emphasis on the industry’s ability to influence O‘ahu’s physical form and cultural landscape (more than a source of income and employment).	●	●	●	●
96.	Policy 2 Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown food available for local consumption. ~~in all agricultural areas on O‘ahu.~~	Increasing food self-sufficiency and the amount of products grown for local consumption was identified as a community concern.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
97.	Policy 3 Foster market opportunities and increased consumer demand for locally-grown fresh and processed products. ~~Support the development of markets for local products, particularly those with the potential for economic growth.~~	Increasing food self-sufficiency and the amount of products grown for local consumption was identified as a community concern. Greater consumer demand and making it easier to sell products may encourage farmers to grow crops for local markets.	●	●	●	●
98.	Policy 4 Remove unnecessary impediments to developing, marketing and distributing locally grown food and products.	This policy addresses the need to reduce or eliminate constraints to the growth of locally grown food.	●	●	●	●
99.	~~Policy 4~~ ~~Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.~~	Policy deleted. The agricultural industry has undergone a fundamental shift since the General Plan was written, and O'ahu's sugar and pineapple plantations have shut down.	●	●	●	●
100.	Policy 5 Promote small-scale farming activities and other operations, such as ~~Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for~~ truck farming, flower growing, aquaculture, livestock production, taro growing, and subsistence farms. ~~, and other types of diversified agriculture.~~	These areas have been historically used for small-scale and Native Hawaiian agriculture. The continued existence of agriculture in these communities is important for the preservation of rural character and economic opportunities.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
101.	Policy 6 Encourage landowners to actively use high quality agricultural lands for agricultural purposes. ~~the more intensive use of productive agricultural land.~~	The current agricultural industry has shifted away from plantation agriculture, and is now comprised of both large-scale and small-scale operations with varying degrees of intensity, but perhaps higher degrees of efficiency. Also, some of O'ahu's agricultural lands are being used for non-agricultural uses, including uses encouraged by state law, such as energy farms. As such, the policy for intensive agriculture is outdated and is being replaced by a policy that continues to supports only agricultural uses on high-quality agricultural lands.	●	●	●	●
102.	Policy 7 Encourage landowners to permanently preserve agricultural land with high productivity potential for agricultural production.	The new policy embraces the State's Important Agricultural Lands Initiative (Act 183, SLH 2005 and Act 233, SLH 2008).		●	●	●
103.	Policy 8 Prohibit the urbanization of high-value agricultural land located outside the City's growth boundaries.	Protecting agricultural land is a major concern. This introduces a strong policy direction that lands outside the City's growth boundaries should not be developed for urban uses, and provides specific direction for regional development plans.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
104.	Policy 9 ~~Policy 7~~ Support and encourage technologies and agricultural ~~Encourage the use of more efficient production~~ practices that conserve and protect water, soil, air quality and drainage areas. ~~by agriculture, including the efficient use of water.~~	Proposed revision supports sustainable agricultural practices that minimize environmental impacts.	●	●	●	●
105.	Policy 10 ~~Policy 8~~ Support and encourage the availability and ~~Encourage the more efficient~~ use of non-potable water for irrigation. ~~agricultural use.~~	Using non-potable water for irrigation would help to conserve potable water resources. Treated effluent from the Wahiawāa Wastewater Treatment Plant could be used as a source of non-potable water for the North Shore, pending necessary upgrades.		●	●	●
106.	Policy 11 Provide incentives to ensure the affordability of agricultural land for farmers.	The high cost of agricultural land is one of the barriers that discourages farming, as stated in the City's agriculture trend report prepared for the General Plan Update.	●	●	●	●
107.	Policy 12 Seek public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks.	The closure of large sugar and pineapple plantations left the industry without the support of large corporations that could afford the maintenance and operating costs of the supporting infrastructure. Systemic support to repair irrigation systems and develop new agricultural processing centers is needed to improve operational efficiency.		●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
108.	Policy 13 Promote farming as a desirable and fulfilling occupation by encouraging agricultural education and training programs and by raising public awareness and appreciation for agriculture.	There is a growing recognition that a new generation of farmers is needed, with expertise in the business of running farms. The sustainable farming movement is raising public awareness of this need and of the availability of farmland, but the number of farmers has been dropping.	●	●	●	●
109.	**Objective D** **To ~~make full~~ use ~~of~~ the economic resources of the sea in a sustainable manner.**	Proposed revision incorporates desire to manage and protect the resource from overfishing, overuse and unsustainable practices.	●	●	●	●
110.	Policy 1 Encourage ~~Assist~~ the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems.	Proposed revision incorporates desire to manage and protect the resource from overfishing, overuse and unsustainable practices.	●	●	●	●
111.	Policy 2 Encourage the continued development of aquaculture, ocean research, and other ocean-related industries.	Reference to “continued development” is in recognition of existing programs and projects.	●	●	●	●
112.	~~Policy 3~~ ~~Focus the development of ocean-related economic activities in the Northwestern Hawaiian Islands on those which are compatible with preserving the area's unique environmental, marine, and wildlife assets.~~	Policy 3 is no longer applicable, given that strict new management protections for the Northwestern Hawaiian Islands limit economic use of the resource. No longer allowed are commercial fishing, harvesting plants and animals, the exploitation of underwater natural resources, and tourism (except at Midway Atoll).			●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
113.	**Objective E** **To prevent the occurrence of large scale unemployment.**					
114.	Policy 1 Encourage public and private ~~the~~ training and employment programs to prepare ~~of present~~ residents for existing ~~currently available~~ and future jobs.	Proposed revision clarifies that both the public and private sectors should be participating in training and education programs. Given the current economic recession, the retraining of active workers is also important.	●	●	●	●
115.	Policy 2 Make full use of State and Federal employment and training programs.					
116.	Policy 3 Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.					
117.	Policy 4 Encourage the wider distribution of available employment opportunities through such methods as shortening the work week and reducing the use of overtime.	Policy moved from Objective A (previously Policy 5) because this objective is about employment.				
118.	Policy 5 Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce.	This policy supports economic diversification in technology- and science-based industries and industries that are compatible with the goals of sustainability.	●	●	●	●
119.	**Objective F** **To maintain a high level ~~increase the amount~~ of Federal spending on Oʻahu consistent with the City's infrastructure and environmental goals.**	Federal spending by the military and other agencies is a major part of our economy, so it is important to keep it at high levels and compatible with City goals.		●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
120.	Policy 1 Take full advantage of Federal programs and grants which ~~will~~ contribute to the economic, ~~and~~ social, cultural and environmental well-being of O‘ahu's residents.	Sustainability recognizes the interrelationship between economic and social systems and the environment. The proposed revision incorporates this third element.		●		●
121.	Policy 2 Encourage the Federal government to pay for the cost of public services used by Federal agencies.					
122.	Policy 3 Encourage the Federal government to lease new facilities rather than construct them on tax-exempt public land.					
123.	Policy 4 Encourage the Federal government ~~military~~ to purchase locally all needed services and supplies which are available on O‘ahu.	The military represents the largest segment of the Federal government in Hawai‘i, although there are a number of other federal agencies with a presence here.		●		●
124.	**Objective G** **To bring about orderly economic growth on O‘ahu.**					
125.	Policy 1 Concentrate ~~Direct major~~ economic activity and government services in ~~to~~ the primary urban center and in the secondary urban center at Kapolei.	“Concentrate” is proposed since O‘ahu is no longer experiencing the same level of economic growth that occurred when the General Plan was originally written, and major new economic activities are not anticipated.	●	●		●
126.	Policy 2 Permit the moderate growth of business centers in the urban-fringe areas.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
127.	Policy 3 Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on O‘ahu.					
128.	Policy 4 Encourage the continuation of a high level of military-related employment both on and off base in the Hickam-Pearl Harbor, Wahiawā, Kailua-Kāne‘ohe, and ‘Ewa areas.	Proposed revision recognizes that the bases provide economic benefits to the surrounding communities, through both on-base employment and also the secondary and indirect spending that occurs off base.		●		●

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III. NATURAL ENVIRONMENT

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
129.	**Objective A** **To protect and preserve the natural environment.**					
130.	Policy 1 Protect O‘ahu's natural environment, especially the shoreline, valleys, ~~and~~ ridges and watersheds, from incompatible development.	It is also important to protect natural watersheds, which encompass the entire drainage area of a stream system.	●	●		●
131.	Policy 2 Seek the restoration of environmentally damaged areas and natural resources.					
132.	Policy 3 Protect, restore and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, ~~Retain the Island's streams as~~ scenic, ~~aquatic, and~~ recreational, and Native Hawaiian cultural resources.	Proposed revision recognizes the ecological and Native Hawaiian cultural value of streams.		●		●
133.	Policy 4 Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water-recharge areas, distinctive land forms, and existing vegetation.					
134.	Policy 5 Require sufficient setbacks of improvements from the shoreline ~~in unstable shoreline areas~~ to avoid the future need for protective structures.	Shoreline setbacks are needed wherever shoreline erosion or future sea level rises are likely to cause ocean-front lands to be lost or submerged.		●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
135.	Policy 6 Design and maintain surface drainage and flood-control systems in a manner which will help preserve natural and cultural resources. ~~preserve their natural settings.~~	Not only is adequate maintenance necessary to prevent flooding and protect adjacent land uses, but preserving natural and cultural resources is a key component of sustainability.	●	●		●
136.	Policy 7 Protect the natural environment from damaging levels of air, water, and noise pollution.					
137.	Policy 8 Protect plants, birds, and other animals that are unique to the State of Hawai'i and ~~the Island of~~ O'ahu, and protect their habitats.	Proposed revision expands policy intent. Habitat protection is necessary to ensure species survival.	●			
138.	Policy 9 Protect mature trees on public and private lands and encourage their integration into new developments.					
139.	Policy 10 Increase public awareness and appreciation of O'ahu's land, air, and water resources.					
140.	Policy 11 Support ~~Encourage~~ the State and Federal governments in the protection of ~~to protect~~ the unique environmental, marine, cultural and wildlife assets of the Northwestern Hawaiian Islands.	The State and Federal governments maintain jurisdiction over the Northwestern Hawaiian Islands, which have been designated as a National Monument.				●
141.	Policy 12 Monitor and study global climate changes, including sea level rise.	This reflects agency and community concerns about climate change and the effects of sea level rise, as well as the passage by the Legislature of climate change adaptation priority guidelines.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
142.	**Objective B** **To preserve and enhance natural landmarks ~~the natural monuments~~ and scenic views. ~~of O'ahu for the benefit of both residents and visitors.~~**	Eliminates wordiness.	●			●
143.	Policy 1 Protect the Island's significant natural ~~well-known~~ resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shorelines, fishponds, and bays; and reefs and offshore islands.	The intent of the proposed revision is to provide protection for O'ahu's important natural resources, and not just the "well-known" resources.	●			●
144.	Policy 2 Protect O'ahu's scenic views, especially those seen from highly developed and heavily traveled areas.					
145.	Policy 3 Locate and design ~~roads, highways, and other~~ public facilities, infrastructure and utilities to ~~in areas where they will~~ minimize the obstruction of ~~least obstruct~~ scenic ~~important~~ views. ~~of the mountains and the sea.~~	Emphasizes that building design (not just site location) is important in protecting scenic views.	●	●	●	●
146.	Policy 4 Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural or cultural resources. ~~Provide opportunities for recreational and educational use and physical contact with O'ahu's natural environment.~~	High usage at existing facilities is taxing some resources (e.g., Hanauma Bay, Diamond Head). While additional facilities are desired by both locals and visitors, there needs to be a balance between public access and the ability to preserve the integrity of specific resources.	●	●	●	●

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IV. HOUSING

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
147.	**Objective A** **To ensure a wide range of ~~provide decent~~ housing opportunities, choices and prices for all residents.~~the people of O'ahu at prices they can afford.~~**	The proposed revision is intended to clarify that a range of housing types and affordability choices is needed.	●	●	●	●
148.	Policy 1 Support ~~Develop~~ programs, policies and strategies ~~controls~~ which will provide decent homes at the least possible cost.	Proposed revision continues to support lowering the cost of housing.	●	●	●	●
149.	Policy 2 Streamline approval and permit procedures for housing and other development projects.			●	●	●
150.	Policy 3 Encourage innovative residential developments which ~~will~~ result in lower costs, ~~added convenience and privacy,~~ the sustainable use of resources, ~~and~~ the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity. ~~streets and utilities.~~	Proposed revision addresses sustainable design and smart growth strategies (i.e., energy-efficient building design/technologies to reduce energy consumption, development patterns that reduce automobile dependency, pedestrian and bicycle facilities, public transit, etc.).	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
151.	Policy 4 Support and encourage ~~Establish public, and encourage private,~~ programs to maintain and improve the condition of existing housing.	A City rehabilitation loan program for low and moderate income homeowners has been established, and property tax exemptions for historic homes help to keep the properties well maintained. U.S. Census data for 2010 indicates that homes in O'ahu's oldest communities have a median age of 50-55 years old.	●	●	●	●
152.	Policy 5 Make full use of government ~~State and Federal~~ programs that provide ~~financial~~ assistance for low- and moderate-income renters and homebuyers.	Updates the wording.	●	●	●	●
153.	Policy 6 Maximize ~~Expand~~ local funding programs ~~mechanisms~~ available ~~to pay~~ for affordable ~~government~~ housing ~~programs~~.	The City no longer constructs public housing, and is in the process of divesting affordable housing rental properties. However, there continues to be a deep need to subsidize housing costs of lower income residents, which this revision continues to support.	●	●	●	●
154.	Policy 7 Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.					
155.	Policy 8 Encourage and participate in joint public-private development of low- and moderate-income housing.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
156.	Policy 9 Encourage the replacement of ~~preservation of existing housing which is affordable to~~ low- and moderate-income housing in areas which are being redeveloped at higher densities~~persons~~.	The possibility that higher-density redevelopment planned for the PUC will cause gentrification and reduce the supply of affordable, lower-cost housing (primarily around proposed transit stations and in other areas targeted for redevelopment) is a concern. Maintaining a steady inventory of lower-cost housing units protects low-income residents from being displaced from these areas.	●	●	●	●
157.	Policy 10 Promote the design of ~~construction of affordable~~ dwellings which take advantage of O'ahu's year-round moderate climate and which use other sustainable design techniques.	Proposed revision supports sustainable design techniques that reduce the use of energy and other resources.	●	●	●	●
158.	Policy 11 Encourage the construction of affordable homes within established low-density communities by such means as 'ohana' units, duplex dwellings, and cluster development.					
159.	Policy 12 Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.	Proposed revision is consistent with existing growth management strategies that call for higher-density redevelopment and infill development in the PUC.	●	●	●	●
160.	Policy 13 ~~Policy 12~~ Encourage the production and maintenance of affordable rental housing, ohana housing, and accessory dwelling units.	Ohana and accessory units provide the opportunity to increase the housing stock.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
161.	Policy 14 ~~Policy 13~~ Encourage the provision of affordable housing designed for the elderly and people with disabilities in locations convenient to critical services and to public transit. ~~the handicapped.~~	Accessibility and convenience to commercial and retail services, public and civic facilities, medical offices, and public transit is critical for elderly and disabled populations because they typically do not drive and have limited mobility.	●	●	●	●
162.	Policy 15 ~~Policy 14~~ Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.					
163.	Policy 16 Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness.	Homelessness is not addressed in the current General Plan. Considering recent increases in the number of homeless living in Honolulu and the growing public interest in assisting the homeless, the addition of a new policy is timely.	●	●	●	●
164.	**Objective B** **To reduce speculation in land and housing.**					
165.	Policy 1 Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.					
166.	Policy 2 Discourage speculation in lands ~~private developers from acquiring and assembling land~~ outside of areas planned for urban use.	A minor clarification.			●	

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
167.	Policy 3 Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.					
168.	Policy 4 Require government-assisted ~~subsidized~~ housing to be delivered to qualified ~~appropriate~~ purchasers and renters.	The City no longer constructs public housing. Tax credits and grants are the main sources of financial assistance.			●	
169.	Policy 5 Ensure that owners ~~Prohibit the selling or renting~~ of affordable housing properties maintain housing affordability over the long term. ~~government-subsidized housing for large profits.~~	This broadens the notion that all affordable housing should be kept affordable for the long term. Also, current City policy is to divest affordable housing properties. City-owned housing properties are being leased to and managed by private companies, on the condition that they maintain the property's affordability over the long term.	●	●	●	●
170.	**Objective C** **To provide residents ~~the people of O'ahu~~ with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by transportation networks and public utilities.**	Adequate transportation systems and mobility are important contributors to quality of life. Current planning practices emphasize transportation as one of the key elements that should be considered when planning for the future sustainability of communities.	●	●	●	●
171.	Policy 1 Ensure that ~~Encourage~~ residential developments ~~that~~ offer a variety of homes to people of different income levels and to families of various sizes.		●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
172.	Policy 2 Encourage the fair distribution of low- and moderate-income housing throughout the island.					
173.	Policy 3 Encourage the co-location of residential development and ~~near~~ employment centers, and provide commercial, educational, social and recreational amenities.	Desirable residential communities are typically those that offer residents convenient live, work and play opportunities.	●	●	●	●
174.	Policy 4 Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated.	Proposed revision applies the City's directed growth policy and directs growth towards the PUC and secondary urban center to preserve existing rural and agricultural areas from further development.	●	●	●	●
175.	Policy 5 Support mixed-use, higher-density redevelopment in areas surrounding future transit stations.	Proposed revision is consistent with the City's directed growth policy to support higher-density redevelopment and infill development in the PUC.	●	●	●	●
176.	Policy 6 ~~Policy 5~~ Discourage residential development in areas where the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other ~~community~~ facilities would be extremely costly or environmentally damaging. ~~cannot be provided at a reasonable cost.~~	Proposed revision is consistent with other General Plan policies related to growth boundaries, protection of natural resources, public safety and fiscal responsibility.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
177.	Policy 7 ~~Policy 6~~ Preserve and encourage re-investment in older communities through infrastructure upgrades, public amenity improvements, tax incentives ~~self-help, housing-rehabilitation, improvement districts~~, and other governmental programs.	Proposed revision identifies the tools needed to preserve older communities.	●	●	●	●
178.	Policy 8 Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.	The intent of this new policy is to free up existing housing near military bases for local residents.	●	●	●	●

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V. TRANSPORTATION AND UTILITIES

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
179.	**Objective A** **To create a multi-modal transportation system which moves ~~will enable~~ people and goods ~~to move~~ safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions; serves residents and visitors, ~~all people~~, including limited income, elderly and disabled populations; and is integrated with existing and planned development.~~the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.~~**	Proposed revisions support a sustainable transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions, as addressed in the *O'ahu Regional Transportation Plan 2035.*	●	●	●	●
180.	Policy 1 Develop ~~and maintain~~ a comprehensive, well-connected and ~~an~~ integrated ground-transportation system that enables safe, comfortable and convenient travel for all users, including motorists, pedestrians, bicyclists, and public transportation users of all ages and abilities. ~~consisting of the following elements and their primary purposes:~~ ~~a. Public transportation for travel to and from work, and travel within Central Honolulu;~~ ~~b. Roads and highways for commercial traffic and travel in nonurban areas;~~ ~~c. Bikeways for recreational activities and trips to work, schools, shopping centers, and community facilities; and~~	As written, the existing policy favors a traditional development approach that segregates land uses, encourages urban sprawl, and compartmentalizes the various transportation elements. It also implies a preference for specific areas. The proposed revisions place greater emphasis on a balanced, diverse range of transportation choices, consistent with the State's Complete Streets policy (Act 54, SLH 2009).	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	~~d. Pedestrian walkways for getting around Downtown and Waikīkī, and for trips to schools, parks, and shopping centers.~~					
181.	Policy 2 Provide transportation services to people living within the ʻEwa, Central Oʻahu, and Pearl City-Hawaiʻi Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus components as well as through the existing highway system with limited improvements as may be appropriate.					
182.	Policy 3 Provide transportation services outside the ʻEwa, Central Oʻahu, and Pearl City-Hawaiʻi Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.					
183.	~~Policy 4~~ ~~Improve transportation facilities and services in the ʻEwa corridor and in the trans-Koʻolau corridors to meet the needs of ʻEwa and Windward communities.~~	Policy deleted. Redundant to Policies 2 and 3.				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
184.	Policy 4 Work with the State to ensure adequate and safe access for communities served by O‘ahu's coastal highway system.	The majority of O‘ahu's highways and major arterials are located alongside or in close vicinity to the shoreline, which increases vulnerability to natural hazards such as wave inundation, tsunami and flooding. Although the current General Plan includes policies for transportation improvements, the condition of the coastal highway system is not specifically addressed as a policy statement.	●	●	●	●
185.	Policy 5 Improve roads and bicycle and pedestrian facilities in existing communities to reduce congestion and eliminate unsafe conditions.	Updates the wording.	●	●	●	●
186.	Policy 6 Consider ~~both~~ environmental, social and cultural impacts, as well as construction and operating costs, as important factors in planning ~~alternative modes of~~ transportation system improvements.	Reference to “social and cultural impacts” is to ensure consideration of other types of impacts. Reference to “transportation system improvements” is a comprehensive term that includes highway and roadway improvements.	●	●	●	●
187.	Policy 7 Promote the use of public transportation as a means of moving people quickly and efficiently, reducing automobile dependency and fossil fuel consumption, ~~of conserving energy,~~ and ~~of~~ guiding urban development.	The direct effect of increased public transportation is reduced automobile use, which results in less fossil fuel used.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
188.	Policy 8 Make ~~available~~ transportation services safe and accessible to people with limited mobility: the young, ~~the~~ elderly, disabled and those with limited incomes. ~~the handicapped, and the poor.~~	Proposed revision replaces outdated expressions (handicapped, poor), and adds qualifiers to ensure that transportation services meet certain characteristics.				●
189.	Policy 9 Promote programs, land use and design strategies, and public and private expenditures to increase the use of alternative modes of transportation, especially during peak commute hours. ~~to reduce dependence on the use of automobiles.~~	Land use policies promoting mixed-use, high-density development, as well as street design that incorporates bicycling, walking and public transportation facilities, are important factors affecting an individual's decision to use alternative modes of transportation (which would ultimately lead to reduced automobile dependency).	●	●	●	●
190.	Policy 10 Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as carpooling, telecommuting, flexible work schedules, and incentives to use alternative travel modes. ~~Discourage the inefficient use of the private automobile, especially in congested corridors and during peak hours.~~	Proposed revision provides specific strategies to discourage inefficient single-occupancy vehicle trips.	●	●	●	●
191.	Policy 11 Enhance pedestrian-friendly and bicycle-friendly travel via public and private programs and improvements. ~~Make public, and encourage private, improvements to major walkway systems.~~	Increasing the availability of safe bicycling facilities was identified as a community concern.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
192.	Policy 12 Maintain ~~Encourage the provision of~~ separate aviation facilities for general aviation operations to supplement the capacity of Honolulu International Airport. ~~small civilian aircraft.~~	Kalaeloa Airport is a general aviation reliever airport for Honolulu International Airport (HNL). It provides facilities for Coast Guard operations, general aviation training, alternate landing for airlines and the military, and extension of the capacity of HNL. Dillingham Airfield is a general aviation airport used primarily for commercial glider and sky diving operations. This revision recognizes the importance of both facilities.			●	●
193.	Policy 13 Encourage the operation and expansion of Kalaeloa Barbers Point Harbor as O‘ahu’s ~~Facilitate the development of a~~ second deep-water harbor. ~~to relieve congestion in Honolulu Harbor.~~	Construction of the existing Kalaeloa Barbers Point Deep Draft Harbor was completed in 1985, with additional improvements recently completed/planned. Proposed revision reflects current conditions.				●
194.	Policy 14 Support the operation, maintenance and improvement of Honolulu Harbor as O‘ahu’s primary cargo and ocean transportation hub.	Honolulu Harbor, which is the main hub of the State’s commercial harbor system, is planned for redevelopment and expansion. Given that 80-90% of the goods consumed on O‘ahu are imported, the harbor plays a significant role in O‘ahu’s economy and quality of life. The current General Plan does not include a policy for Honolulu Harbor.			●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
195.	**Objective B** **To provide ~~meet the needs of the people of O'ahu for~~ an adequate supply of water and ~~for~~ environmentally sound systems of waste disposal for O'ahu's existing population and for future generations.**	The concept of sustainability strives to balance current needs with the needs of future generations.	●	●		●
196.	Policy 1 Develop and maintain an adequate, safe and reliable supply of water in a cost-effective way that supports the long-term sustainability of the resource. ~~for both residents and visitors.~~	The long-term availability and quality of O'ahu's water resources was identified as a community concern, and is reflected in the Board of Water Supply's Watershed Management Plan framework.	●	●		●
197.	Policy 2 Help to d~~D~~evelop and maintain an adequate, safe and reliable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health of the resource.	The long-term availability and quality of O'ahu's water resources were identified as a community concern, and are reflected in the Board of Water Supply's Watershed Management Plan framework.	●	●	●	●
198.	Policy 3 Use new technologies ~~Encourage the development of new technology~~ which will ensure that ~~reduce the cost of providing~~ water and ~~the cost of~~ waste disposal services are provided at reasonable cost.	Reducing service costs and using new technologies are desirable goals.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
199.	Policy 4 Encourage the increased availability and use of recycled or brackish water to meet non-potable demands.	This is consistent with the Board of Water Supply's Watershed Management Plan framework to match water demands with the appropriate water quality (i.e., using lower-quality nonpotable water for irrigation and industrial processes, and using high-quality water for drinking or potable water needs.)	●	●	●	●
200.	Policy 5 ~~Policy 4~~ Pursue strategies to reduce ~~Encourage a lowering of~~ the per-capita consumption of water and the per-capita production of waste.	Proposed revision provides clearer direction about what action is needed to reduce water consumption and waste production.	●	●		●
201.	Policy 6 ~~Policy 5~~ Provide safe, efficient, and environmentally sound ~~sensitive~~ waste-collection and waste-disposal services.	Environmental protection was ranked the third most important issue that should be addressed by the General Plan Update (per Community Survey, Question 2). Describing a practice as "environmentally sound" implies a higher level of environmental protection.	●	●		●
202.	Policy 7 ~~Policy 6~~ Pursue ~~Support~~ programs to expand recycling and resource recovery ~~recover resources~~ from O'ahu's solid-waste and ~~recycle~~ wastewater streams.	Proposed revision reflects a strong sustainability ethic, and is consistent with the City's efforts to increase solid waste recycling programs and wastewater reuse. Increasing solid waste recycling reduces the amount of materials diverted to the landfill, and using treated wastewater for irrigation purposes reduces the demand for potable water resources.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
203.	Policy 8 Support initiatives that educate the community about the importance of conserving resources and reducing waste streams.	This is being proposed as a new policy. Education is a necessary component to modify existing behaviors and inspire sustainability practices.	●	●		●
204.	Policy 9 ~~Policy 7~~ Require the safe disposal of hazardous waste.					
205.	**Objective C** **To ensure reliable, cost-effective and responsive ~~maintain a high level of~~ service for all utilities.**	As written, the current policy does not specify the characteristics of a "high level of service." Proposed language adds specificity about the level of service desired.	●	●		●
206.	Policy 1 Maintain and upgrade existing utility systems in order to avoid major breakdowns and service interruptions.	Given the aging condition of many of Honolulu's existing utility systems (sewer, water, electric, etc.), numerous upgrades and system improvements are needed to ensure service reliability.	●	●		●
207.	Policy 2 Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.					
208.	Policy 3 Facilitate ~~Plan for~~ the timely and orderly expansion of utility systems.	Proposed revision acknowledges that the City's role in providing utility system improvements extends beyond the planning phase, to include plan implementation (i.e., design and construction phases).	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
209.	Policy 4 Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.					
210.	**Objective D** **To maintain transportation and utility systems which support ~~will help~~ O‘ahu as ~~continue to be~~ a desirable place to live and visit.**	"Support" provides a stronger, more compelling statement, and recognizes the need to integrate transportation and utility systems into urban development.	●			
211.	Policy 1 Give primary emphasis in the capital improvement program to the maintenance and improvement of transportation systems ~~existing roads~~ and utilities.	Roads are only one component of the transportation system. Proposed revision supports a sustainable transportation system that emphasizes choice in travel mode.	●	●		●
212.	~~Policy 2~~ ~~Use the transportation and utility systems as a means of guiding growth and the pattern of land use on O‘ahu.~~	Policy is outdated and conflicts with current policies that direct growth to areas within the City’s growth boundaries. The growth boundaries (not transportation and utility systems) are the primary guide determining where future development will occur.	●			
213.	~~Policy 3~~ ~~Encourage the study and use of telecommunications as an alternative to conventional transportation facilities.~~	Policy deleted. Telecommuting is recognized as one of the transportation demand strategies in Objective A, Policy 10.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
214.	Policy 2 ~~Policy 4~~ Evaluate the social, cultural, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.	This is consistent with community concerns about the potential cultural impacts of transportation and utility system improvements.				
215.	Policy 3 ~~Policy 5~~ Require the installation of underground utility lines wherever feasible.					
216.	Policy 4 ~~Policy 6~~ Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services.					

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VI. ENERGY

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
217.	**Objective A** **To increase energy self-sufficiency and maintain an efficient, ~~adequate,~~ dependable, and economical energy supply~~. of energy for O‘ahu residents.~~**	With about 90% of the State’s electricity and transportation needs powered by imported fossil fuels, reducing fossil fuels dependency and increasing energy security is a major goal of sustainability. Pursuing energy self-sufficiency aligns with the State’s goal to reach 70% clean energy by 2030 (with 30% from efficiency measures and 40% from renewable sources) (Hawai‘i Clean Energy Initiative, 2008).	●	●	●	●
218.	Policy 1 Encourage the implementation of a ~~Develop and maintain a~~ comprehensive plan to guide and coordinate energy conservation and renewable ~~alternative~~ energy development and utilization programs ~~on O‘ahu~~.	Establishing and coordinating renewable energy policy is primarily a State responsibility. The City’s role is to support the implementation of such policies. The term "renewable energy" defines and specifies energy sources regenerated by natural processes over a short period of time, such as wind, water, solar, geothermal, and biomass.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
219.	Policy 2 Support and encourage programs and projects, including ~~Establish~~ economic incentives, ~~and~~ regulatory measures, and educational efforts, which will reduce O‘ahu's dependence on petroleum as its primary source of energy.	This revision combines Policies 2 and 3.	●	●	●	
220.	~~Policy 3~~ ~~Support programs and projects which contribute to the attainment of energy self- sufficiency on O‘ahu.~~	Policy has been combined with Policy 2 (see above).				
221.	Policy 3 ~~Policy 4~~ Promote and assist efforts to establish adequate petroleum reserves within Hawai‘i's boundaries until O‘ahu is energy self-sufficient.	As written, the current policy promotes continued petroleum dependency. A policy shift towards renewable energy is consistent with the goals of sustainability (e.g., increased energy independence and security).	●	●		●
222.	Policy 4 Promote and assist efforts to optimize the use of all proven sources of renewable energy.	A policy shift towards renewable energy is consistent with the goals of sustainability (e.g., increased energy independence and security). Objective C is being deleted and consolidated with this policy.	●	●	●	●
223.	Policy 5 Support the increased use of solid waste energy recovery and other biomass energy conversion systems.	Objective C, Policy 2 is relocated here.				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
224.	Policy 6 Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies, including but not limited to: a. solar energy; b. biomass energy conversion; c. wind energy conversion; d. geothermal energy; e. ocean wave energy; and f. ocean thermal energy conversion.	Objective D, Policy 1 is relocated here.				
225.	Policy 7 Encourage the use of commercially available renewable energy systems in public facilities, institutions, residences, and business developments.	Objective C, Policy 1 is relocated here. Policy, as originally written, referenced "commercially available solar energy systems," which discriminates against other commercially-available technologies, such as wind turbines and biodiesel.	●	●	●	●
226.	Policy 8 ~~Policy 5~~ Consider ~~Give adequate consideration to~~ environmental, cultural, ~~public~~ health~~,~~ and safety impacts, as well as ~~concerns, to~~ resource limitations, land use patterns, and ~~to~~ relative costs, ~~in all when making~~ major decisions on renewable energy. ~~concerning alternatives for conserving energy and developing natural energy resources.~~	Proposed revision updates the policy and calls for cultural concerns to be considered.				●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
227.	Policy 9 ~~Policy 6~~ Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs.					
228.	Policy 10 Support state and Federal initiatives to develop new sources of renewable energy.	Objective D, Policy 2 is relocated here.	●	●		●
229.	**Objective B** **To conserve energy through the more efficient management of its use.**					
230.	Policy 1 Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.					
231.	Policy 2 Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient siting and design of new developments.					
232.	Policy 3 Provide incentives, and where appropriate, mandatory controls to reduce ~~Carry out public, and promote private, programs to more efficiently use~~ energy consumption in existing buildings and outdoor facilities, and in design and construction practices.	Proposed revisions strengthen the policy and establish a measurable goal ("Reduce energy consumption" vs. "To more efficiently use energy"). Strategies to reduce energy consumption may include energy-efficient lighting and appliances, solar water heating, photovoltaic energy systems, natural ventilation, amenities that encourage alternative transportation, and sustainable design and construction practices.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
		Since 2010, State law requires all newly-constructed single-family homes to have a solar water heater (HRS Section 196-6.5).				
233.	Policy 4 Promote further progress in the development of a multi-modal ~~an energy- efficient~~ transportation system that minimizes fossil fuel consumption and greenhouse gas emissions.	A multi-modal transportation system is characterized by both motorized and non-motorized forms of travel, typically consisting of vehicles, walking, bicycling and public transit. Proposed revisions are consistent with Chapter 5, Objective A.	●	●	●	●
234.	~~**Objective C**~~ ~~**To fully utilize proven alternative sources of energy.**~~	Objective is redundant, given the current emphasis on renewable energy sources. Objective combined with Objective A, new Policy 4.				
235.	~~Policy 1~~ ~~Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments.~~	Policy moved to Objective A, new Policy 7				
236.	~~Policy 2~~ ~~Support the increased use of operational solid waste energy recovery and other biomass energy conversion systems.~~	Policy moved to new Objective A, new Policy 5.				
237.	~~**Objective D**~~ ~~**To develop and apply new, locally available energy resources.**~~	Objective is redundant, given the current emphasis on renewable energy sources. Intent of this objective is conceptually addressed by Objective A ("to increase energy self-sufficiency).				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
238.	~~Policy 1~~ ~~Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies from:~~ ~~a. solar insolation;~~ ~~b. biomass energy conversion;~~ ~~c. wind energy conversion;~~ ~~d. geothermal energy; and~~ ~~e. ocean thermal energy conversion.~~	Policy moved to new Objective A, new Policy 6.				
239.	~~Policy 2~~ ~~Secure State and Federal support of City and County efforts to develop new sources of energy.~~	Policy moved to new Objective A, new Policy 10.				
240.	**Objective C** **To foster an ethic of energy conservation that inspires residents to engage in sustainable practices.** ~~**Objective E**~~ ~~**To establish a continuing energy information program.**~~	The intent of an "energy information program," as referenced in the original objective statement, is to foster awareness, and provide information that enables informed decision-making about energy. Education is a necessary component to modify existing behaviors and inspire sustainability practices. Proposed revision combines Objective E with Objective E, Policy 2, and is more proactive.	●	●		●
241.	Policy 1 Supply citizens with the information they need to fully understand the potential supply, cost, and other problems associated with O'ahu's dependence on imported petroleum.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
242.	~~Policy 2~~ ~~Foster the development of an energy conservation ethic among O'ahu residents.~~	Policy revised and combined with new Objective C.				
243.	Policy 2 ~~Policy 3~~ Increase consumer awareness of ~~Keep consumers informed about~~ available renewable ~~alternative~~ energy sources and their costs and benefits.	Updates the wording.	●	●	●	●
244.	Policy 3 ~~Policy 4~~ Provide information concerning the impact of public and private decisions on future energy use.					

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VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
245.	**Objective A** **To coordinate changes in the physical environment of O‘ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.**					
246.	Policy 1 Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure. ~~Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban-fringe and rural areas.~~	Revision addresses the need for upgrades to increase capacity and improve facility conditions.	●	●	●	●
247.	Policy 2 Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public ~~safety~~ facilities and services.	As written, the current policy is limited to infrastructure and public safety facilities. Proposed revision expands policy to include schools, parks, and recreational facilities, in response to community concerns that public infrastructure investment does not always parallel the pace of private development.	●	●	●	●
248.	~~Policy 3~~ ~~Phase the construction of new developments so that they do not require more regional supporting services than are available.~~	This policy is being deleted because it is too similar to Policy 2, above.				

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
249.	Policy 3 ~~Policy 4~~ Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.					
250.	Policy 4 ~~Policy 5~~ Facilitate and encourage ~~Provide for more~~ compact, higher-density development in urban areas designated for such uses. ~~and intensive use of urban lands where compatible with the physical and social character of existing communities.~~	Proposed revision strengthens and clarifies policy intent, and is consistent with the City's existing growth policies for infill development and redevelopment within the PUC, including transit-oriented developments.	●	●	●	●
251.	Policy 5 Encourage the establishment of mixed-use town centers.	Town centers that promote mixed-use development can encourage the use of alternative modes of transportation and reduce automobile dependency.	●	●	●	●
252.	Policy 6 Encourage development strategies which concentrate development and thus promote the efficient use of land and infrastructure and ~~the clustering of developments to~~ reduce the cost of providing and maintaining utilities and other public services.	Proposed revision expands policy to encourage a variety of innovative development strategies, other than just clustering developments.				●
253.	Policy 7 Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.					

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
254.	Policy 8 Locate community facilities on sites that will be convenient to the people they are intended to serve.					
255.	Policy 9 Exclude from residential areas, uses which are major sources of noise and air pollution.					
256.	Policy 10 Establish danger zones to exclude incompatible uses from hazardous areas surrounding airfields, electromagnetic-radiation sources, and storage places for fuel and explosives.					
257.	Policy 11 Prohibit new airfields, electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.					
258.	Policy 12 Promote opportunities for the community to participate meaningfully in planning and development processes.	New policy reflects contemporary expectations for community consultation and involvement in decision-making processes.				●
259.	**Objective B** **To develop the urban corridor stretching from ~~Honolulu (~~Wai'alae-Kāhala to ~~Hālawa), 'Aiea, and~~ Pearl City as the ~~i~~Island's primary urban center.**	More clearly describes the geographic extent of the primary urban center.				

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
260.	Policy 1 Stimulate redevelopment in the primary urban center by providing infrastructure upgrades using ~~means of the~~ City, ~~and County's capital improvement program and~~ State and Federal funds and ~~grant and loan~~ programs.	The vast majority of new development in the PUC will be redevelopment and in-fill projects, since there is little undeveloped or vacant land, and many apartment-zoned areas are underdeveloped.	●	●	●	●
261.	Policy 2 Facilitate ~~Provide for the expanded~~ redevelopments which provide ~~of low-rise~~ multi-unit housing, especially projects with mixed uses or higher densities.	Multi-unit housing at higher densities is an important strategy for increasing residential density within the PUC and accommodating the projected population growth. Original policy infers a preference for low-rise development, when current planning efforts are also promoting mid- and high-rise forms.	●	●	●	●
262.	Policy 3 Encourage the establishment of mixed-use districts with appropriate design and development controls to ensure a vibrant ~~an attractive~~ living environment and compatibility with surrounding land uses.	"Vibrant" provides a clearer description than "attractive."	●	●	●	●
263.	Policy 4 Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.					
264.	Policy 5 Encourage the development of attractive residential communities in downtown and other business centers.					
265.	Policy 6 Maintain and improve downtown as the financial and office center of the Island, and as a major retail center.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
266.	Policy 7 Provide for the continued viability of the Hawai‘i Capital District as a center of government activities and as an attractive park-like setting in the heart of the City.					
267.	Policy 8 Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area.					
268.	Policy 9 Facilitate the redevelopment of Kaka‘ako as a major mixed-use residential area served by needed recreational facilities, as well as a commercial and light-industrial area.	By state law, Kaka‘ako is to be redeveloped by HCDA as a higher-intensity mixed use area. There is growing concern that development in this area include recreational facilities to accommodate the population projected at full buildout, which is estimated to be at least 45,000 people in 30,000 housing units.				●
269.	**Objective C** **To develop a secondary urban center in ‘Ewa with its nucleus in the Kapolei area.**					
270.	Policy 1 Allocate funds from the City and County's capital improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.					
271.	Policy 2 Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.					

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
272.	Policy 3 Encourage the continuing development of the greater Campbell Industrial Park and Kalaeloa Harbor area ~~Barbers Point~~ as a major industrial center.	The current practice to refer to this area by its traditional name (i.e., Kalaeloa) followed the 1999 closure of the Barbers Point Naval Air Station and the subsequent transfer of lands to the State of Hawai‘i.				●
273.	Policy 4 Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments, major landowners and developers, and the community. ~~and with the sugar industry.~~	The sugar industry shut down in 1995, and has since been replaced as a stakeholder by landowners, developers and the community.	●			
274.	Policy 5 Cooperate with the State and Federal governments in the continuing expansion ~~development~~ of the ~~a~~ deep water harbor at Kalaeloa Barbers Point.	Kalaeloa Barbers Point Deep Draft Harbor was completed in 1985, but improvements continue and further expansions are planned.				●
275.	Policy 6 Encourage the development of the ‘Ewa Marina Community as a major residential and recreation area emphasizing recreational boating activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.					
276.	**Objective D** **To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.**					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
277.	Policy 1 Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.					
278.	Policy 2 Coordinate plans for developments within the ‘Ewa and Central O‘ahu urban-fringe areas with the State and Federal governments, major landowners and developers, ~~and with the sugar, pineapple, and other emerging~~ agricultural industries, and the community.	The last of O‘ahu's sugar and pineapple plantations shut down in the 1990s. New stakeholders include other agricultural interests, landowners, developers, and the community.	●	●	●	●
279.	Policy 3 Establish a green belt in the ‘Ewa and Central O‘ahu areas of O‘ahu in the Development Plans.					
280.	Policy 4 Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
281.	**Objective E** **To create and maintain attractive, meaningful, and stimulating environments throughout O‘ahu.**					
282.	~~Policy 1~~ ~~Prepare and maintain a comprehensive urban design plan for the Island of O‘ahu.~~	A comprehensive urban design plan for O‘ahu was never developed and is no longer felt to be needed.				
283.	~~Policy 2~~ ~~Integrate the City and County's urban design plan into all levels of physical planning and developmental controls.~~	A comprehensive urban design plan for O‘ahu was never developed and is no longer felt to be needed.				
284.	Policy 1 ~~Policy 3~~ Encourage distinctive community identities for both new and existing communities ~~districts~~ and neighborhoods.					
285.	Policy 2 ~~Policy 4~~ Require the consideration of urban design principles in all development projects.					
286.	Policy 3 ~~Policy 5~~ Require ~~new~~ developments in stable, established communities and rural areas to enhance ~~be compatible with~~ the existing communities and areas.	Revision expands policy intent to address all types of development (e.g., renovations, replacements, and expansion projects). This responds to community concerns about changing neighborhood character.		●		●
287.	Policy 4 ~~Policy 6~~ Provide design guidelines ~~special design standards~~ and controls that will allow more compact development and intensive use of lands in the primary urban center, and along the rapid transit corridor.	Proposed revision supports higher-density, mixed use development associated with transit oriented development.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
288.	Policy 5 ~~Policy 7~~ Promote public and private programs to beautify the urban and rural environments.					
289.	Policy 6 ~~Policy 8~~ Preserve and maintain beneficial open space in urbanized areas.					
290.	Policy 7 ~~Policy 9~~ Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.					
291.	Policy 8 Design public streets to be safe and accessible for all users, to be visually attractive, and to support sustainable ecological processes.	There is no policy addressing street design in the current General Plan. Intent of the proposed language is to address concepts being promoted by "Complete Streets" and "Green Streets" programs.	●	●		●
292.	Policy 9 Recognize the importance of using Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of *mālama ʻāina* and to create a more Hawaiian sense of place.	New policy addresses community concerns about incorporating Native Hawaiian concepts to create a distinct sense of place.				●
293.	~~Policy 10~~ ~~Establish a review process to evaluate the design of major development projects.~~	Policy is no longer needed, and is covered by the new Policy 2 (previously Policy 4). Also, the current development plans contain urban design policies and guidelines, as required by City Charter.				

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294.	**Objective F** **To promote and enhance the social and physical character of O‘ahu's older towns and neighborhoods.**					
295.	Policy 1 Encourage new construction in established areas to be compatible with the character and cultural values of the surrounding community. ~~to complement the ethnic qualities of the older communities of O‘ahu.~~	Proposed revision expands the scope of the policy and makes it clearer.		●		●
296.	Policy 2 Encourage, wherever desirable, the rehabilitation of existing substandard structures.					
297.	Policy 3 Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.					
298.	Policy 4 Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.					
299.	Policy 5 Acknowledge the cultural and historical significance of *kuleana* lands and the ancestral ownership of *kuleana* lands.	New policy recognizes community concerns about the need to protect *kuleana* lands.				●

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VIII. PUBLIC SAFETY

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
300.	**Objective A** **To prevent and control crime and maintain public order.**					
301.	Policy 1 Provide a safe environment for residents and visitors on O‘ahu.					
302.	Policy 2 Provide adequate, safe and secure criminal justice facilities and adequate staffing for City and County law enforcement agencies.	Proposed revision is in response to community concerns about public safety.				
303.	Policy 3 Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.					
304.	Policy 4 Keep the public informed of the nature and extent of criminal activity on O‘ahu.					
305.	Policy 5 Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes.					
306.	Policy 6 Seek the help of State and Federal law-enforcement agencies to curtail the activities of organized crime syndicates on O‘ahu.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
307.	Policy 7 Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values.					
308.	Policy 8 Cooperate with other law-enforcement agencies to develop new methods of fighting crime.					
309.	Policy 9 Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.					
310.	**Objective B** **To protect residents and visitors ~~the people of O'ahu~~ and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.**	Reference to "residents and visitors " is consistent with the terminology used in Objective A, Policy 1.				
311.	Policy 1 Keep up-to-date and enforce all City and County safety regulations.					
312.	Policy 2 Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.					
313.	Policy 3 Participate with State and Federal agencies in the funding and construction of flood-control projects, and consider the use of environmentally-sensitive flood control strategies.	This supports current practices to utilize more natural approaches in flood control.		●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
314.	Policy 4 Help State and Federal agencies provide emergency warnings, protection and mitigation during major emergencies such as ~~Cooperate with State and Federal agencies to provide~~ tsunamis, hurricanes and other high-hazard events.~~warning and protection for O'ahu.~~	Proposed revision recognizes the potential danger from hurricanes and other hazards, and emphasizes the importance of community resiliency.				●
315.	Policy 5 Cooperate with State and Federal agencies to provide protection from war, civil disruptions, and other major disturbances.					
316.	Policy 6 Reduce hazardous traffic conditions.					
317.	Policy 7 Provide adequate fire and emergency response services, ~~protection~~ and effective fire prevention programs.	"Emergency response services" is a reference to ambulance service and hazardous materials response.				●
318.	Policy 8 Provide adequate water safety, search and rescue, hazard mitigation, hazardous materials response, and disaster response services.	Adds additional public safety responsibilities (Note that ambulance service is discussed under Chapter IX Health and Education, Objective A, Policy 2).				●
319.	Policy 9 Design safe and secure public buildings.					
320.	Policy 10 Provide adequate staff to supervise activities at public facilities.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
321.	Policy 11 Develop civil defense plans and programs to protect and promote public health, safety and welfare of the people.					
322.	Policy 12 Provide educational materials on civil defense preparedness, fire protection, traffic hazards and other unsafe conditions.					

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IX. HEALTH AND EDUCATION

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
323.	**Objective A** **To protect the health and well-being of residents and visitors. ~~of the people of O‘ahu.~~**	Emphasizes well-being in addition to health, and also emphasizes that the health and well-being of visitors is important	●	●	●	●
324.	Policy 1 Encourage the provision of health-care facilities that are accessible to both employment and residential centers.					
325.	Policy 2 Encourage prompt and adequate ambulance and first-aid services in all areas of O‘ahu.					
326.	Policy 3 Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.					
327.	Policy 4 Encourage healthy lifestyles by supporting opportunities that increase access to fresh, locally grown foods and that promote greater physical activity and reduced automobile dependency.	New policy is in response to community concerns about healthy lifestyles. Examples of such measures may include promoting locally grown produce, home gardens and community farming, and creating walkable communities and safe routes to schools and parks for pedestrians and bicyclists.	●	●	●	●
328.	**Objective B** **To provide a wide range of educational opportunities for the people of O‘ahu.**					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
329.	Policy 1 Support education programs that encourage the development of employable skills.					
330.	Policy 2 Encourage the provision of informal educational programs for people of all age groups.					
331.	Policy 3 Encourage the after-hours use of school buildings, grounds, and facilities.					
332.	Policy 4 Encourage the construction of school facilities that are designed for flexibility and high levels of use.					
333.	Policy 5 Facilitate the appropriate location of learning institutions from the preschool through the university levels.					
334.	**Objective C** **To make Honolulu the center of higher education in the Pacific.**					
335.	Policy 1 Encourage continuing improvement in the quality of higher education in Hawai‘i.					
336.	Policy 2 Encourage the development of diverse opportunities in higher education.					
337.	Policy 3 Encourage research institutions to establish branches on O‘ahu.					

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X. CULTURE AND RECREATION

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
338.	**Objective A** **To foster the multiethnic culture of Hawai‘i.**					
339.	**Policy 1** **Preserve and recognize the Native Hawaiian host culture, and its customs, language and history, as a dynamic, living culture and as an integral part of O‘ahu’s way of life.**	There are no policies addressing the host Native Hawaiian culture in the current General Plan.	●	●	●	●
340.	Policy 2 ~~Policy 1~~ Encourage the preservation and enhancement of local ~~Hawai‘i's diverse~~ cultures, values and traditions.	Values and traditions are key components of every culture.	●	●		
341.	Policy 3 ~~Policy 2~~ Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawai‘i made by the City's various ethnic groups.					
342.	Policy 4 ~~Policy 3~~ Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.					
343.	Policy 5 ~~Policy 4~~ Encourage the protection of the ethnic identities of the older communities of O‘ahu.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
344.	**Objective B** **To protect, preserve and enhance O‘ahu's cultural, historic, architectural, and archaeological resources.**	Proposed revision recognizes historic preservation goals to protect, preserve and conserve resources of historic significance.		●	●	●
345.	Policy 1 Encourage the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.					
346.	Policy 2 Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.					
347.	Policy 3 Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.					
348.	Policy 4 Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.					
349.	Policy 5 Seek public and private funds, and public participation and support, to protect, preserve and enhance social, cultural, historic, architectural, and archaeological resources.	Proposed revision recognizes historic preservation goals to protect, preserve and conserve resources of historic significance.		●	●	●

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350.	Policy 6 Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.					
351.	Policy 7 Encourage the protection of areas that are historically important to Native Hawaiian and other cultural practices, in order to further preserve and continue these practices.	New policy addresses community concerns about protection for Native Hawaiian and other cultural practices.				●
352.	**Objective C** **To foster the visual and performing arts.**					
353.	Policy 1 Encourage and support programs and activities for the visual and performing arts.					
354.	Policy 2 Encourage creative expression and access to the arts by all segments of the population.					
355.	Policy 3 Provide permanent art in appropriate City public buildings and places.					
356.	**Objective D** **To provide a wide range of recreational facilities and services that are readily available to all residents of O'ahu and that balance access to natural areas with the protection of those areas.**	Intent of proposed revision is to ensure that natural areas are not degraded or overused. Also complements Chapter III Natural Environment Objective B, Policy 4.				
357.	Policy 1 Develop and maintain community-based parks to meet the needs of the different communities ~~on O'ahu.~~	Eliminates wordiness.				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
358.	Policy 2 Develop and maintain a system of regional parks and specialized recreation facilities, based on the cumulative demand of residents and visitors, based on the cumulative demand of residents and visitors.	The high number of visitors and residents that use City recreation facilities (e.g., Hanauma Bay, beach parks in Kailua and North Shore) is taxing the resource. Proposed revision responds to concerns about an adequate supply of regional parks to serve visitor and resident demands.	●	●	●	●
359.	Policy 3 Develop and maintain urban parks, squares, and beautification areas in high density urban places.					
360.	Policy 4 Encourage public and private botanic and zoological parks on O‘ahu to foster an awareness and appreciation of the natural environment.					
361.	Policy 5 Encourage the State to develop and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.					
362.	Policy 6 Ensure and maintain ~~Provide~~ convenient and safe access to ~~all~~ beaches, ocean environments and mauka ~~inland~~ recreation areas.	Adequate public access to both *makai* and *mauka* areas has been a longstanding concern for many communities, especially those with beachfront residences.	●			●
363.	Policy 7 Provide for recreation programs which serve a broad spectrum of the population.					

1. A dot symbol indicates that a comment pertinent to the proposed change was recorded from the following source: (A) Community Meeting #1, (B) Survey, (C) Focus Group Meetings, or (D) Written Comments.

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
364.	Policy 8 Encourage ocean and water-oriented recreation activities that do not adversely impact ~~on~~ the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.	The current General Plan does not address the need to protect Native Hawaiian culture or ensure that the host culture is not diluted or negatively affected by the visitor industry. Examples of near-shore cultural assets that could be impacted include fishponds, *iwi* (burials), and historic beach-access trails.		●	●	●
365.	Policy 9 Require all new developments to provide their residents with adequate recreation space.					
366.	Policy 10 Encourage the private provision of recreation and leisure-time facilities and services.					
367.	Policy 11 Encourage the after-hours, weekend, and summertime use of public school facilities for recreation.					
368.	Policy 12 Provide for safe and secure use of public parks, beaches, and recreation facilities.					
369.	~~Policy 13~~ ~~Encourage the safe use of O'ahu's ocean environments.~~	Policy redundant. Combined with Policy 6 above.				
370.	Policy 13 ~~Policy 14~~ Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.					

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XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
371.	**Objective A** **To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.**					
372.	Policy 1 Maintain City and County government services at the level necessary to be effective.					
373.	Policy 2 Promote consolidation of State and City and County functions whenever more efficient and effective delivery of government programs and services can be achieved.					
374.	Policy 3 Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.					
375.	Policy 4 Prepare, maintain, and publicize policies and plans which are adequate to guide and coordinate City programs and regulatory responsibilities.					

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
376.	Policy 5 Broaden the use of technology to achieve greater efficiency and accountability in government operations.	New policy. Upgrades in existing information systems, as well as the use of new technologies and electronic communication tools, will support a higher level of operational efficiency. These types of improvements are also required under Act 63, 2012 on electronic government publications.		●	●	
377.	**Objective B** **To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.**					
378.	Policy 1 Provide for a balanced budget.					
379.	Policy 2 Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and Development Plans.					
380.	Policy 3 Encourage accountability and transparency in government operations.	Given that there is an overall expectation among the general public for accountability and transparency in government affairs, the addition of this new policy is timely.		●	●	

1. A dot symbol indicates that a comment pertinent to the proposed change was recorded from the following source: (A) Community Meeting #1, (B) Survey, (C) Focus Group Meetings, or (D) Written Comments.

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FIRST PUBLIC REVIEW DRAFT COMMENTS

This is a summary of all comments received by the City Department of Planning and Permitting (DPP) in response to the first public review draft of the Updated O'ahu General Plan, with the DPP's response and/or revision. The first public review draft was published in November 2012, and the public comment period extended from December 1, 2012 to April 15, 2013. A total of 361 separate comment and email submissions were received during this period. A list of agencies and individuals that submitted comments is attached (see ATTACHMENT 1).

The first column in the table below is a general number to itemize the comments. The second column–Comment Source–indicates the agency, organization or individual who submitted the comment; these numbers are keyed to the attached listing of commenters (see ATTACHMENT 1). The third column–Summary of Written Comment–summarizes the main point of the comment. The fourth column—DPP Response—indicates where revisions were made in response to the comment.

	Comment Source	Summary of Written Comment	DPP Response
GENERAL COMMENTS			
1.	2.1	Proposed revisions largely enhance the Plan. Concurs with proposed revisions to the Housing objectives and policies.	The DPP notes your support of the proposed revisions.
2.	9.1	Revisions reflect the balance needed to provide greater public access to our natural areas, while also ensuring that improved access does not lead to the destruction or depletion of natural and cultural resources. Appreciates revisions that: recognize the importance of promoting local food production; acknowledge the cultural and historical significance of kuleana lands and the ancestral ownership of such lands; recognize the need to provide shelter and services for homeless; recognize the need to evaluate cultural impacts from transportation and other utility systems; and support federal and state efforts to protect the assets of the Northwestern Hawaiian Islands.	The DPP notes your support of the proposed revisions.
3.	24.1	In asserting that Oahu residents value the opportunity to enjoy natural areas, local culture and values, and the strong sense of community, the Board requests that DPP address the following issues: traffic and congestion; protecting agricultural land and increasing agricultural production; protecting the environment; homelessness and the availability of housing; and decreasing dependence on fossil fuels.	The DPP notes your support of the proposed revisions and concurs with your comment. This update proposes new or revised objectives and policies that address traffic congestion, protecting agricultural land and increasing agricultural productivity, protecting the environment, affordable housing (including homelessness), and decreasing dependence on fossil fuels.
4.	26.1	Agrees that General Plan needs to be updated; would like to see revised Plan more reflective of current needs and challenges. Concerns relate to Oahu's industries ? tourism, education and housing.	The DPP notes your support of the proposed revisions. This update proposes new or revised objectives and policies that address current needs and challenges relating to tourism, education and housing.
5.	45.1	Fully supports the comments submitted under Commenter #42.	The DPP appreciates your participation in this update process.
6.	51.1	Population is out of control; development affecting infrastructure demands. Protect watersheds. Property taxes burden our elderly. Gasoline prices out of control. Unfulfilled campaign promises (elected officials should be held accountable). Status of minimum wage should be reflected in Hawaii's economy. Overburdening our aina affects us later. Address housing needs, infrastructure (roads, sidewalks, sewerage, street lighting) and other safety issues. Urban design should be a people choice by location and not talked about after the fact.	These are noteworthy concerns that have been identified by others participating in the review process. See response to #3 and #4.
7.	101.1	General Plan needs to: Direct growth to Ewa, Kapolei, Central Oahu, and Kakaako.	Revisions proposed in this update seek to address all the subject areas noted. See response to #3 and #4.

	Comment Source	Summary of Written Comment	DPP Response
		Demonstrate planning for the long-term (7 generations!) Demonstrate intelligent development planning for urban areas Recognize we are an island with limited resources Focus on food safety, biodiversity, protecting food supply Protect agricultural lands Ensure consistency with the SCPs and improve coordination in developing, timing reviews, approving various SCPs	
8.	111.1	Three main issues missing in the Plan: (1) does not protect agricultural lands; (2) does not provide cultural guidance; (3) does not prevent island wide urbanization.	Revisions proposed in this update seek to address the subject areas noted. 1) Chapter I, Population, Objective A, Policy 4 establishes geographic boundaries to accommodate future growth while protecting valuable agricultural land. Chapter II, Economy, Objective C, Policies 7 and 8 address protection of agricultural land. 2) This update proposes policies in different chapters that emphasize the importance of respecting cultural values. 3) Chapter I, Objective B, Policies 1, 2, and 3 seek to discourage islandwide urbanization.
9.	118.9	Concerned that the proposed draft is threaded with Public Land Development Corporation-type policies.	The DPP notes your concern. Providing examples of the policies that are concerning would be helpful.
10.	126.1	Overall, the proposed changes: x reflect current good planning practices and proven modern solutions x address current problems that must be addressed now in order to flourish (e.g., sea level rise, alternative energy, globalization/technology, food security) x reflect a holistic approach and acknowledge links between land use, energy, transportation and sustainability in achieving community goals.	The DPP notes your support of the proposed revisions. The update proposes revisions that reflect sound planning practices, and addresses the threat of sea level rise and food security. Issues related to land use, energy, transportation, and sustainability are addressed in the update.
11.	179.1	Implement the Kaneohe Town Plan, including town center planning and traffic circulation study (November 2009).	Support for the Kaneohe Town Plan is appreciated. Its implementation is contingent upon community support.
12.	195.1 to 373.1	"Chain" email was submitted by 179 separate individuals. (1) Urged DPP to postpone approval of the draft plan until more people can contribute to the data collection used to guide this document; (2) Requested a more scientific, accessible public survey and more time allowed for increased representation, dialog and interaction from the community; and (3) Asked that the General Plan include: the scientifically-determined carrying capacity of Oahu strengthened and enforced moderate growth guidelines and policies through zoning and density controls protection and preservation of all agricultural lands to achieve food self-sustainability prohibiting "community hotels" in residential neighborhoods keeping tourism in check and confined to established and defined resort areas with proper infrastructure maintained by the resort area clear language for concurrent, environmentally safe and efficient infrastructure for any new development	The DPP notes these concerns. The update process has included ample opportunities for public input on the public review draft, including a 4-month public review period and submitting comments both at meetings and online. There will be additional opportunities for public input at the next public meeting, Planning Commission, and at the City Council.

	Comment Source	Summary of Written Comment	DPP Response
		clear and irrevocable geographic growth boundaries to keep urban sprawl within urban areas clear and irrevocable density controls and height limits to prevent vertical sprawl inside urban areas defining "suburban" and containing its development within clear and irrevocable growth boundaries discouraging residential development where roads, utilities and community facilities cannot be provided and conveyed to the City and County to maintain at a reasonable cost	
REVIEW PROCESS, COMMUNITY PARTICIPATION			
13.	10.1	Proposed revisions are generally consistent with the formulation of county general plans specified Chapter 226-58, HRS, with respect for obtaining input from agencies and general public; consideration of State objectives, policies and programs; and the planning content for objectives/policies to be pursued.	The DPP notes your support of the proposed revisions.
14.	22.1	General Plan Update process is not proceeding in accordance with the City Charter's referral to the neighborhood boards as spokespersons for the groups of citizens within the geographic areas defined under the Neighborhood Plan; process should be intentional in soliciting and including the recommendations and comments of all the Neighborhood Boards.	Neighborhood Boards are being informed of and being invited to participate in the update process through Neighborhood Commission Office communications. Neighborhood Board comments, including Board recommendations, have been collected and reviewed by DPP. Where appropriate, Neighborhood Board comments have been incorporated into the revised objectives and policies.
15.	29.2	City Charter requires review of the DPs/SCPs every five years. Would like an explicit uniform provision for a similar public review timeline for the General Plan.	The requirement to review the General Plan "at least once every 10 years" (Section 6-1510.4, Revised Charter of Honolulu) reflects the Plan's emphasis on policy and long-range planning.
16.	33.1	Asks that better outreach be conducted for the multitude of residents who are unaware of this project.	There have been a variety of efforts made to increase awareness about the General Plan Update. These include: (1) regional meetings; (2) limited Neighborhood Board presentations; (3) e-mail distribution list; (4) full distribution of important materials through the Neighborhood Commission Office to all Neighborhood Boards; (5) full posting of all work products on the DPP website; and (6) posting an on-line survey. DPP also uses a Twitter account, and is open to considering other means of "spreading the word."
17.	37.1	Petition with 96 signatures asks that: (1) DPP postpone approval of the draft General Plan until more outreach is conducted; (2) DPP conduct a scientific, accessible public survey and give more time for community participation, dialogue and interaction; and (3) General Plan meet true sustainability standards to protect the environment and address the needs of present generations without compromising future generations to meet their needs.	See response to #12 and #16. Revisions are proposed to incorporate sustainability as a major tenet of the updated General Plan.
18.	43.1	Appreciates the project website and efforts to identify revisions in the Public Review Draft. Would have been useful for the Part II Report (i.e., Report on Proposed Changes/modified ramseyer) to indicate page numbers where proposed changes appear in the Part I: Clean Copy Report.	Chapter headings, objectives, and policy numbers, and a separate numbering system to identify the individual paragraphs and sections were used to indicate where the changes appear in Part I.
19.	43.9	Encourages the City to continue efforts to ensure that more citizens are able to participate. Participation seems low,	See response to #14 and #16.

	Comment Source	Summary of Written Comment	DPP Response
		especially with only 5 of 32 Neighborhood Boards submitting initial comment letters. What can be done to re-engage communities, increase meeting attendance, and provide meaningful input in planning?	
20.	60.1	General Plan most affects the Ewa plain (as far as urban growth is concerned), and meetings were only held in Mililani, Honolulu and Kaneohe, showing complete ignorance and lack of respect for the people most affected by the plan. Communities with the most at stake should have been given primary access to these meetings. Many who attended the meeting felt it was a waste of time / not worth attending because it was not a two-way discussion on where the plan was headed.	As an island-wide plan, the General Plan affects all communities (it does not affect one community more than another). Given the limited project funding, regional meetings were held strategically in locations that were accessible for the most number of communities.
21.	95.1	Plan does not have enough specifics. Need greater community consultation.	See response to #16.
22.	101.3	Seems that DPP is developing plans without community input, and is approving projects that favor developers. DPP accepts short-term "solutions" and lacks clearly-defined criteria for decision-making in planning. The greater harm may be that the apathy surrounding citizen participation will increase, discouraging our citizens from getting involved in the "process."	See response to #16. The General Plan provides long-term policy guidance for planning, with the Development Plans and Sustainable Communities Plan, and the 3rd tier of plans (community/special area and functional plans and Zoning Ordinance) providing for guidance at the regional level.
23.	102.3	Postpone approval of the draft General Plan and seek greater community feedback. Each resident should be aware of the update and have an opportunity for input. Use the current General Plan, and only update the DPs/SCPs.	See response to #12 and #16
24.	118.1	The public process was constrained and the normal open public process involving neighborhood boards, community organizations, etc. was circumvented for a few regional meetings (because of lack of funding?). The General Plan is too important for our island and its present and future sustainability to allow this to happen.	See response to #12, #16 and #20. In addition to 4 community meetings (the 1st in July 2011, and 3 more between December 2012-January 2013), DPP received written comments from 141 parties and more than 2,400 survey respondents.
25.	194.1	Petition with 296 signatures urges the Mayor, Council Chair Martin, members of the City Council and DPP to postpone further movement or approval of the General Plan Update until a more significant amount of Oahu's population is represented in the data collected and used to revise the Plan. With only 0.37% of the island's population participating in surveys and meetings (3,500 participants out of an island population of 953,000 residents), the General Plan lacks fair representation.	See response to #12 and #26.
ON-LINE SURVEY			
26.	22.6 117.2	On-line survey results were skewed by special interests and unequal participation rates from Kailua and Laie, and should not have been used to support plan revisions. Responses from individuals should be used for qualitative data, and not tabulated/counted.	The on-line survey was intended to be an additional information-gathering tool to reach a larger segment of the population (i.e., individuals who may not attend community meetings or submit written comments). DPP acknowledges that the survey was not scientific, was not based on a representative sample, and that the results were not reliable or reflecting total public sentiment.
27.	115.1	Cannot use the results of an unscientific survey as a basis for planning. The integrity of the survey and its objectivity is in question. Disproportionate number of responses were from Kailua, suggesting the bias of vacation rental proponents. The survey did not include questions about the impact that vacation rentals have on local communities (safety, noise, loss of rental	The DPP acknowledges these concerns. . See response to #26.

	Comment Source	Summary of Written Comment	DPP Response
		units, housing affordability, infrastructure, or the need to enforce existing laws), which raises concerns about biases towards the visitor industry.	
IMPLEMENTATION			
28.	23.3	Add implementation for General Plan policies.	The Preamble (Implementation sub□section, see Line #41 in the WITH PROPSOED CHANGES SHOWN document) notes that one purpose of the General Plan "is to identify a coherent set of guidelines, values and principles which can be used in developing plans, programs, and legislation for guiding Oahu's future." The Development Plans/Sustainable Communities Plans, zoning ordinance, functional plans, and capital improvement program are the primary tools for implementing the objectives and policies of the General Plan.
29.	34.6	What responsibility does the City Council have to abide by the plan once it's approved?	While the General Plan does not have the force of law as a regulation, all City and County actions are to be consistent with the General Plan, including development and infrastructure master plans and capital improvement spending.
30.	43.4	Implementation Actions: Hawaii State Planning Act (HRS Ch. 226□ 58) states that county general plans should "contain implementation priorities and actions such as land use maps, programs, projects, regulatory measures, standards and principles, and interagency coordination provisions to carry out policies." The City chooses to delegate implementation to the DPs/SCPs. Although implementation actions at the DP/SCP level makes sense because priorities suitable for one district may not be suitable in another, the absence of broad, unifying, countywide implementation actions makes the General Plan seem like a list of unattainable lofty goals, regardless of whether or not the objectives and policies are actually achievable.	The DPP appreciates this comment about the City's planning framework, which includes the General Plan, DPs/SCPs and implementing ordinances. Major changes to the structure of the City's planning system are beyond the scope of this update project.
31.	43.7	Measurable Outcomes: Measuring progress towards implementation and sharing the results with the community is an important component of the planning process missing from this update. Desirable to include a "lessons learned" section that (1) assesses and accounts for the successes, progress, failures, and setbacks that occurred since the last update; (2) evaluates the extent to which we have met historic planning goals; and (3) identifies how accomplishments will be measured in the future. Although there are many difficulties with including measurable goals and benchmarks and identifying agency/partner responsibilities for desired outcomes, a discussion of these difficulties and strategies for overcoming them would be welcomed to the General Plan.	There is countywide implementation on planning for major infrastructure systems and other issues of countywide concern, such as housing and agriculture. The DPP is looking at developing metrics to monitor key General Plan goals, beyond what is already reported in the Annual Report.
32.	43.8	Suggests that the Marin Countywide Plan (2007) be considered as a possible model for incorporating measurable outcomes into the General Plan (i.e., indicators, benchmarks, targets, program implementation responsibilities, funding sources and priorities, and a timeline for implementation).	The DPP appreciates the comment. The DPP is looking at developing metrics to monitor key General Plan goals, beyond what is already reported in the Annual Report.
33.	73.6	Would like assurance that the City Council and various city departments will have some obligation to follow the plan's	See response to #29. The City Charter requires that all zoning ordinances follow the General Plan and

	Comment Source	Summary of Written Comment	DPP Response
		recommendations.	DPs/SCPs.
34.	102.4	How can we make certain the new DPs/SCPs are codified and made law? Disappointed that after the countless hours community members spent reviewing and updating such plans, residents' input was not included in the resulting plan.	The updated DPs/SCPs are approved by the City Council by ordinance and therefore are codified and made law although are not regulations. Updating the DP/SCPs is a separate process from the General Plan Update. The City Council holds its own public hearings and committee meetings when reviewing and voting on Plan approvals.
35.	110.2	Plan is very general and ambiguous, and has built in conflicting statements that cause confusion. Either add clarity or remove conflicting statements/perspectives. For example, when development proposals are reviewed for consistency with the General Plan (as part of permit applications or EA/EIS documents), the vague statements are interpreted/applied to justify positions both in support and against the proposal because of the ambiguity of the statements.	Revisions are being proposed to provide clarity to many of the unclear, vague statements.
36.	118.5	Add implementation for General Plan policies.	The General Plan is not intended to identify implementation actions. Implementation is carried out through the DPs/SCPs, implementing ordinances, rules, regulations and functional plans.
37.	150.1	Plan consists of motherhood and apple pie statements that are not executable or achievable. The Plan lacks clear measurable goals and implementable actions ("foster" and "encourage" are not measurable objectives). Need to identify specific goals, action items and next steps for implementation.	The broad policy statements are designed to ensure that the General Plan is a long-range document. Specific goals and action items are left to the DPs/SCPs, implementing ordinances, more detailed planning, and the capital improvement program.
38.	150.3	Two recent cases that DPP supports developers and disregards residents' input: 2121 Kuhio Avenue proposed a new building sited parallel to the shoreline, which does not comply with design guidelines for mauka-makai orientation. Unless there are extenuating circumstances, DPP should follow design guidelines. Koolau Loa SCP developed by the community asked for the area to continue its residential atmosphere, but the SCP that DPP supported included Envision Laie and Turtle Bay expansion.	The DPP is aware of these concerns. Each policy plan does have room for flexibility and implementation. They are not regulations, and therefore, differences of opinion are to be expected.
39.	192.4	Suggest State and City departments collaborate with partnering agencies and organizations on implementation. Requiring every developer to review and help execute the plan in their developments would also help.	Your comment is appreciated. City agencies do collaborate with partnering agencies and organizations on implementation.
EWA DEVELOPMENT PLAN			
40.	29.1	In consideration of the City's 3-tier planning system, several Neighborhood Boards passed resolutions last year requesting that the Ewa DP be delayed until all eight sustainable community plans had been vetted and all relevant provisions are included in the General Plan.	Sequencing and timing of the various DP/SCP 5-year reviews is beyond the scope of the General Plan Update. The revision programs for the various DP/SCP are constantly ongoing; there will be no time when the updates will all be completed at the same time.
41.	29.3	Five year review of the Ewa DP is way overdue/incomplete. Passive inaction and lack of government oversight has left Ewa communities seriously plagued by mounting predictable impacts resulting from a growing population, housing construction and development.	The DPP is working to complete the Ewa DP Update. Sequencing and timing of the various DP/SCP 5-year reviews is beyond the scope of the General Plan Update.
SUSTAINABILITY, FOOD SECURITY AND FOOD SELF-SUFFICIENCY			
42.	10.2	Supports and commends the emphasis and references to	The DPP concurs that the General Plan needs to

	Comment Source	Summary of Written Comment	DPP Response
		sustainability principles in the Preamble and 11 chapters. Act 181, SLH 2011, added priority guidelines and principles to promote sustainability in the Hawaii State Plan. Supports the inclusion of new information, objectives/policies to: x emphasize safe, efficient multi-modal transportation system x increase energy self-sufficiency, renewable energy development, and reducing energy demand establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space x support agricultural diversification to help strengthen the agricultural industry and make more locally-grown food available for local consumption promote higher-density, mixed use development and redeveloping, including TOD.	reference the importance of sustainability, multi-modal transportation, increased energy self-sufficiency, geographic boundaries, protection of agricultural land and open space. The General Plan is being updated with revised and new policies that address the issues mentioned, including: Chapter V Transportation and Utilities Chapter VI Energy Chapter I Population, Objective A, Policy 4 Policies in Chapter II. Economy, Objectives A & C. Policy 12 in Chapter IV Housing and Communities, Objective A Policies in Chapter VII Physical Development and Urban Design, Objective A.
43.	22.5	Supports many concepts in the Public Review Draft, especially those related to sustainable development; increased recognition of the value of watersheds and streams; and long term viability and productivity of agriculture.	The DPP concurs that sustainable development, protection of watersheds and streams, and the viability of agriculture are all vital to Oahu's long-term future.
44.	28.1	Appreciates inclusion of new language supporting diversified agriculture, increased food security and self-sufficiency.	The DPP notes your support of the proposed revisions.
45.	34.5	Suggest adding a new section on sustainability. Also suggest a new solid waste management strategy based on the establishment of a municipal recycling center in each of the six *moku* (districts); this would increase re-use and recycling, and help to reduce if not eliminate the need for additional landfills.	Adding a new section on sustainability was considered. Given that the existing General Plan includes policies addressing sustainability within the various chapters (e.g., reduced fossil fuel consumption, energy-efficient transportation system, reduced water consumption and waste production, environmental protection, etc.), it seems more logical to continue to weave sustainability through the various chapters. Policies in Chapter V. (under Objective B) support waste reduction and expanded recycling and re-use programs. The suggested strategy to establish recycling centers in each of the six *moku* will be shared with the Dept. of Environmental Services for consideration.
46.	41.1	Proposed revisions provide insightful changes to the existing General Plan, recognizing the need to support island wide sustainability, reduce fossil fuels dependency, protect important agricultural land and ensure a strong economy by diversifying the economy and supporting our mainstay visitor industry.	The DPP notes your support of the proposed revisions.
47.	48.7	Where are the sections addressing ag, sustainability and food security?	See Preamble (Content of the General Plan subsection) and Chapter II, Objective C and the subsequent policies. Sustainability is also addressed in the policies in Chapter VI, Objective C.
48.	78.2	General Plan should also include a requirement for a food self-sufficiency plan, just as developments are required to address traffic impacts and roadway infrastructure capacity.	The General Plan Update promotes making "more locally-grown food available for local consumption" (Chapter II, Objective C, Policy 2). A food self-sufficiency plan is a functional area plan (that is outside the scope of the General Plan Update) that could be prepared to implement the General Plan.
49.	118.6	Add a separate chapter of objectives and policies for	See response to #45.

	Comment Source	Summary of Written Comment	DPP Response
		Sustainability, including environmental and natural resources sustainability and food self□sustainability.	
50.	118.8	Add a separate section on social sustainability, including objectives and policies to resolve homelessness, prevent overcrowding (which leads to increased crime and other sociological problems), protect public property, provide for early education, and secure the welfare of an increasing senior population.	See response to #45.
51.	133.1	Using cultural practices to protect and sustain natural environments is critical. Resources and sustainability are more important than expansion of the tourist industry.	Revisions included in this update seek to address the subject areas noted. Policies in Chapter X, Objective A address cultural practices.
52.	172.1	Protect our island and its limited land, resources and historic places, and enhance the natural environment and natural resources.	Revisions included in this update seek to address the subject areas noted. Policies in Chapter X, Objective B address protecting resources and historic places. Policies in Chapter III, Objectives A and B address protecting natural resources and the environment.
53.	192.3	Build far away from the coast to address sea level changes and preserve the coastal environment for the enjoyment of tourists and locals. Encourage redevelopment in the urban core before spreading the suburban sprawl with lots of green community spaces. Decrease fossil fuel consumption and CO2 emissions by providing bicycling and walking paths to encourage alternative modes of transportation, and using more solar and wind power.	Revisions included in this update seek to address the subject areas noted. Policies in Chapter V, Objective A address decreases in fossil fuel consumption and CO2 emissions and alternate modes of transportation. Policies in Chapter VII, Objectives A and B address climate change and sea level rise.
CARRYING CAPACITY			
54.	49.4	Current plans for the "Second City" are dependent on the use of desalinated water to sustain the projected population. Instead, carrying capacity and limits to growth should be established based on the amount of water available naturally (without desalination). Establish a carrying capacity that – in relation to future growth – does not exceed water demands.	Central to the carrying capacity concept is the assumption that an ecosystem's capacity is related to the disposition and intensity of use. Technological advancements will continue to allow for more efficient use of resources, to reduce society's ecological footprint and impacts to the environment, and increase the population that can be supported. Carrying capacity is not a fixed number, or dependent on a fixed issue, but is derived by considering many factors. No developments will be constructed unless they can adequately deliver necessary utilities, which must be demonstrated at the time of zoning and building permits.
55.	50.1	Look at the total carrying capacity. Take care of residents first, not the tourist or military. We are a nation with respect and culture that still has not been addressed. Our quality of life is being eroded by outside interests; need for better planning that places culture first. No GMO on AG lands; food first, not hotels or gentleman ranches. Need for a total archaeology survey.	See response to #54. Also, new language recognizing Hawaii's host culture has been added in various sections of the Plan.
56.	102.2	Disapproves of the General Plan as a guiding document. Need an accurate carrying capacity of the island, including comprehensive analysis of finite resources and diminishing water supply.	See response to #54.
57.	162.1	What is the carrying capacity of a small island? Do not change the current population guidelines. Continual population growth and lack of management has resulted in overdevelopment that will be exacerbated by more population. Examples of negative impacts of development that are already being experienced include: chaos on the roads (traffic congestion, potholes), failing infrastructure	See response to #54. With respect to population growth, the U.S. Constitution and Federal case law do not allow State governments to prohibit U.S. citizens from traveling between states to reside in a different state. States cannot control natural population growth resulting from live birth and deaths. Also, carrying

	Comment Source	Summary of Written Comment	DPP Response
		(water, sewer, roadways, etc.), depleted water supplies, mismanagement of agricultural lands (no GMOs!), over-building and out-of-scale developments, big-box stores destroying small local businesses, and an economy that exports "local dollars" off-island.	capacity is not a fixed number, but is derived by considering many factors.
CHANGING DEMOGRAPHICS			
58.	43.3 48.8	Provisions for a Changing Population: Given that Honolulu faces an aging population, Plan should address how to make Honolulu an age-friendly city, facilitate aging-in-place, and minimize the costs of such efforts. Add policies about the increasing number of aging resident and their disabilities.	The General Plan Update includes new policies that address planning for an aging population. See Chapter IX, Objective A, Policy 8 and Policy 9.
POPULATION GROWTH, FUTURE DEVELOPMENT AND IMPACTS OF DEVELOPMENT			
59.	18.1	No comments on proposed revisions, but notes that the population projections extend only to 2025.	The General Plan Update extends the residential population distribution to 2040 based on the latest population projections by the Department of Business, Economic Development & Tourism (DBED&T).
60.	48.10	Use 2010 census data. DPP is using outdated information. Concerned that the actual number of residents projected for Koolau Loa exceeds the General Plan's regional population distribution.	The DPP is using the 2010 census data to update islandwide residential population distribution to 2040. It is important that all stakeholders understand that the population projections for all DP areas including Koolauloa are intended to be used as a guideline identifying the percentage of islandwide population for each region), rather than a regulatory limit.
61.	49.1	Current General Plan condones wayward, rogue, irresponsible development based on unrealistic goals. Need a responsible plan that will fix the current infrastructure crisis (expand roadway capacity, improve water and wastewater systems, landfill issues, improve public schools) before allowing for more development.	The DPP agrees that adequate infrastructure is vital for new development. Chapter V, Objectives C and D provide policies that address maintaining and upgrading Oahu's infrastructure.
62.	100.1	Generally concerned about overdevelopment and population growth, adequate water supply to meet growing population demands, and preserving North Shore's rural character. See articles submitted to support comments: x "Water security for Hawaii means we should act now" by Jay Fidell. Star Advertiser, April 16, 2013 x "Tree-planting requirement could help ensure water supply" by Jeff Dunster. Star Advertiser, April 16, 2013 x "Limits of Growth: This canoe is at tipping point" by Doc Berry. Honolulu Weekly, April 17, 2013 x "State should take lead in North Shore: conservation talks" by Lea Hong and Doug Cole. Star Advertiser, April 18, 2013.	The General Plan Update reflects policies dealing with the listed issues.
63.	135.4	Overdevelopment is lowering Oahu's water supply.	The Honolulu Board of Water Supply (BWS) has been working on regional watershed management plans to address this concern. While population growth increases water demand, Oahu's communities have made significant strides in water conservation. Chapter V, Objective B addresses maintaining an adequate and safe supply of water .
64.	141.1	Need a paradigm shift that contains tourism and allows for sustainable growth. Limit urban sprawl, maintain rural areas and stop military expansion. Encourage community based agriculture (particularly kalo farming), and support Native Hawaiian cultural values and programs such as Onipa'a ma Hui Kalo that increase	Chapter II, Objective A, Objective B and Objective C promote economic diversification, including tourism and agriculture; Chapter I, Objective A and subsequent policies support sustainable growth; Chapter IX, Objective A, Policy 5 encourages healthy lifestyles and

	Comment Source	Summary of Written Comment	DPP Response
		economic opportunities, provide healthy foods, improves the environment, and increases cultural pride.	promoting the consumption of fresh, locally grown foods.
65.	146.1	Proposed changes do not adequately protect residents from the islandwide expansion of tourism, protect agricultural lands, or address public infrastructure. Proposed changes encourage uncontrolled tourism, endanger our food supply and enable rampant development. Fear is that Oahu will become the next Hong Kong.	The DPP appreciates the comment, and respectfully disagrees that proposed changes are inadequate. Specific recommendations to change General Plan objectives and policies would be helpful.
66.	178.1	Need to respect, honor, preserve open spaces and natural resources, and act responsibly to maintain the balance between humans and the environment. Proposed developments in Koolau Loa (Laie, Malaekahana, Turtle Bay) demonstrate a lack of vision, shallowness and an abuse of power that will negatively impact current lifestyles, wildlife, and water and air quality for short-term gains. Impacts that will negatively affect residents' well-being and the local community is feared: infrastructure (especially the highway) cannot accommodate increased population; overcrowding and new residents will result in negative feelings of impatience, resentment and anger; increased competition for resources, jobs, recreational areas, and housing will create greater inequities between new residents with money and locals; and young people will not be able to afford to live/work in the region. Continual erosion of open space will turn Oahu into another Hong Kong, Singapore, Miami, covered in cement and outside influences and inequities.	The role of the General Plan is not providing for specific projects, but establishing the policy framework on how to evaluate such proposals. To that end, proposed revisions to the General Plan Update contain new or revised policies that emphasize respect for open spaces, natural resources and balancing development with protecting the environment. Current policies reflect decisions made through previous community processes and administrations, and reflect prior community consensus.
CITY'S DIRECTED GROWTH POLICY			
67.	21.1	Requests that the term "suburb" be used in place of the term "urban fringe" for all references to Hawaii Kai and other parts of east Honolulu, as "urban fringe" seems to imply that an area could eventually become more urban (discussed at the April 30, 2013 regular meeting)..	"Urban-fringe" is used because it implies the transition between urban and rural areas characterized by suburbs and lower-density development, which is appropriate for East Honolulu. "Suburb" is more specific, describing the typical single-family residential development outlying highly urban areas.
68.	34.2	Opposes major shifts in population distribution, and supports continuation of the densities that have been planned for many years in the primary and secondary urban centers of Honolulu (Kona) and Ewa.	The General Plan continues to direct future population growth to the PUC, Ewa and Central Oahu. See Chapter I, Objective A and its policies.
69.	49.2	Disagrees with the City policy that protects lesser quality lands on the North Shore under the pretense of open space, or "Keep the Country Country," because productive agricultural land in Ewa will be lost to future development. Areas with lower-quality soils and that lack water should be identified for future development, and areas with good soils and that have access to water should be protected for farming. City's IAL mapping effort needs to be completed before any additional development is allowed, per City Council Resolution 12-23. The current Urban Growth Boundaries identified in the Oahu General Plan are meaningless, until such IAL endeavor has been satisfied.	The City process to identify Important Agricultural Lands (IAL) is underway. However, areas previously identified for future urbanization that are located within the DP/SCP Urban Growth Boundaries are not eligible for IAL. In addition, the IAL designation will allow farmers and landowners to apply for State and county-level incentives that will help make agriculture economically more viable; IAL is not a new land use designation to limit development, although new regulations for IAL may be considered in the future. Also, urban growth boundaries are components of the DP/SCP program and are not included in the General Plan.
70.	119.2	Use of growth boundaries to protect agricultural land by containing development within these boundaries (Chapter I Population) is good, but becomes meaningless when the	The Urban Growth Boundaries are part of the DP/SCPs (outside the scope of the General Plan Update). Chapter II, Objective C, Policy 8 prohibits the urbanization of high-value agricultural land located

	Comment Source	Summary of Written Comment	DPP Response
		boundaries are modified to permit urban expansion (e.g., Laie).	outside the City's growth boundaries.
71.	158.3	Supports establishing strict growth boundaries and efforts to promote/retain as much open space, agricultural lands and protected watersheds as possible. These areas contribute to the island's potable water sources, and provide resources that visitors come to see.	The DPP appreciates the comment and concurs that existing growth boundaries are intended to protect open space and agricultural land, and watersheds. Urban growth boundaries are intended to guide land use decisions but are not absolute limits. Future generations should review the urban growth boundaries and confirm or amend them as appropriate.
72.	185.2	Control population growth. Population growth is destroying the beauty of the aina, causing overcrowding, and generating the need for more of everything □ more housing, schools, health and welfare services, infrastructure improvements/maintenance, increased food demand, police/fire and public safety services.	See response to #57
RURAL AREAS			
73.	34.3	Concerned about infrastructure needs, improvements and proposed changes for the future. Adding carrying capacity by expanding infrastructure, particularly in Koolaupoko and Koolauloa, can lead to adverse impacts upon agricultural and conservation lands that should be protected to support sustainability of our islands.	Protecting agricultural lands, eliminating future development in rural areas, and preserving rural character were identified as 3 of the top 5□ranked categories among the comments received during the first public comment period (from June 2011 to January 2012). Both the General Plan and the Koolau Loa SCP include provisions to maintain rural areas and protect agricultural and conservation lands.
74.	46.1	Opposes proposed Turtle Bay expansion and Envision Laie. No proper planning has been done for increasing the population of rural Oahu. Road is inadequate, often flooded and dangerous; water supply is limited; Laie sewer system is inadequate; way of life will be threatened.	Developments cannot be constructed unless they can adequately deliver necessary utilities and provide mitigation for anticipated impacts. This is determined at the time of zoning and building permits. The General Plan includes no direct statements on Envision Laie.
75.	48.1	Opposes the Koolau Loa SCP which allows for Turtle Bay, Envision Laie, and PCC expansion. Disagrees with the Turtle Bay Resort Supplemental EIS because it does not address cumulative impacts of construction, increased visitors, Envision Laie, Stryker Brigade, Waikane Valley Training Area or Kualoa Ranch. DO NOT want urban sprawl, traffic, tourists, loss of agricultural land, greater infrastructure demands, unaffordable new housing and outside investors associated with the new developments. (For additional information, see comment letter for "Planning Commission Testimony on the Koolau Loa SCP, March 6, 2013" and "Comments on the Turtle Bay Resort Expansion Supplemental EIS, Nov□2012").	The General Plan includes no direct statements on specific projects, such as Envision Laie and the Polynesian Cultural Center's expansion. It continues to recognize Turtle Bay and Laie as resort destinations. See response to #34.
76.	48.6	Keep tourism out of rural areas. "Keep the country country."	This is a common sentiment among many individuals who have participated in this review process. See response to #73.
77.	53.1	Supports development and expansion at Turtle Bay as structured, responsible development that provides positive economic benefits. Developers have reached out to the community for input, and recognize the need for jobs and housing. Turtle Bay should not be penalized for the North Shore's traffic problems when there is a plan for mitigating impacts. Special interests groups are promoting their ideals for Turtle Bay without acknowledging that haphazard development in other parts of the	The DPP notes your support of the structured settlement.

	Comment Source	Summary of Written Comment	DPP Response
		North Shore has caused overdevelopment and negative impacts to the environment and natural beauty.	
78.	58.1	Opposes proposed resort development at Turtle Bay and Laie. Community's resources should be for those who live in the area, not reallocated for visitors. Increased traffic and development will destroy the quiet peacefulness and rural character. Overdevelopment is diminishing the places where we can go to be immersed in our aina and experience spiritual and cultural connections.	See response to #73.
79.	81.1	Keep Koolau Loa rural. The revised draft SCP was reviewed, revised, and supported by all the communities in Koolau Loa. DPP tainted the SCP review process when they allowed a community to revise the SCP without the consent of other community representatives, which caused contention among Koolau Loa's communities. DPP should have informed the adjoining communities and provided an opportunity for the "tainted" democratic process to be proven "fair."	The General Plan maintains Koolau Loa as a rural region. The updated Koolau Loa SCP is currently being considered by the City Council. See response to #34.
80.	101.2	Koolauloa SCP current draft should not move forward until the General Plan is completed. It is illogical and ill-conceived to allow development in Koolau Loa without first addressing infrastructure needs (traffic, water, sewage, security). Were any scientific studies regarding sea level rise and inland water supplies used to develop the Plan? What about OMPO studies regarding population growth, traffic patterns? Where is the long-range transportation plan to secure or improve the 2-lane highway along the windward side?	See response to #40, #74 and #79.
81.	119.1	DPP more often favors developer interests than the communities being impacted (e.g., Koolau Loa SCP supports Turtle Bay expansion and Envision Laie). This is apparent in the General Plan's emphasis on development and urbanization. For example, in discussing Implementation, the reference to the DPs/SCP states "the desired urban character. . . within a region" (ROW 42), and the use of "urban design principles" (ROW 43). Rural design principles should be applied to rural designated areas.	See response to #79.
82.	119.2	Urbanization of Koolau Loa which will result from Turtle Bay expansion and Envision Laie conflicts with the area's rural designation in both the General Plan and the Koolau Loa SCP.	See responses to #73, #74, and #79.
83.	121.1	Opposes inclusion of Envision Laie and Turtle Bay expansion in the General Plan. Two-lane Kamehameha Highway does not have the capacity to accommodate proposed development, and is threatened by coastal erosion. This is supported by the Oahu Regional Transportation Plan 2035 (ORTP 2035), which indicates: (1) the current transportation and land use cycle is unsustainable (ORTP page 2, Figure 1); and (2) the negative effects of sea level rise on Kamehameha Highway (see ORTP page 6, Climate Change section).	See responses to #73, #74, and #79.
84.	169.1	There is no way to widen roads on the North Shore between Kahuku and Kaaawa to accommodate the extra traffic that is planned for the region, nor plans to accommodate the additional sewer system and water demands. Monk seals give birth on these beaches and often lay out to rest near bus stops! Additional development on the North Shore would be detrimental to the	The General Plan maintains the North Shore and Koolau Loa as rural areas. Specific infrastructure improvements and new developments are to be consistent with applicable General Plan policies and subsequent DPs/SCPs.

	Comment Source	Summary of Written Comment	DPP Response
		ecosystem.	
85.	173.1	North Shore has reached its maximum level of development, as evidenced by the traffic gridlock. Need to ensure that the North Shore remains a scenic destination. Do not want a hotel or shopping destination; Turtle Bay expansion is an example of too much development; "enough already."	See responses to #73 and #74.
NATIVE HAWAIIAN CULTURE			
86.	9.2	Respectfully reiterates its request to more explicitly consider the intersection between the "Natural Environment" and "Culture and Recreation" chapters by: (1) combining them into a single chapter, (2) revising the Preamble to reference the intrinsic value of natural resources to cultural practices, or the familial connection between Native Hawaiians and our natural environment, and (3) revising policies to more expressly and consistently recognize the connection between Native Hawaiian cultural practices, cultural resources, and the natural environment.	The General Plan Update proposes to revise the Preamble and the title of Chapter III to "Natural Environment and Resource Stewardship" to acknowledge the importance of protecting the environment in a manner that respects Native Hawaiian culture. Chapter III, Objective A, Policy 3 and Chapter X, Culture and Recreation, Objective A and its policies are being revised to recognize the connection between Native Hawaiian cultural practices, cultural resources, and the natural environment.
87.	9.3	Reiterates its suggestion to specifically recognize the obligations of state and county agencies with respect to Native Hawaiian cultural perpetuation and the reasonable accommodation of Native Hawaiian cultural practices (e.g., state law requires that traditional and customary Native Hawaiian practices are protected).	Revisions proposed in this update seek to address the subject areas noted: see Chapter X, Objective A and Policy 1, and Objective B Policy 7; also Chapter III, Objective A, Policies 3 and 6; and Objective B, Policy 4.
88.	186.1	Finds the Plan still very weak on an understanding and appreciation of Hawaiian culture that an over□arching consideration in the management of the county's resources. The Plan and the process should have done much more to better integrate the Hawaiian culture, as is consistent with other ongoing planning activities in the state.	The DPP concurs that more could be done to appreciate the Native Hawaiian culture and management of cultural, and natural resources. Chapter X, Objective A promote greater awareness, appreciation, and respect for the host culture of the Native Hawaiian people. See also the response to #87.
CLIMATE CHANGE			
89.	34.4	Urges programs and planning for the potential effects of global warming and sea□level rise. This is not adequately addressed in the current draft.	Chapter III, Objective A, Policy 12 and Chapter V, Objective B, Policy 2 and Policy 6 and Objective D Policy 5 in the second public review draft addresses the need to plan for sea level rise and climate change. Also, Chapter VII, Objective B and Policies 1, 2, and 3 have been added to address sea level rise and climate change.
90.	42.1	Climate change poses major problems that must be considered in the various chapters of the General Plan. Policies that address the long□term effects that rising sea levels will have on Oahu's physical development and that safeguard existing developed areas □ including a reassessment of existing growth policies □ are particularly important to responding to climate change impacts. Climate change policies are needed in chapters on population, agriculture, transportation and utilities, energy, physical development, and public safety. Specific strategies may include increasing shoreline setbacks to encourage development away from coastal areas, and infrastructure investments to protect/re□ locate coastal roadways, improve/manage stormwater and drainage systems, and ensure adequate water supplies. Possible strategies to address reducing greenhouse gas emissions include reducing energy consumption through building design and use of alternative energy, reducing automobile dependency by providing	See response to #89. Additionally policies have either been added or revised to acknowledge that Hawaii will have to deal with the various effects of climate change, including sea level rise, and coastal erosion (See Chapter III, Objective A, Policy 4 and 5). Various new and revised objectives and policies address reducing greenhouse gas emissions (see Chapter VI; and Chapter VII, Objective A, Policy 4 and Policy 6).

	Comment Source	Summary of Written Comment	DPP Response
		transportation choices and encouraging mixed-use developments, reducing waste by encouraging recycling, and emphasizing the importance of consuming local products. The Hawaii State Plan requires the county general plans to be consistent with the "priority guidelines," or "areas of statewide concern" (HRS § 226-101) in the Hawaii State Plan. Pursuant to Act 286 (2012), climate change adaptation has been recently adopted as one of the 7 priority guidelines that need to be addressed by the county.	Proposed revised objectives and policies addressing climate change and sea level rise are consistent with the State Climate Change Adaptation Priority Guidelines under the Hawaii State Planning Act, Chapter 226, Hawaii Revised Statutes (HRS).
91.	42.2 44.5	The topic of monitoring and studying climate change addresses the more specific need for an island-wide comprehensive climate change hazards risk and vulnerability assessment, with individual DPs/SCPs identifying the specific assessment areas and sectors to be included (should include regional climate risk and vulnerability assessments). A vulnerability assessment identifies areas where resources and planning efforts need to be focused, and can also be used to prioritize future planning actions. The regional vulnerability assessments may inform the DPs/SCPs, and may include: requirements that vulnerability assessment findings be used for developing and prioritizing adaptation measures for the pattern of land use desired for the region, guidance for functional infrastructure planning, and/or findings to identify areas in the DPs/SCPs that would benefit from more detailed planning. May also be appropriate to add maps associated with the vulnerability assessment in the DPs/SCPs.	See responses to #89 and #90. The DPP is adding policies to the DP/SCPs which are currently being updated. An islandwide comprehensive climate change hazards risk and vulnerability assessment was not included in the project scope of work when the General Plan Update was contracted.
92.	42.3	Many of the chapters include policies that assess environmental, social and cultural impacts. These policies could lend themselves to adding a requirement to analyze climate impacts as part of the assessment process.	The General Plan's objectives and policies serve as a written commitment by the City and County of Honolulu for a future that it considers desirable and attainable.
93.	44.2	Climate Change Adaptation Priority Guidelines of the Hawaii State Planning Act (HRS Sec. 226-109) requires state plans and policies to be consistent with the "priority guidelines," or "areas of statewide concern" (HRS § 226-101) in the Hawaii State Plan.	The Climate Change Adaptation Priority Guidelines of the Hawaii State Planning Act (HRS Section 226-109) have been added to the second public review draft (see the "Physical Development and Urban Design" chapter summary in the Preamble). The guidelines will also be cited in the General Plan Technical Report.
94.	44.3	Add climate change adaptation and natural hazard assessments to the chapters on Population, Natural Environment, Housing, Transportation and Utilities, Urban Design and Physical Development, and Public Safety.	New or revised objectives and policies addressing climate change have been added to Chapters III, V, VI and VII. See response to #89 and 90.
95.	44.4	Suggest the mention of NOAA's forth-coming sea level rise maps of potential inundation scenarios as a proactive planning tool that can be used for hazard planning and risk and vulnerability assessments.	The DPP notes your suggestion. This will be cited in the General Plan Technical Report.
96.	48.9	Address climate change and sea level rise, and impacts to Kamehameha Highway.	See response to #89 and #90. Impacts to specific places or facilities are beyond the scope of the General Plan.
SCP BOUNDARIES			
97.	34.1	Change the names of the planning regions to the six traditional moku or districts recognized by native Hawaiians: (1) Kona; (2) Ewa; (3) Waianae; (4) Waialua; (5) Koolauloa and (6) Koolaupoko. This reconciles the ahupua'a concept as an effective tool for land and resource management, which is discussed in the existing	Changing the names of the planning regions at this time is outside the scope of this General Plan Update process. However, this issue will be noted in the Technical Report as an area of study in the next

	Comment Source	Summary of Written Comment	DPP Response
		General Plan.	General Plan Update.
98.	48.2	Change the Koolau Loa SCP boundary to include Pupukea and reflect traditional historical moku boundaries.	See response to #97.
99.	138.2	Opposes the inclusion of Kahala and Black Point as part of the Primary Urban Center. Kahala's single-family, low density character differs from the urban pattern of Kapahulu and Kaimuki, and is more in line with East Oahu than the PUC.	Being within the PUC does not define a neighborhood's character. There are other pockets in the PUC with similar single-family, low-density character like Kahala (Manoa, Nuuanu, Pearl City, Moanalua, Pacific Palisades).
MAPS			
100.	23.2 44.7	Add a map showing the 8 DP/SCP planning district boundaries to illustrate the distinct planning district boundaries referenced in the Plan.	The DP/SCP boundaries are shown on the "urbanized areas" map that identifies the PUC, secondary urban center, urban-fringe and rural areas (See Chapter I Population, Objective B Policy 4 accompanying map).
101.	42.3	Since the General Plan makes explicit references to planning district boundaries and other geographic locations, including land use maps and public infrastructure maps would be helpful for the reader.	See response to #100.
102.	44.8	Reference maps: The policies listed below refer to specific geographic areas; adding maps that illustrate the areas being described is highly suggested. CH. I., Objective B, Policy 1 CH. I., Objective B, Policy 2 CH. I., Objective B, Policy 4 CH. II., Objective B, Policy 4 CH. II., Objective B, Policy 7 CH. II., Objective G, Policy 4 CH. IV., Objective C, Policy 5 CH. V., Objective A, Policy 2 CH. V., Objective A, Policy 13 CH. VII., Objective B CH. VII., Objective B, Policy 5 CH. VII., Objective B, Policy 9 CH. VII., Objective C CH. VII., Objective C, Policy 3	See response to #100. Specific geographic areas are shown in the regional land use plans (DPs/SCPs).
103.	118.7	Add land use designations, including permanent agricultural lands. Not simply loose phrases that continue to be ignored.	The General Plan presents the overall development pattern for the island, with classifications for the primary and secondary urban centers, urban-fringe and rural areas. More specific land use designations are provided in the DPs/SCPs land use maps.
LIST OF ACRONYMS AND DEFINITIONS			
104.	23.1 118.3	Add a section of definitions to clarify terminology being used in the Plan.	A list of definitions is not necessary. Terminology is common enough that definitions are not warranted.
105.	118.2	Add a list of acronyms.	A list of acronyms will be added to the Technical Report.
REPORT COVER			
106.	79.2	Photos chosen for the Public Review Draft report cover are ironic. The cover features a photo of major Waikīkī hotels and a 2nd photo of a townhouse, which could be interpreted as visitor	This is an individual interpretation of the photos, however, the photos were intended to demonstrate the diversity of opportunities that Oahu offers, which

	Comment Source	Summary of Written Comment	DPP Response
		accommodations in a residential neighborhood.	ranges from high-density urban settings, undeveloped natural areas, suburban and residential areas.
VISION			
107.	43.2 118.4	Lack of vision and underlying assumptions: Would be useful to add a vision upon which all of the Plan's objectives and policies are based. Vision would describe DPP's intention for what Honolulu would look like, and how the city would function twenty years from now. Questions for consideration include: What is the vision in 2035? Is it more of the same, but better and sustainable? What are the assumptions underlying the General Plan? (e.g., steady national economic growth; no major wars; no new technologies to transform urban living?) What are the major external events/phenomena that could change life on Oahu in the next 20 years? (e.g., climate change/sea level rise/increase in ocean acidity; world-wide depression; nuclear accidents; decrease in military expenditures; drop in federal funding?) Plan should assess potential effects of these changes and prioritize/address them accordingly. What are the major problems facing Honolulu? (e.g., auto-centric society; homelessness; high cost of living; aging population?) Plan should assess potential effects of such problems and prioritize/address them accordingly.	The Preamble was expanded to include additional discussion on the City's vision.
INTRODUCTION			
ROWS 1-3			
108.	118.11	Supports revisions in these paragraphs, including new graphic.	The DPP notes your support of the revisions.
ROW 1			
109.	34.7	"The General Plan for the City and County…….. It lays the foundation ~~is the first tier~~ of a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu."	This sentence was revised to "It is the first tier ~~focal point~~ of and lays the foundation for a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu."
110.	111.2	General Plan should remain the "focal point" to which other plans should conform. Revisions weaken the document so that the General Plan does not need to be looked at before actions are implemented.	See response to #109.
111.	118.10	(last sentence) "…..This planning process serves as the coordinative means by which the City and County government provides direction to guide moderate ~~accommodate the~~ future growth projected for Oahu."	"Moderate future growth," as suggested by the commenter, is much more subjective and open to interpretation than the current language. Moderate can mean different things to different people, depending on their tolerance level. Sentence was revised to: "This planning process serves as the coordinative means by which the City and County government provides direction to accommodate ~~for~~ the future growth projected for Oahu ~~of the metropolitan area of Honolulu.~~"
112.	130.1	Sam Kaai's one page "Postage Stamps" (excerpted from his Does Mo`o Live Here Anymore?) would be a fitting frontispiece for the General Plan.	The DPP appreciates the suggestion.
ROW 2			
113.	30.2	Add the City Charter as a planning tier because the City Charter mandates the General Plan (resulting in four distinct planning	Reference to the City Charter is included in the first and

	Comment Source	Summary of Written Comment	DPP Response
		tiers).	second paragraphs of the Preamble.
114.	34.8	"The City's Planning process is comprised of three distinct tiers. As the first tier of planning, the General Plan sets the foundation and establishes policy guidance for Oahu as a whole….. The second tier consists of the ~~eight~~ six regional Development Plans (DPs), also known as moku (districts) and Sustainable Communities Plans (SCPs). This tier also identifies the ahupua'a within each moku. These plans relate to specific regions of the island, and…… (3) identify areas within the DP/SCP and ahupua'a boundaries ~~boundary~~ that might benefit from more detailed planning. …….These include the implementing ordinances and regulations……, and special area plans that give specific guidance for specific portions of the DP, SCP or ahupua'a areas ~~DP or SCP areas~~."	See response to #97. This paragraph in the second public review draft remains unchanged from the first public review draft.
115.	44.9	City is also part of a larger tiered planning system at the State level. Add information about the Hawaii State Planning Act, Priority Guidelines, and relationships between the State Functional Plans and County General and Development Plans. Although State planning is referenced in ROW 44, it is more informative to include this discussion at the onset of the Plan.	The DPP concurs that the City and State planning systems are linked. The relationship between the City and State and Federal governments is mentioned in the Preamble.
116.	44.10	Update the graphic to reflect the previous comment about the larger State planning system.	The purpose of the graphic is to illustrate the various elements that make up the City's planning system (i.e., within City jurisdiction). See response to #115.
117.	115.2	If the intent of the General Plan is to set forth "the long range aspirations of Oahu's residents," the DPs/SCPs should be incorporated, as these plans set out the ideals for how residents want to live, work and raise families.	The DPs/SCPs are incorporated into the City's planning system because they implement the General Plan with more detailed policies and guidelines about how residents work, live, and raise families.
ROW 3			
118.	34.9	Amend graphic to include Moku (six district boundaries) and ahupua'a in the planning structure.	The purpose of the graphic is to illustrate the various elements that make up the City's planning system (i.e., within City jurisdiction). Moku and ahupua'a boundaries would be contained within a regional plan such as the DP or SCP.
119.	115.3	Add a two way arrow between the General Plan and the DPs/SCPs to show the interrelationship between the two in the graphic of the City's planning system.	The one directional arrows underscore the hierarchical relationship of the plans, with the lower tier plans being consistent with the previous tier.
ROW 4			
120.	118.12	"However, in spite of these changes, the basic themes ~~and directions~~ for growth remain valid, while the re direction of population growth in and around the second city of Kapolei ~~and~~ requires continued pursuit.	The suggested revision is an incorrect statement. Since 1977, it has been the General Plan policy to direct development to the PUC and Ewa.
ROW 5			
121.	115.4	Retain this paragraph: "The Department of Planning and Permitting strives to maintain the dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions… .." It reinforces the need for communication and shared planning discussions between the government and community.	The Introduction is being revised and will no longer be in letter format, therefore, the reference to DPP is no longer appropriate.
ROW 8			
122.	23.5 30.3 118.13	2nd paragraph, last sentence. "…..In addition, Oahu reports the highest number of tourists ~~visitors~~ per year." Need to distinguish	Use of "visitors" in this context is correct.

	Comment Source	Summary of Written Comment	DPP Response
		between visitors and tourists. Family members returning for a visit, students, temporary workers, etc. are not tourists. Tourists are those who come for vacation.	
123.	23.6 34.10	"~~No other Hawaiian island offers the contrast and diversity in urban, rural and natural landscapes as I,..... the state's economic, political and population center.~~" Delete the entire paragraph since it does not add anything to describe or further the General Plan's role of setting forth "the long-range aspirations of Oahu's residents" and the strategies to achieve the objectives. This is not a vision, planning goal, objective or policy and has no clear purpose.	This paragraph expands on the description of Oahu introduced in previous paragraph, and is useful background information about the island.
124.	34.9	Revise this paragraph to include information about the number of traditional island districts (moku) and ahupua'a.	See response to #118.
125.	111.3	3rd paragraph, 2nd sentence: "Beyond the urban core, suburban neighborhoods and rural communities blend with shrinking amounts ~~broad expanses~~ of agricultural areas and undeveloped landscapes that need protection before they disappear." This reflects the existing reality and the outcome of implementing the City's current set of DPs/SCPs.	The DPP prefers the current language of this section.
126.	118.14	Last paragraph. "No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as Oahu. Oahu's urban core, stretching from ~~Waialae-Kahala~~ Waikiki to Pearl City, is home to the state's financial center (downtown Honolulu), the state's most well-known tourist ~~visitor~~ destination (Waikiki), and the state's main commercial harbor and international airport. Beyond the urban core, and suburban neighborhoods, ~~and~~ rural communities blend with broad expanses of agricultural areas and natural ~~undeveloped~~ landscapes. The Koolau and Waianae Mountain Ranges, Diamond Head and smaller geological landmarks, and the island's shoreline features contribute significantly to Oahu's natural beauty and recreational amenities. Although ~~future~~ population projections indicate a slower rate of growth in the future due to an aging population and mature economy, Oahu will continue to maintain its prominence as the state's economic, political and population center."	The last paragraph of the Introduction has been revised in the second public review draft as follows (changes between the first and second public review draft are shown): "No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as Oahu. Oahu's urban core, stretching from Waialae-Kahala to Pearl City, is home to the state's financial center (downtown Honolulu), the state's most well-known visitor destination (Waikiki), and the state's main commercial harbor and international airport. Beyond the urban core, suburban ~~neighborhoods~~ and rural communities are surrounded by scenic vistas and open spaces, including active farmlands ~~blend with broad expanses of agricultural areas and undeveloped landscapes.~~ The Koolau and Waianae Mountain Ranges, smaller ~~other~~ geological landmarks ~~such as Diamond Head,~~ and the island's shoreline features ~~shorelines and beaches~~ contribute significantly to Oahu's natural beauty and recreational amenities. Although future population projections indicate a slower rate of growth in the future due to an aging population and mature economy, Oahu will continue to maintain its prominence as the state's economic, political and population center.
		Other Comments: *The slower rate of growth* needs to be acknowledged and emphasized. The City and State are moving toward excessively high density and crowding for urban core infill when this should be limited to *moderate growth control* through zoning density and height restrictions on this finite land base with finite resources and infrastructure. Developers' dollars running amok do not a healthy future make.	Oahu's slower growth rate is acknowledged in the Key Planning Issues report (June 2011) prepared for this General Plan Update. honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/KeyPlanningIssues.pdf The report states in part: "The General Plan requires that the City plan for future population growth and to the extent possible, to control the pace and geographic distribution of development through the City's regulatory and fiscal powers. Both goals are being achieved. On the first matter, the City's land use and

	Comment Source	Summary of Written Comment	DPP Response
			infrastructure plans are striving to provide sufficient land and infrastructure capacity to satisfy the State's population projections. On the second matter, City regional plans and zoning controls along with City and State permitting processes and capital improvement budgets are influencing the pace and location of physical development and population growth."
		Waialae□Kahala is not in the primary urban center; it is part of the East Honolulu SCP region.	The Waialae□Kahala Neighborhood Board area is split between the PUC and the East Honolulu SCP.
PREAMBLE			
127.	27.1	Supports revisions that address: (1) incorporating elements of a sustainable future; and (2) adding renewable energy.	The DPP concurs with the comment and has proposed revised or new policies that address sustainability and renewable energy.
128.	44.1	Add a simple introductory statement to the Preamble that lists common coastal hazards, including anticipated climate□induced impacts, (e.g., increases in coastal flooding, shoreline erosion, storm wave inundation; ground water table elevation; storm water drainage problems; salt□water intrusion of the freshwater aquifer).	The Preamble summary sections about "Physical Development and Urban Design" and "Public Safety and Community Resilience" (see Row 24 and Row 25 in the second public review draft report) include proposed revisions to add language about coastal hazards, including anticipated climate□induced impacts (e.g., increases in coastal flooding, etc.
ROW 9			
129.	23.7 30.5	Add new paragraph after the first paragraph to better explain the City's planning system,: "Under the Charter Section 6□1508, the General Plan shall set forth the city's objectives and broad policies for the long□range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern."	The Preamble is being revised as noted. This language is added as the 2nd paragraph of the Preamble (see Row 9 in the second public review draft report).
130.	34.11	At the start of the 2nd paragraph, "The Plan is a two□fold document. First, it is a statement of the long□range social, economic, cultural, environmental, and design objectives for the general welfare and prosperity……"	The DPP appreciates and concurs with the comment. As revised: "First, it is a statement of the long□range physical, social, economic, cultural, economic, environmental, and design objectives for the general welfare and prosperity of the people of Oahu."
131.	118.15	Add new paragraph after the 1st to explain the succession of planning from City Charter to General Plan to DP/SCP: "Under the Charter Section 6□1508, the General Plan shall set forth the city's objectives and broad policies for the long□range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern. **This shall be defined through the community□based process**."	The Preamble was revised, per response to #129. This paragraph reflects language in the City Charter. The last sentence suggested in the comment (*"This shall be defined through the community□based process"*) is not part of the City Charter, and therefore, is not being added. Any amendments to the City Charter must be put on a ballot and voted upon by those eligible to vote in the City and County of Honolulu.
ROW 10			
132.	28.2	Agriculture should be added as one of the eleven areas of concern addressed in the General Plan. Past land use decisions have had a major, often detrimental, impact upon agriculture on Oahu, and agriculture should be considered seriously in future land use decisions.	Agriculture and protection of agricultural land is included in many policies in various chapters of the General Plan, including Chapter I, Objective A, Policy 4 and Chapter II, Objective C.
133.	111.4	2nd sentence: "It is a ~~intended to~~ guide for land use and development decisions and to influence actions in 11 area of	The DPP appreciates the comment. The proposed text change was not made because the use of "intended" in

	Comment Source	Summary of Written Comment	DPP Response
		concern." Delete the "intended," as it weakens the statement.	this context does not weaken the statement.
134.	118.16	(Re-order the bulleted list as follows): (1) population and self-sustainability; (2) ~~the economy~~ natural environment (3) ~~the natural environment~~ public safety (4) ~~housing~~ health and education (5) ~~transportation and utilities~~ culture and recreation (6) ~~energy~~ (7) ~~physical development and urban design~~ housing (8) ~~public safety~~ physical development and urban design (9) ~~health and education~~ transportation and utilities (10) ~~culture and recreation~~ a balanced and healthy diversified economy; and (11) government operations and fiscal management.	The 11 areas of concern are listed to follow the order and titles of the chapters as they appear in the General Plan. The titles of certain chapters have been revised in the second public review draft (see Chapters II, III, IV and VIII).
ROW 12			
135.	23.8 30.6 111.5 118.17	"It ~~shall~~ will continue to be of paramount importance in the pursuit and implementation of these objectives and policies." "WILL" expresses resolve rather than just a desire. Social well-being is a key factor in Oahu residents' quality of life. The rationale for change is misleading and should be revised to clarify that the resolution adoption procedure differs from the routine resolution adoption procedure.	Regardless of differences in the adoption procedure for the General Plan and any other resolution, the resulting resolution carries the same weight as a non-legislative act. Section 3-201 of the City Charter states: "Non-legislative acts of the council may be by resolution, and except as otherwise provided, no resolution shall have force or effect of law". The word "shall" is appropriate in this context. No changes are being made to the November 2012 report that accompanied the first public review draft.
ROW 13			
136.	23.9	"…..To do this, the City and County shall ~~will seek to~~ find the appropriate balance and synthesis of the major elements of sustainability that….."	Revised to: "…The City and County shall ~~will~~ seek to find…."
137.	28.3	Supports the inclusion of language that encourages a sustainable future for Honolulu; would like agriculture added as one of the essential elements of sustainability.	"Preservation and protection of agricultural resources" and "greater consumption of locally-grown food" are noted as two of ten examples of what sustainability means in practice (see items 2 and 8 in the bulleted list).
138.	34.12	Insert language describing ahupua'a resource management concept as a means toward achieving sustainability.	The next paragraph includes a statement that references traditional Native Hawaiian land use management (see ROW 14, second sentence): "To achieve sustainability requires recognition of the relationships and linkages between all resources within defined boundaries, similar to the value system of traditional Native Hawaiian land use management and contemporary watershed management." The ahupua'a concept is also described at the DP/SCP level.
139.	111.6	This paragraph on sustainability is nice, but has no teeth. If past practice is an indication, there is no will to do it either. Take a page from the culture the plan wants to be more sensitive to and aim for 7 generations, then measure what is happening today and will there be anything left in 7 generations?	Sustainability takes into consideration impacts on "future" generations, with no stipulation for a specific number of generations.
140.	118.18	(last sentence) "To do this, the City and County shall ~~will~~ seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable finite land base with finite resources ~~place~~." Economic health	See response to #136. "Sustainable place" is preferred to the term "sustainable finite land base with finite resources."

	Comment Source	Summary of Written Comment	DPP Response
		does not mean private exploitation of public land and resources, which the antithesis of planning in the public interest.	The suggested language is overly specific. Also, "limited natural resources" are noted in the following paragraph.
141.	42.4	Add language about the importance of climate change as a major driving force affecting the economy, natural environment and health and safety (ROWS 13-14). Also add discussion about the pressing concerns of climate variability, its impacts, and the Climate Change Adaptation Priority Guidelines of the Hawaii State Planning Act (HRS Sec. 226-109). This is consistent with adding language about sustainability and the Sustainability Priority Guidelines of the Hawaii State Planning Act (HRS Sec. 226-108).	Specific language about climate change has been added to Chapter VII, Objective B, Policies 1, 2, and 3. New or revised objectives and policies addressing climate change have also been added to Chapters III, V, VI and VII. See response to #89, #90, and #93.
ROW 14			
142.	23.10 30.7 118.19	Delete 1st and 3rd bullets because they do not meet the definition of sustainability. "~~compact and mixed-use development patterns that encourage higher densities and conserve energy~~" and "~~multi-modal transportation networks and transit-oriented developments to reduce automobile use.~~" These development strategies are considered examples of human-centered development and refer to "sustainable development." They are too specific for inclusion in the General Plan, and should be discussed in a section referring to development standards or discussed at the DP/SCP level. In addition, there is no definition of "sustainable" in the General Plan. A more accurate definition of sustainability is given for consideration from *Wikipedia*: "Sustainability is the capacity to endure. In ecology the word describes how biological systems remain diverse and productive over time. Long-lived and healthy wetlands and forests are examples of sustainable biological systems. For humans, sustainability is the potential for long-term maintenance of well being, which has environmental, economic, and social dimensions."	Moving towards sustainability requires changes in belief systems, lifestyles, and daily behaviors, which cannot happen unless development patterns and land use practices are modified. The definition of sustainable development adopted by the U.N. World Commission on the Environment and Development (Brundtland Commission, 1987) – "..development that meets the needs of the present without compromising the ability of future generations to meet their own needs" –has been widely accepted as the standard definition. In this context, land use and development strategies that that preserve open space/reduce land requirements, conserve energy and reduce greenhouse gas emissions will be necessary to promote sustainable living.
143.	28.4	Strongly supports the listed examples of "preservation and protection of agricultural, natural, and open space resources" and "greater consumption of locally-grown food and locally-produced products."	The DPP appreciates the support for these concepts. See response to #137.
144.	34.13	Insert additional language about the relationship between the people who live, work and visit Oahu and their kuleana to malama – be good stewards – of the land and waters.	The DPP concurs and has revised the title of Chapter III to "Natural Environment and Resource Stewardship" and expanded the discussion in the Preamble to emphasize the importance of being good stewards.
145.	111.7	While this discussion on sustainability is nice, the concepts – e.g., compact mixed use with higher densities, preservation and protection of agriculture and open space, preventing urban sprawl, etc. – are not happening in practice. Hoopili, Envision Laie, and plans to stretch Turtle Bay on the coast instead of working within the existing footprint promote urban sprawl, and demonstrate a blatant disconnect between the City's planning rhetoric and the reality of how development is occurring.	See response to #79 and #84. See response to #42 also. The second public review draft proposes new or revised objectives and policies that address mixed-use development, preservation of agricultural and open space areas.
ROW 15			
146.	23.4	Retain the objectives and policies for each of the 11 areas under the corresponding area and not in a separate section (i.e., rows 15-30, move these summary paragraphs to the start of each chapter). This would help readers understand the vision and	The DPP prefers to keep these summary paragraphs as part of the Preamble.

	Comment Source	Summary of Written Comment	DPP Response
		context of each area.	
147.	23.11 30.8	"~~The 11 areas of concern are summarized in the following section~~." The eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County, which addresses all aspects of the health, safety, and welfare of the people of Oahu. In preparing the statement of objectives and policies, the fair distribution of social benefits was held to be of paramount importance. It shall continue to be of paramount importance in the pursuit and implementation of these objectives and policies." Retain the original language because it better expresses the City's public policy and the purposes for the objectives and policies. It reflects the City Charter provision to "recognize and state the major problems and opportunities concerning the needs and the development of the city and the social, economic and environmental effects of such development."	This language has not been changed. The proposed new language remains as the first two paragraphs in the "Content of the General Plan" sub□section (see Rows 11□12 of the WITH PROPOSED CHANGES SHOWN REPORT).
148.	118.20	"~~The 11 areas of concern are summarized in the following section.~~ The eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County, which addresses all aspects of the health, safety, and welfare of the people of Oahu and its natural environment." The 11 summarized sections (line items 16□30) and their related objectives and policies should work together with the respective summaries preceding each related set of objectives and policies. This will enable the reader to better understand the vision and context of each subject section.	See response to #147.
ROW 16			
149.	22.4	Urges that all three objectives of land use planning – including the goal of restraining population growth – be retained.	The DPP respectfully does not concur with this comment because controlling population growth is neither constitutional nor a government function. See response to #57.
150.	23.12 30.9 118.21	".....to plan for anticipated future population growth in a manner that considers the limits of Oahu's natural resources and minimizes social and ~~,~~ economic ~~and environmental~~ disruptions, and maximizes environmental protection." The General Plan should not plan for anticipated growth but should concentrate on providing opportunities for economical, social and environmental general welfare and prosperity. It is not possible to protect the environment by disrupting it, so it should not be an objective or a growth policy to do so. This also affects our economy because the environment supports our primary industries. In the 1980□90's, the City considered social impacts into planning through SIMS Honolulu – Integrating Social Impact Management into Planning Honolulu's Future. Each DP and General Plan provision gets further away from connecting social and quality of living to impacts from planning decisions and development.	The paragraph summarizing the "Population" chapter has been revised as follows (changes between the first and second public review draft are shown): "The population objectives and policies encompass two distinct thrusts. The first is to plan for anticipated future population growth in a manner that considers the limits of Oahu's natural resources, that protects the environment, and that minimizes social, cultural, economic and environmental disruptions. The second is to maintain a pattern of population distribution that will allow people to live, work, and play in harmony."
151.	118.21	(2nd sentence) ".....to plan for anticipated future population growth in a manner that considers the limits of Oahu's natural resources and maximizes environmental protection while avoiding ~~minimizes~~ social, economic and environmental disruptions. The	See response to #150.

	Comment Source	Summary of Written Comment	DPP Response
		second is to maintain a pattern of population distribution for an improved quality of life that will allow people to live, work and play in harmony, safety and comfort without crowding."	
152.	118.22	Add new paragraph after 1st: "Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered. Therefore, to conserve and protect finite resources and distribution systems, sustainability planning should implement moderate growth controls and discourage variances for increased heights and densities." NOTE: The first part of this comes from the first paragraph under ROW 22).	The DPP cannot concur with the assumption that there is a direct causal link between sustainability planning and various height and density standards. Sustainability is a multi-dimensional concept more tied to scale and rate of change rather than set standards and limits.
ROW 17			
153.	115.5	Preamble addresses "the needs for an adequate standard of living for residents and future generations, and an economy that contributes to Oahu's long term sustainability." This is inconsistent with CHAPTER II, OBJECTIVE A Policy 10 to diversify the visitor experience (Economic opportunities in the form of tourism jobs will not be sustainable if local rental units are removed from the housing pool by conversion into vacation rental units, or if community-tourism proponents overturn zoning ordinances and increase the number of visitors using limited community infrastructure.)	The Preamble's discussion about the Economy section is meant to convey the importance of promoting a healthy economy for Oahu that benefits both residents and visitors over the long-term. Additionally, Chapter II has been revised to promote an economy that addresses the economic needs of residents, visitors, and industries.
ROW 18			
154.	22.2	Opposes deleting the phrase "natural drinking water." "The natural environment, next to the island's people, is Oahu's greatest asset. Besides an array of biologically-rich and diverse ecosystems, there are the pleasures of a year-round mild and amiable climate, beautiful mountains, attractive beaches, scenic vistas, and ~~freshwater and marine environments~~ natural drinking water that are enjoyed by residents and visitors."	Deleting "natural drinking water" does not diminish the DPP's concern for the importance of the Oahu's drinking water supply. However, the use of "freshwater and marine environments" highlights the importance of protecting Oahu's freshwater bodies including the numerous streams that flow into coastal waters and contribute to the greater marine environment. Protecting and preserving Oahu's drinking water supply is addressed in Chapter V, Objective B.
155.	38.1	"The natural environment, along with ~~next to~~ the island's people, are ~~is~~ Oahu's greatest assets....."	The DPP prefers to maintain the current wording. See response to #156.
156.	111.8	This summary about the natural environment does not recognize that these attributes are shrinking, and that the majority of our policy makers do not seem to care. This plan will do little to change either condition.	Revised as follows (changes between the first and second public review draft are shown): "The natural environment, next to the island's people, is Oahu's greatest asset. Protecting the island's natural resources is essential to ensuring the long term health and quality of life of the community…."
157.	115.6	Last sentence: "The City's policies seek to protect and enhance Oahu's natural beauty and environment, while protecting its natural resources including water supplies, forested areas, streams and riparian zones ~~environmental attributes by increasing public awareness and appreciation of them and by mitigating against degradation of these assets~~." Attributes imply attractive features such as mountain vistas that people enjoy looking at. Environment includes forests, streams and air and water quality necessary to a healthy population.	The DPP concurs with the comment and has revised the sentence (changes between the first and second public review draft are shown): "The City's policies seek to protect and enhance Oahu's natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets. The objectives and policies recognize the importance of not only protecting the natural environment but the importance

	Comment Source	Summary of Written Comment	DPP Response
			of stewardship to protect it for future generations."
ROW 19			
158.	43.10	"Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a long-lasting (or enduring) ~~perennial~~ problem for the residents of Oahu, and is a primary concern of the General Plan." Describing the housing situation as "perennial" seems odd; "enduring" or "long lasting" is more appropriate.	The DPP concurs with the comment and has revised the sentence (changes between the first and second public review draft are shown): "Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of Oahu, and is a primary concern of the General Plan. This section recognizes the importance of developing whole communities that are well integrated with the surrounding land uses and natural environment."
ROW 20			
159.	3.2	"….to increase the use of sustainable building designs and techniques, and to reduce speculation in land and housing.	The DPP concurs with the comment and has revised the last paragraph on the discussion on "Housing and Communities" (changes between the first and second public review draft are shown): "The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices, to increase the availability of affordable housing, higher-density housing via mixed use and transit-oriented developments, to increase the use of sustainable building designs and techniques, ~~and~~ to reduce speculation in land and housing, and address issues associated with homelessness so that all people have shelter.
160.	23.13	"The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices, to increase the availability of affordable housing, to maximize housing supply through enforcement and regulation and encourage higher densities in growth areas of Kapolei, PUC and Central Oahu ~~higher-density housing via mixed use and transit-oriented developments~~,……" Higher densities should be encouraged in Kapolei, PUC and Central as growth areas identified in the General Plan.	See the response to #159.
161.	28.5	Strongly supports the objective to reduce speculation in land and housing. The cost of agricultural land is a major impediment to the expansion of agriculture on Oahu.	The DPP concurs with the comment to reduce speculation in land and housing.
162.	30.10	Unclear how higher-density housing such as mixed-use and transit-oriented developments will increase sustainable building techniques or reduce land and housing speculation. These recommendations are too specific for a long-range plan like the General Plan, and should be placed in the DPs/SCPs.	These are separate, unrelated goals: (1) increasing the availability of higher-density housing via mixed use and transit-oriented development is separate from (2) increasing the use of sustainable building techniques and (3) reducing land and housing speculation.
163.	111.9	Housing affordability is an issue that has plagued us since statehood. The County tried "buy back" clauses to keep affordable units developed affordable over the long term, but never set aside the resources to buy the units back so they all went to market. Want to see more detail in the Plan on specific actions to reduce speculation.	The General Plan is structured to provide broad guidelines which can be used in developing plans, programs and legislation for guiding Oahu's future. The specific actions to implement the General Plan objectives and policies are to be specified in the implementing tools (e.g. the DPs/SCPs, zoning ordinance, functional plans, and CIP).
164.	115.7	*"The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices to increase the*	These are noteworthy concerns that have been identified by others participating in the review process.

	Comment Source	Summary of Written Comment	DPP Response
		availability of affordable housing ... and to reduce speculation in land and housing." The General Plan does not address the relationship between the availability of affordable housing or how "alternate lodgings" such as B&Bs and vacation rentals lead to speculation in real estate. Nor does it recommend efforts to control abuse by illegal operators. The plan should identify a need for better enforcement of laws regulating visitor accommodations in residential neighborhoods.	The property price escalation of TVUs and B&Bs need to be studied and if there are severe impacts, then they need to be addressed to maintain general housing affordability.
ROW 21			
165.	3.3	A safe and efficient multi-modal transportation system that is less dependent on ~~fossil fuels~~ petroleum….	The term "fossil fuels" is a more inclusive term that includes coal, oil, petroleum, and natural gas products.
166.	23.14	"A safe and efficient and affordable cost effective multi-modal transportation system…. is essential to our economic productivity and quality of life. ~~The cost of building and maintaining the system is a major public investment.~~ Delete reference to a single mode of transportation.	The DPP concurs with the comment and revised Row 21 (changes between the first and second public review draft are shown): "A safe, ~~and~~ efficient, and cost effective multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our economic productivity and quality of life. The cost of building and maintaining the various elements of a comprehensive transportation system to service the island is a major public investment."
167.	23.14 30.11	"….Coordinated planning of accessibility and circulation requirements and integration of the transportation system ~~with existing and planned developments~~ is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system that allows safe, ~~comfortable~~ and convenient travel for all users…." Delete the reference to "existing and planned developments" in connection with integration to a transportation system because it could have the unintended consequence of promoting development in rural areas. Also delete "comfortable" because it is subjective and may be impossible to achieve (e.g., riding a bike can be uncomfortable, although it is a lifestyle choice or necessity), and it is assumed that any public transportation will strive for comfort.	Integration of the transportation system and land use plans is necessary to ensure adequate system capacity. Revised (changes between the first and second public review draft are shown): "The transportation objectives and policies address the need for a balanced ground transportation system that allows safe, comfortable and convenient travel for all users, including pedestrians, bicyclists, public transportation riders, and motorists."
168.	7.2	"….multi-modal transportation system ~~that is~~ which results in less ~~dependent on~~ fossil fuels ~~and generates less greenhouse gas emissions~~ consumption as compared to an auto-focused transportation system…." DOT's multi-modal transportation system generally includes airports, harbors and highway, while the proposed language specifically addresses roadways.	See response to #165, #166 and #167.
ROW 22			
169.	23.15 118.23	Delete this paragraph and move to ROW 16. ~~"Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered."~~ Move entire paragraph to the population section.	A new paragraph at the end of the Transportation and Utilities chapter summary has been added (changes between the first and second public review draft are shown). "Reliability, cost-effectiveness and capacity are necessary attributes of a highly functioning utility system. In addition to emphasizing the importance of these attributes, the objectives and policies for utilities emphasize the need for efficient and dependable transmission and service, adequate supplies of water,

	Comment Source	Summary of Written Comment	DPP Response
			and environmentally sound waste disposal systems."
170.	43.11	"Historically and under current social conditions, population growth has resulted ~~Population growth results~~ in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector." First, the original language implies that this growth relationship will remain indefinitely. Secondly, water, sewerage, solid waste disposal services, communication, electricity, and gas systems are presently provided by both the public and private sectors.	The General Plan objectives are for the general welfare and prosperity of the people of Oahu. The plan is not a regulatory document but a plan that reflects our collective aspirations and addresses Oahu's future needs and opportunities.
ROW 23			
171.	3.4	" …the goals of reducing dependence on outside sources and increasing the resiliency of energy systems."	The DPP concurs with the comment and revised this sentence (changes between the first and second public review draft are shown): "Renewable energy development, efficient energy utilization, conservation, and reducing energy demand are addressed with the goals of reducing dependence on outside sources, increasing the resiliency of energy systems, and promoting sustainable energy practices."
172.	23.16	"~~With about 90% of Oahu's electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride towards sustainability~~. Renewable energy development, efficient energy utilization, conservation, and reducing energy demand ~~are~~ shall be addressed……" Delete sentence, since this is a statement and not a policy or objective.	The DPP respectfully does not concur with the commenter's proposed revisions. This statement in the Preamble is necessary because it explains why the goal of increasing energy self-sufficiency is important. "Shall" is not appropriate in this context.
ROW 25			
173.	42.5 44.11	Public Safety sub-section. Add a statement that climate change is a public health and safety factor that needs to be considered when developing policies for the location and pattern of future development (due to climate change related hazards).	This section of the Preamble was revised to reflect the effects of climate change on public safety. The title of the chapter in the second public review draft is proposed to be revised to "Public Safety and Community Resilience". Policies in this chapter were also revised or added to address the seriousness of climate change.
ROW 28			
174.	23.17	"Preservation and enhancement of Hawaii's multiethnic culture will…… and protect and ~~enhance~~ preserve cultural, historic and archaeological sites, buildings, and artifacts." The intent is to protect, not just improve cultural, historical buildings and sites.	The proposed revision is not necessary. "Protection" can include preservation. "Enhance" implies both improving and preserving.
175.	111.10	This summary about culture and recreation is rhetoric because there is no enforcement to ensure regulations are being followed (notes that a developer is digging 'iwi at Marconi, without enforcement).	The State Historic Preservation Division is responsible for enforcing Federal and State laws protecting historic and cultural sites.
ROW 30			
176.	111.11	Add an objective to address the importance of adequately enforcing laws in the section on Government Operations and Fiscal Management.	Chapter XI, Objective A, Policy 1 implicitly addresses enforcement of laws.
ROW 33			
177.	9.4	The Northwestern Hawaiian Islands. "~~The~~ Both the federal government and ~~in cooperation with~~ the State of Hawaii ~~exercises~~ exercise management jurisdiction over the islands and waters of ~~to manage~~ Papahanaumokuakea ~~pursuant to numerous laws and regulations, as well as through its administration of various~~	This paragraph in the Preamble has been revised, per the suggested comment.

	Comment Source	Summary of Written Comment	DPP Response
		~~wildlife refuges and ecosystem reserves~~. Papahanaumokuakea incorporates the Federal NWHI Coral Reef Ecosystem Reserve, the Midway Atoll National Wildlife Refuge, the Hawaiian Islands National Wildlife Refuge, the State NWHI Marine Refuge, and the Kure Atoll State Wildlife Sanctuary. All of the subject islands and archipelagic waters within the State of Hawai 'i are also included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction."	
ROW 37			
178.	23.18	"The City and County government will implement the policies….., pledges not to lose sight of this very great need." Keep section on Role of City and County Government. This section explains the methods used to implement the Plan, the need for coordination between the city, state and federal agencices and the role the city budget and CIPs play in the planning process.	No changes have been made or are being proposed to this section in the second public review draft.
179.	111.12	Add a statement about the importance of enforcement.	This section discusses the City's role in implementing the General Plan. A discussion about enforcing existing laws is not appropriate for this section. See response to #176.
180.	30.1	ROWS 37-51. Section titles and wording of the following sections – Role of the City and County Government, Citizen Participation, Implementation, Amendments and Interpretation – have been left out or moved, which makes it difficult to understand the role of city government, citizen participation and how amendments are made, interpreted, and implemented. Recommends that these sections be retained.	The language in the original General Plan (2002) is unclear and ambiguous. Proposed revisions are intended to make it easier to understand the General Plan.
ROWS 38-40			
181.	111.13	ROWS 38-39. Nice statement. Does not work in reality for many reasons and because of City's rules placed on the boards.	The DPP appreciates the comment.
182.	23.19 36.1 118.24	ROWS 38-40. Retain the Citizen Participation Section. "Individual citizens and citizens' ~~community~~ groups should participate freely to help bring about the success of the General Plan. Indeed, in a democratic society they have a responsibility to express their concerns to the City and County government and to work constantly for more effective government action. To provide the r~~R~~esidents of the City and County of Honolulu with the opportunity ~~are encouraged~~ to democratically and meaningfully participate in the determination of the direction and quality of future growth on Oahu, a citizen participation process, which focuses on citizen advisory boards as called for in the City Charter has been established ~~through the City's Neighborhood Board system, community organizations and associations~~. These boards ~~The Neighborhood Board sysem established by the City provides a forum for community oversight and recommendations on government action affecting the individual Neighborhood Board area, the region, or the island. The Neighborhood Boards~~ represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the Island. It is hoped that their members, along with members of the Island's many community organizations, will actively ~~The boards~~ participate in the City planning process, ~~solicit~~ . Members of the advisory boards can provide valuable assistance by	The language in the original General Plan (2002) is unclear and ambiguous. Proposed revisions are intended to make it easier to understand the General Plan. The first paragraph remains unchanged in the second public review draft. Proposed revisions to the second paragraph are as follows (changes between the first and second public review draft are shown): "The Neighborhood Board system established by the City provides a forum for community oversight and recommendations on government actions affecting the individual Neighborhood Board area, the region, or the island. The Neighborhood Boards represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the island. The boards participate in the City planning process, solicit the input of other neighborhood groups and residents, and identify the concerns of the areas they represent, based on the powers, duties, and functions outlined in the Neighborhood Plan filed with the City Clerk. As set forth in the Neighborhood Plan (Section 1-7.1), the boards maintain various duties to support the General Plan, such as reviewing and making recommendations

	Comment Source	Summary of Written Comment	DPP Response
		soliciting the input of other neighborhood groups and residents and identifying ~~identify~~ the concerns of the areas they represent. By monitoring conditions, they can also help to make sure that the policies of the General Plan are implemented. ~~As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies.~~....."	on the General Plan, monitoring and evaluating the efficiency and effectiveness of the government's delivery of services to citizens, and assisting in advocating residents' interests to the local government. As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies. The government also needs to engage its citizens in new, evolving ways to maximize participation, including social media and other forms of electronic communications."
183.	23.20	ROW 39. See last sentence, "....As community representatives and per Article 7 of the Neighborhood Plan, the boards ~~can help monitor the progress being made towards achieving General Plan objectives and policies.~~ shall review and make recommendations on any General Plan and monitor the General Plan to make sure that the policies of the General Plan are implemented." Revision clarifies that Board members are obligated by the Neighborhood Plan to review, respond and monitor the General Plan.	The DPP concurs with the comment and proposed revisions to the second public review draft (see response to #183).
184.	118.25	ROW 39. "Members of the advisory boards and their committees can provide valuable assistance by soliciting the input of other neighborhood groups and residents and identifying the concerns of the areas they represent."	Comment is based on original language that has been deleted from the Public Review Draft. There is no reference to "advisory boards" in the current draft. The reference to Neighborhood Boards (i.e., advisory boards) implies the Board and its sub□committees.
ROW 41			
185.	23.21	ROWS 41□46. Keep Implementation sub□section. This section provides a comprehensive overview. Some of the redundancy could be removed, but the main theme of explain how the planning process works must be kept.	The DPP agrees that the main theme of this section that explains the City's planning framework and the planning process should be kept. Changes are intended to correct outdated text and make the Plan clearer/easier to understand.
ROW 42			
186.	23.22	"Development Plans and Sustainable Communities Plans, according to the City Charter..... describe 'the desired ~~urban~~ character and the significant natural, scenic and cultural resources' within a region....." Delete because SCPs are not urban and should not be lumped with DPs.	This quote is taken verbatim from the City Charter Section 6□1509.
187.	30.12	"Development Plans ~~and Sustainable Communities Plans~~, according to the City Charter ~~(all referred to as "Development Plans" below)~~, are "conceptual schemes that describe....." Delete reference to SCPs – they are not urban and cannot be lumped with DPs. Moreso, the City Charter was never changed to reflect the name change of some DP areas SCPs. Until the City Charter (Sec. 6□1509) is changed to add SCPs, they cannot be referred to as DPs. Sec. 6□1509 also refers to "urban design principles" and "urban character," which are not objectives reflected in the SCPs.	The DPs and SCPs form the second tier of planning, and are prepared and adopted in accordance with charter□ mandated requirements for DPs. The distinction in the title merely denotes the plan's emphasis on growth (DPs), or on sustaining modest development patterns (SCPs).
188.	111.14	Nice statement about the role of DPs/SCPs. Not actually reflected in practice, as the City decides the content of a plan based mostly on developer interests, and not community interests.	The DPP appreciates the comment.
ROW 43			
189.	111.15	Add statement "and may or may not implement the General Plan" to these sections, same with private collaboration.	The DPP believes that the proposed change creates a negative connotation, which is not appropriate for the General Plan.

	Comment Source	Summary of Written Comment	DPP Response
ROW 46			
190.	111.15	Add statement "and may or may not implement the General Plan" to these sections, same with private collaboration.	See response to #189.
191.	23.23	Delete entire paragraph because this statement is unnecessary, does not belong in our island's planning document, and does not state a purpose, vision, objective, policy or help implement long□ range planning. "~~The City and County government is not the only entity responsible for …… close collaboration among the public and private sectors in order to meet the objectives of the General Plan.~~"	The intent of this paragraph is to emphasize that other agencies and organizations – both private and public □□ have a role in implementing the General Plan.
192.	30.13	"~~The City and County government is not the only entity responsible for …… close collaboration among the public and private sectors in order to meet the objectives of the General Plan.~~ In order to ensure the general welfare of the residents of Oahu, the City and County recognizes the need for collaboration and cooperation between State and Federal government and the private section all of which play major roles in meeting the objectives of the General Plan." Replace with proposed language because the emphasis of the GENERAL PLAN should be on resident's general welfare.	The DPP respectfully does not concur because the proposed revision removes the specific examples of how the various entities contribute to the community (e.g., State and Federal government responsibilities include freeways, education, natural/cultural resource management, private sector leads construction, healthcare industries.)
ROW 47			
193.	23.24	ROWS 47□49. Keep Amendments sub□section. This section informs people how, why and when the General Plan can be amended.	Proposed changes are intended to correct outdated text and provide clarification.
194.	118.26	ROW 47□49. Regarding the section on Amendments, the City must secure a qualified and experienced City Planner with professional ethics and credentials because political administrative appointees often prove harmful to sound, sustainable planning for present and future generation	The DPP believes this comment is unrelated to the amendment process.
ROW 49			
195.	22.3	Urges that the 20□year planning horizon be retained.	The 20□year planning horizon is noted in the third paragraph of the Preamble (see ROW 10 of the WITH PROPOSED CHANGES SHOWN REPORT).
ROWS 50-51			
196.	23.25	Keep Interpretation sub□section. This section provides information on how conflicts will be resolved.	This section is not proposed for deletion. Proposed revisions are intended to correct outdated text and provide clarification (changes between the first and second public review draft are as shown): "The City's directed growth policy is stated in Chapter I (Population), Objective B. Policies 1 through 3 define the growth policy, and Policy 4 illustrates it. Policy 4 is intended to guide ~~All policy statements and the % of total figures in the population distribution table contained in this Plan are intended to serve as policy guidelines, as proposed to rigid requirements, in~~ the preparation and amendment of development plans by providing a population distribution outcome that is consistent with the directed growth policy. ~~And agency plans, programs, and projects.~~
197.	111.16	ROW 51. Population as a "guide for the preparation and amendment of DPs" just assures that no effort will be made to follow the guide if it conflicts with moneyed development	See response to #196.

	Comment Source	Summary of Written Comment	DPP Response
		interests.	
CHAPTER I. POPULATION			
198.	95.2	No specific guidelines for the amount of growth for an island; not enough specifics about available open space. Concerned about the impacts of unrestrained growth, such as infrastructure requirements, water resources, and the impact of more people and cars (e.g., less open space, less mobility, less area for growing food, not sustainable).	These are noteworthy concerns that have been identified by others participating in the review process. Proposed revisions seek to protect open space, incorporate sustainability concepts, provide adequate infrastructure capacity and water resources, and address quality of life concerns.
ROW 52. CHAPTER I. POPULATION, Objective A (per original General Plan, 2002)			
199.	23.26	Keep objective from original General Plan. _"To control the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.""	See response to #57. This objective and its policies are proposed to be deleted because the City has no legal authority to control either natural population growth or population flows into and out of Oahu.
200.	26.2	City should carefully examine and limit the conversion of existing visitor accommodation units to condominiums and condo□hotels, and stop the proliferation of TVU and illegal vacation rentals.	The DPP appreciates the comment, and concedes that actions to examine and enforce TVU and illegal vacation rental market are beyond the scope of the General Plan Update project.
201.	30.14 130.3	Retain objective from original General Plan, but change "control" to "limit." "To LIMIT ~~control~~ the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions." Original wording represents a goal under which actions are to be taken to avoid social, economic, and environmental disruptions. How will the "limits" of natural resources be known before actions are taken, if there are no carrying capacity studies?	See response to #54 and #57. This objective and its policies are proposed to be deleted because the City has no legal authority to control either natural population growth or population flows into and out of Oahu. The proposed Objective A in the second public review draft considers "the limits of Oahu's natural resources" and the need to "minimize social, cultural, and economic disruptions."
202.	37.2	Supports deleting this objective, but opposes the conversion of existing lodging products to condominiums and condolets, and the proliferation of B&B operations for the following reasons: (1) condo conversion takes units out of the lodging inventory and creates a perception that more lodging product is needed; (2) it encourages population growth through the converted buildings; (3) impacts residential communities; and (4) reduces housing supply and increases housing costs.	See response to #200.
203.	115.8	While the City has no legal authority to control natural population growth or migration, it has the social obligation to administer zoning regulations that impact growth in order to avoid social, economic and environmental disruptions. This objective should be rewritten to reflect this legislative obligation.	The proposed Objective A in the second public review draft is revised as follows (changes between the first and second public review draft are shown): "To plan for future population growth in a manner that considers the limits of Oahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions."
ROWS 52-58. CHAPTER. I POPULATION, Objective. A and Policies 1-6 (per original General Plan, 2002)			
204.	34.14	Rationale for deleting many of the policies in this section uses population growth data from the 70's to the mid 90's, but the average number of people moving here annually increased at an alarming rate between 2000□2010.	Regardless of the rate of immigration, the overall population growth rate has slowed significantly, in comparison to the growth experienced between the 1950s and 1990s. Based on data collected for this update from the State DBED&T and U.S Census Bureau, Oahu has been in a state of "mature" economic growth since around 1990 (see Key Planning Issues report, June 2011, honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/KeyPlanningIssues.pdf). As such, the State has been revising its population projections for Oahu

	Comment Source	Summary of Written Comment	DPP Response
			downward.
205.	77.1 121.2 125.1 130.2	Make original policies more stringent; do not tamper with the intent of this section and do not delete. Proposed changes are "milktoast," weak statements that allow development without opposition. Pathetic that the City pleads powerlessness and deletes these policies because they have been unable to effectively control population growth. Population has reached the island's natural carrying capacity; island will run out of fresh water before the 68,000 homes planned for Ewa and Central Oahu are built. Limiting population is necessary to protect fresh water supplies and mitigate a future catastrophe. Carrying capacity and sustainability are real concerns as we plan for the next 50 years. Rationale statement that the City has no legal authority to control population growth is embarrassing. National laws place limits on immigration, and zoning and land use policies provide potential mechanisms for directing and limiting population growth. Ways for the City to control growth should include using water, traffic, and infrastructure systems capacity to deny building permits, as other municipalities have done. In his book, "The Lands of Hawaii: Their Use and Misuse," Thomas Creighton (1978) expressed concerns about Hawaii's limited resources and the need to limit population. If the existing General Plan policies were properly implemented and enforced, Oahu may not have the urban sprawl, traffic gridlock, infrastructure failures and quality of life issues currently being experienced.	This objective and its policies are proposed to be deleted/revised to reflect current conditions and and updated data, and to emphasize balancing population distribution with protecting natural resources and the environment. Suggested policies to control growth have huge unintentional consequences such as affordability, increasing social divide, and even greater congestion.
ROW 53. CHAPTER I. POPULATION, Objective A, Policy 1 (per original General Plan, 2002)			
206.	30.15 130.4	Retain wording from original General Plan, but substitute LIMITS in place of "controls." "Participate in State and Federal programs which seek to develop social, economic, legal, and environmental LIMITS ~~controls~~ over population growth, and use water supply, traffic conditions, and infrastructure capacity to impose such limits." Directing State and Federal funds for infrastructure – water, sewage, transportation – to areas identified for development for existing and projected resident population needs as opposed to areas outside of Oahu's resort nodes which promote sale of units as second homes, investments and use as transient accommodations will help control population growth.	See response to #205.
207.	125.2	Disagrees with the rationale given for deleting this policy, which indicates that the rate of annual population growth since 1995 has slowed to a third of what it was from 1965 to 1975. Even with a decrease in the rate of growth, the population can continue to grow.	See the response to #204 and #205.
ROW 54. CHAPTER I. POPULATION, Objective A, Policy 2 (per original General Plan, 2002)			
208.	125.3	Deleting this policy because "local influence over in□migration has been negligible" is a pitiful excuse. The unique geographic circumstances that come with living in the middle of the ocean calls for unique efforts. Innovative efforts to implement this policy could have been possible if there had been will.	See response to #204 and #205.
ROW 58. CHAPTER I. POPULATION, Objective A, Policy 6 (per original General Plan, 2002)			
209.	23.27	The rationale for change misrepresents the fact that the first General Plan was adopted in 1961.	This format of the General Plan was adopted in 1977. The previous version, which was accompanied by

	Comment Source	Summary of Written Comment	DPP Response
			Detailed Land Use Maps, was originally adopted in 1964 (City Ordinance No. 2443).
210.	130.5	Replace original policy, stress the importance of this policy by moving it to Policy 1. "Publicize the desire of the City and County to limit population growth."	It is not the City's policy to limit population growth.
ROW 59. CHAPTER I. POPULATION, Objective A			
211.	23.28 118.28	"To plan for future population growth in a manner that considers the limits of Oahu's natural resources and that minimizes social, cultural, and economic ~~and environmental~~ disruptions, and maximizes environmental protection."	The proposed Objective A in the second public review draft is being revised (changes between the first and second public review draft are shown): "To plan for future population growth in a manner that considers the limits of Oahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic ~~and environmental~~ disruptions."
212.	30.16	The use of "minimize" is too subjective and open to many interpretations and disagreements. General Plan should encourage funding and planning objectives that strive for a stable prosperous, vibrant economy and good quality of life for residents instead of planning for anticipated population growth.	The term "minimize" is commonly used when describing a desire to "reduce" or "decrease" impacts. As the first tier of the City's planning system, the General Plan provides the overall framework for the City's public policy of land use and development, and addresses a number of subject areas concerning the welfare of the Oahu's people, including population, the economy and other quality of life issues.
213.	42.6	"To plan for future population growth in a manner that considers the impacts of climate change, the limits of Oahu's natural resources and that minimizes social, cultural, economic and environmental disruptions."	New or revised objectives and policies addressing climate change have been added to Chapters III, V, VI and VII. See response to #89 and 90.
214.	118.27	Add introductory paragraph (moved from the PREAMBLE, ROW 22). Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered. Therefore, to conserve and protect finite resources and distribution systems, sustainability planning should implement moderate growth controls and discourage variances for increased heights and densities."	This paragraph remains as the third paragraph in the "Transportation and Utilities" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
215.	118.28	"To plan for future moderate population growth and manage population and tourism growth in a manner that considers the limits of Oahu's natural resources and that minimizes social, economic and environmental disruptions."	Planning intrinsically implies proactive efforts to manage and positively affect future change.
216.	130.6	"To provide opportunities for a stable population to prosper ~~plan for future population growth~~ in a manner that considers the limits of Oahu's natural resources and that minimizes social, cultural, economic and environmental disruptions."	The proposed language is vague and open-ended, and adds ambiguity to the statement. "To plan for" is more direct and action-oriented than "provide opportunities for."
ROW 60. CHAPTER I. POPULATION, Objective A, Policy 1			
217.	30.17	"Allocate sufficient ~~efficiently the~~ money and resources of the City and County in order to meet the needs of Oahu's resident, tourist and military populations as they use the island's roads, water, sewers and other city facilities ~~anticipated future population~~." General Plan must recognize growth in tourism and military populations and include a policy that acknowledges impacts of	1. "Efficient allocation" implies cost-effective and efficient use of government funds; "sufficient" implies adequate supply of money and resources that is readily available. 2. The General Plan acknowledges the impacts of the visitor industry and Federal spending in the islands (see Chapter II, Objective B, Policy 3 and Objective

	Comment Source	Summary of Written Comment	DPP Response
		these two sectors on public facilities.	F, respectively).
218.	118.29	ADD new Policy 1: "Establish the population carrying capacity for Oahu through scientific investigation, evaluation and determination of the sustainable water resource yield, solid waste disposal capacity, and renewable power infrastructure together with the national standard for per capita recreational open space to sustain Oahu's residential population."	Central to the carrying capacity concept is the assumption that an ecosystem's capacity is related to the disposition and intensity of use and that community values can be quantified. Technological advancements will continue to allow for more efficient use of resources, to reduce society's ecological footprint and impacts to the environment, and increase the population that can be supported.
219.	118.30	"Allocate efficiently the money and resources of the City and County in order to meet the needs of Oahu's anticipated future population." Add reference to "population carrying capacity" and "national open space standard per capita."	See response to #218 above.
ROW 62. CHAPTER I. POPULATION, Objective A, Policy 4 (per original General Plan, 2002)			
220.	34.15	Unclear what is meant by "desirable" and who determines the "desirable pace of physical development." Clarify if will be planners, city officials, corporate investors or the community.	"Desirable" is a political and community consensus derived definition. This policy from the original General Plan (2002) is proposed to be deleted in the second public review draft, and replaced with a new policy. The revised policy—Policy 3—was revised to: "Seek ~~to maintain a desirable~~ a balanced pace of physical development ~~through~~ in harmony with the county's environmental, scenic, cultural, and economic goals by effecting and enforcing City and County regulations.
221.	111.17	Cannot "maintain a desirable pace of physical development through City and County regulations" without enforcement. There is no mention or call in this document about the need for the city to proactively enforce its own laws and codes.	See response to #220. Enforcement of laws and codes is beyond the scope of the General Plan and is a function of City rules and regulations.
222.	118.31	"Seek to maintain a desirable pace of moderate physical development through City and County regulations." The rationale for change claims no legal authority to control natural population growth or in□migration. However, moderate growth control can be accomplished indirectly by not constructing residential towers in the PUC in a manner that abandons long□ established policies.	See response #220.
ROW 63. CHAPTER I. POPULATION, Objective A, Policy 4 (proposed)			
223.	10.4	Suggest more explicit reference to important agricultural lands as follows: "Establish geographic growth boundaries to accommodate future population growth while protecting ~~key~~ important agricultural lands and open space."	This proposed policy is revised in the second public review draft as follows (changes between the first and second public review draft are shown): "Establish geographic growth boundaries to accommodate future population growth while protecting ~~key~~ valuable agricultural lands and open space."
224.	23.29	"Establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space, and rural and suburban areas."	See response to #223. The growth boundaries identify areas where urban, rural and suburban development are to be allowed. Areas outside the growth boundaries are meant for agricultural, open space and forested/undeveloped areas.
225.	27.2	Supports this policy, as it makes clear the significance of the City's growth boundaries from within and outside.	The DPP notes your support for this policy.
226.	28.6	Strongly supports the maintenance of growth boundaries to protect agricultural lands, but notes that the term "key agricultural lands" implies that Oahu has less useful agricultural	See response to #223. The language suggested in the comment is already reflected in the General Plan Update's Agriculture Trend Report (see Section 7.

	Comment Source	Summary of Written Comment	DPP Response
		lands that are still available for development. Suggest statement be added within the General Plan revisions: "With the current extent of planned development, and Oahu's increased population, Oahu's remaining prime agricultural lands may no longer be enough to meet Honolulu's goals of greater self-sufficiency and sustainability. At the same time, more intensive agricultural techniques such as hydroponics, aquaponics, and aquaculture can make highly productive use of lands that in the past have been considered marginal for agriculture. Therefore, areas previously considered sub-prime or marginal because of poor soil quality and/or the presence of brackish or salt water should also be preserved, and intensive agricultural use of these lands should be encouraged wherever feasible."	Potential Land Requirements for Crops and Section 10. Agricultural Issues) The Agriculture Trend Report is available via DPP's website: www.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/TrendReports/Agriculture.pdf
227.	42.7	"Establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space and areas that may serve as buffer from coastal hazards." Growth boundaries are recommended as a strategy to restrict development from hazard-prone areas identified by dataset layers (e.g. current and future coastal erosion maps, sea level rise inundation maps, tsunami inundation maps). Vulnerability assessments may help to identify growth boundaries.	See response to #223. Using growth boundaries in response to sea level rise is premature and overly restrictive at this time, as the specific impacts of sea level rise and climate change are still being determined. Other strategies such as adaptation may also be viable alternatives. New objectives and policies proposed in the second public review draft to address climate change and sea level rise are discussed in responses to #89 and #90.
228.	111.18	This policy - "establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space" – is a great example of the General Plan saying one thing and the DPs/SCPs doing the opposite, as in Koolauloa where the urban boundary expansion is allowing for the urbanization of state agricultural land.	The City's growth boundaries identify land available for future development. The DP/SCP review process allows for modifications to the boundaries, provided that the supporting justification is reasonable. These issues should be revisited at least once in a generation.
229.	118.32	"Establish geographic growth boundaries to accommodate future moderate population growth while protecting and preserving all ~~key~~ agricultural lands and open space, and maintaining existing rural and suburban areas." Rationale for change states annual population growth since 1995 is only 1/3 of that from 1965-1975. The rampant tower building boom in the PUC will serve mostly for exploitation and speculation by non-residents leading to exponential growth, which the finite resources of this island cannot support. This is the antithesis of moderate, sustainable growth.	See response to #224
230.	61.1	Protect agricultural land on the Ewa plain by allowing vertical development, not sprawling house lots and shopping centers.	The main purpose of the "geographic growth boundaries" is to achieve a balance between population growth and urban needs while giving long- term protection of agricultural land. In the Ewa DP, the Community Growth Boundary gives long-term protection to over 3,000 acres of prime agricultural land and preserves open space while providing adequate land for development.
ROW 64. CHAPTER I. POPULATION, Objective A, Policy 5			
231.	23.30 118.33	Add new Policy 6, "Establish a target limit for tourism on Oahu and achieve the target thru the limitation of new legal accommodations and elimination of illegal accommodations."	Establishing an overall capacity for visitors is complex and problematic. Per DBED&T's Planning for Sustainable Tourism: Summary Report (April 2006): "Factors that enable or limit the ability to accommodate tourism are many…..The project's Infrastructure and Environmental Study attempted to identify and measure the current use and capacity of

	Comment Source	Summary of Written Comment	DPP Response
			20+ infrastructure elements and environmental resources at the county and sub-county levels and found serious data limitations regarding nearly all systems. Not only was it difficult to identify specific usage and capacity levels, almost no data was available to distinguish resident from tourist use of these resources." Current locational restrictions and density controls help to limit and control tourism growth. In regards to eliminating illegal accommodations, renewed efforts to enhance enforcement are acknowledged to be necessary.
ROW 66. CHAPTER I. POPULATION, Objective B, Policy 1			
232.	118.34	"Facilitate the full development of the primary urban center through ~~higher-density redevelopment and~~ infill opportunities for moderate mid-density redevelopment." High-density crowding in the PUC is undermining the quality of life and safety of the residents.	The DPP respectfully does not concur with the comment. The proposed change is inconsistent with the City's policy to encourage high-density development in the Primary Urban Center (PUC). The policy is revised in the second public review draft as follows (changes between the first and second public review draft are shown): "Facilitate the full development of the primary urban center through higher-density redevelopment and ~~infill opportunities~~ and the provision of adequate infrastructure."
ROW 67. CHAPTER I. POPULATION, Objective B, Policy 2			
233.	27.3	Supports this original policy (unamended), as it clearly states the growth areas essential to accommodate population growth.	The DPP notes your support for the policy. The original policy (2002) remains unchanged in both the first and second public review drafts.
234.	118.35	"Encourage development equally within the PUC and secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures and crowding in the PUC and developmental pressures in the remaining urban-fringe and rural areas, and to meet housing needs not readily provided in the primary urban center." This is consistent with ROW 125. Chapter II ECONOMY, Objective G, Policy 1, "Concentrate economic activity and government services in the primary urban center and the secondary urban center at Kapolei." High-density crowding in the PUC undermines the quality of life and safety of the residents.	The proposed change is inconsistent with the City's long-standing directed growth policy, which calls for full development of the PUC, and development in Kapolei, Ewa and Central Oahu. Major investments in infrastructure have been expended to accommodate development in Kapolei, Ewa and Central Oahu, as planned.
235.	130.7	Delete this policy. No longer encourage development in any area except the urban center.	See response to #234. s
ROW 68. CHAPTER I. POPULATION, Objective B, Policy 3			
236.	28.7	Supports containing development within urban boundaries. Policy 3 contradicts Policy 2 (ROW 67), which encourages development within Ewa and Central Oahu urban-fringe areas.	Policies 1, 2 and 3 specify the development pattern desired for each of the 8 DP/SCP regions on Oahu. Policy 1 specifies full development of the PUC; Policy 2 encourages development within Ewa and Central Oahu; and Policy 3 calls for managed development in the other urban fringe and rural areas (East Honolulu, Koolau Loa, Koolau Poko, North Shore and Waianae).
237.	23.31 30.18 111.19	"Manage physical growth ~~land use~~ and development in the urban-fringe and rural areas so that: a. an undesirable spreading of development is prevented ~~Development is contained within growth boundaries~~; and b. their population densities are consistent with the character …."	Proposed changes to Policy 3 are meant to acknowledge the growth boundaries (i.e., the community boundary system) used in the DPs/SCPs. The community boundary system is meant to manage long-term physical growth by identifying areas where urban, rural and suburban development is allowed.

	Comment Source	Summary of Written Comment	DPP Response
		Retain original language because the term "physical growth" more closely aligns with Chapter VII. Physical Development and Urban Design. The reference to "preventing undesirable spreading of development" better defines the City's objective to contain urban sprawl, since growth boundaries can change over time. The proposed language does not acknowledge the fact that growth within growth boundaries can encourage and cause sprawl. It allows for urban sprawl, as long as the growth boundary is adjusted. This is what is being allowed in Koolau Loa with Envision Laie.	Areas outside the designated growth boundaries are intended for agriculture, open space and forest/undeveloped areas. Movement of the community boundary may occur over time, but the process to move the line is meant to be difficult to prevent urban sprawl. The policy is revised in the second public review draft as follows (changes between the first and second public review draft are shown): "Manage land use and development in the urban fringe and rural areas so that: a. development is contained within growth boundaries; and b. population densities in all areas remain ~~are~~ consistent with the character and the culture ~~of development~~ and environmental qualities desired for each community ~~such areas.~~"
238.	34.16	"Manage land use and development in the urban fringe and rural areas so that: a. Development is contained within growth boundaries and an undesirable spread of development is prevented; and b. population densities in all areas remain ~~are~~ consistent with the character, cultural and environmental qualities of each community (ahupua' a or moku~~) of development and environmental qualities desired for such areas~~.	See response to #237. Chapter VII includes objectives and policies that address the quality, compatibility and coordination of physical developments. .
239.	118.36	"Manage land use and development in the urban fringe and rural areas so that: a. development is contained within growth boundaries; and b. their population densities are consistent with the character desired for such areas, including the PUC and its established neighborhoods." This reflects the City's and communities' desire to prevent overcrowding in the PUC, urban sprawl, and growth boundaries changing over time.	Adding reference to the PUC to this policy is not applicable because this policy addresses development in the urban fringe and rural areas. The PUC is designated as Honolulu's urban core (neither urban fringe or rural), and the City's long standing directed growth policy calls for full development of the PUC.
ROW 69. CHAPTER I. POPULATION, Objective B, Policy 4			
240.	10.3	Table identifying the "Percentage of 2025 Islandwide Population" distribution of residents is one of the most significant policies in the Plan. The target date and distributions should be updated, assessed and revised as needed relative to DBEDT's recently revised projections (March 2012 report) and 2010 Census.	The Distribution of Resident Population Table in Policy 4 has been updated to 2040 based on the DBED&T's latest population projections and the 2010 Census.
241.	23.32 30.19 102.1	Keep the population percentages. Do not alter the projected population numbers stated in the existing Plan.	The DPP respectfully does not concur with the comment. Updates to the General Plan should use latest data available to update the plan's time horizon.
242.	42.8	As part of this policy, the adequacy of existing development should be assessed before new development is permitted. The availability of services should account for changes due to climate change (e.g. decreased rainfall, increased storm runoff, changes in water supply).	This policy, together with Policies 1, 2 and 3, sets forth the City's policy about how/where to direct future population growth. The adequacy of existing development, and the adequacy of available services and infrastructure systems to accommodate new development is addressed as one of the review criteria for land use and zoning applications. New objectives and policies proposed in the second public review draft to address climate change and sea level rise are discussed in responses to #89 and #90.
243.	43.12	This table would be more meaningful if it included: (1) existing population distribution percentages, in order to describe the shifts that would be needed to arrive at the desired distribution figures; (2) total population numbers as a reference point for the	The technical report accompanying the final draft will include existing population distribution percentages and numbers, a map showing the population distribution by region, and justification for the desired

<table>
<tr><th></th><th>Comment Source</th><th>Summary of Written Comment</th><th>DPP Response</th></tr>
<tr><td></td><td></td><td>desired population percentages, as presented in the 1992 General Plan; (3) an accompanying map showing the population distribution by region, as included in the 2002 General Plan.

Rationale should discuss the City's success (or lack of success) in implementing the directed growth policy, and provide justification for the currently proposed "no change" in population distribution policy. Additional detail about the method used to derive the desired distribution would be useful.

The Plan supports concentrating growth in the urban core, without any recognition of the problem of land assembly which is necessary to facilitate the level of density being considered. Policies for overcoming the problem of urbanizing lands that is fragmented by diverse ownership patterns are needed.</td><td>distribution.

Addressing the fragmented land ownership patterns that make redevelopment within the PUC difficult is appropriate for the DP/SCP level.</td></tr>
<tr><td>244.</td><td>88.34</td><td>Under the 2025 Population Distribution Guidelines, an increase of 11.6% for Koolaupoko appears excessive and unbalanced, in view that Ewa only increases by 1.4% and Central Oahu by 6.4% more than Koolaupoko. The physical, economic, social and environmental infrastructure of this windward area cannot sustain such growth. Truly ugly policy.</td><td>The population percentages reflect the % share of Oahu's total population desired for each of Oahu's eight regions (not the percent of population growth, as interpreted by the comment). Based on the 2040 population projections, the distribution of regional residential population in the second public review draft has been revised such that Koolau Poko is to accommodate 10% of the island's total population, Ewa 16% and Central Oahu 18%.</td></tr>
<tr><td>245.</td><td>110.4</td><td>Percentage population allocation guidelines are not enough to ensure that quality of life issues are addressed.</td><td>The DPP concurs with that this policy alone cannot address quality of life issues.</td></tr>
<tr><td>246.</td><td>111.20</td><td>Did anyone look carefully at the distribution of residential population to see how/if it was managed and implemented?</td><td>This was presented in the Key Planning Issues report prepared by DPP (June 2011, see pages 4–5). honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/KeyPlanningIssues.pdf</td></tr>
<tr><td>247.</td><td>118.37</td><td>"Direct moderate, balanced growth according to the policies ~~Policies 1, 2, and 3~~ above by providing land ~~development~~ use in accordance with scientifically documented carrying capacity of Oahu, including sufficient fresh water supply, solid waste disposal and renewable power ~~and needed~~ infrastructure together with the national standard for per capita recreational open space to sustain ~~support a future distribution of~~ Oahu's residential population that is consistent with the following distribution table:

Distribution of Residential Population

LOCATION — % DISTRIBUTION OF 2025 ISLANDWIDE POPULATION
Primary Urban Center — 25.0% ~~46.0%~~
Ewa — 25.0% ~~13.0%~~
Central Oahu — 25.0% ~~17.0%~~
East Honolulu — 5.3%
Koolau Poko — 11.6%
Koolau Loa — 1.4%
North Shore — 1.7%
Waianae — 4.0%

100.0%"</td><td>It is unrealistic to assume that Ewa and Central Oahu regions can each accommodate 25% of the islandwide population, when the current combined population projections for 2040 only account for 34% of the islandwide population. Ewa and Central Oahu cannot accommodate a combined population of 50% because these regions do not have the infrastructure and land within the existing community growth boundary to accommodate such growth.</td></tr>
<tr><td>248.</td><td>158.1</td><td>Adjust islandwide residential distribution according to the carrying capacity of each of the various DP/SCP areas (Waianae is listed at 4.0% of the island's residential population). The actual number</td><td>See response to #54. The distribution of islandwide residential population for Waianae in the year 2040 is a proposed 5% in the second public review draft (It was</td></tr>
</table>

	Comment Source	Summary of Written Comment	DPP Response
		associated with the 4% is significantly different if Oahu's population is 1,000,000 (40,000), versus 2,000,000 (80,000). Waianae's current population accounts for almost 5.0% of Oahu's population, and the region faces consequences such as traffic congestion, the need to import more than 60% of the potable drinking water from aquifers outside of Wai`anae, and homeless/houselessness (aggravated by lack of affordable housing). A population percentage scenario may have been appropriate when there was less than 500,000 on Oahu. As population increases, there is a need to re-evaluate the current scenario (concentrated urban areas rather than urban sprawl) and better manage scarce water resources and the lands which feed those resources (leave current open space open to help with percolation of rain water into the underground aquifers).	4% in the original plan (2002) and the first public review draft). The Board of Water Supply's (BWS) Waianae Watershed Management Plan (2010) provides a long-range plan for the preservation, restoration, and balanced management of ground water, surface water, and related watershed resources in Waianae. Management of land and water is interrelated, since urban uses of land increase water demand. The BWS continues to make extensive efforts to ensure that the Waianae Watershed Management Plan is in alignment with the policies and guidelines of the Waianae SCP and the General Plan.
249.	165.1	While the population distribution percentages are intended as "…policy guidelines" (i.e., not rigid requirements), DPP typically applies them when reviewing discretionary permit applications and considers whether the population resulting from a proposed project will exceed the percentage share of island-wide population. Instead of population projections "to manage growth," the General Plan Update should focus on identifying ways to achieve a more sustainable Oahu with improved livability and resiliency, identifying the key resources and services that are needed to sustain Oahu's residents and make better use of our resources. There are many aspects of population growth–i.e., fertility rates, longevity and in-migration–that cannot be predicted or controlled. Also, 'optimum' population percentages are likely to change due to technology and changes in the way resources are used. For example, technology may allow for: 1) urban farming practices that allow for more efficient land use and greater food production, and 2) increased renewable energy resources. As greater efficiency in resource use is achieved, the same amount of resources could support a larger population.	The comment pertains to the role of functional planning, which helps implements the General Plan. See response to #37.
CHAPTER II. ECONOMY			
250.	48.4	Add diversified economic engines (e.g., film industry, information technologies	Chapter II, Objective A, Policy 3 incorporates new emerging industries that are compatible with sustainability goals. Policy 3 is revised in the second public review draft (changes between the first and second public review draft are shown): "Pursue opportunities <u>to grow and strategically develop non-polluting industries such as</u> ~~for the growth and strategic development in appropriate locations of~~ trade, communications, media, <u>medical,</u> life sciences, <u>and</u> technology ~~and other industries of a nonpolluting nature~~ <u>in appropriate locations</u> that contribute to Oahu's long-term environmental, economic, and social sustainability." Objective A, Policy 4 supports entrepreneurship and innovation.
251.	118.38	Add separate sub-section for responsiveness to address the escalating cost of living in Hawaii.	A separate sub-section addressing the escalating cost of living in Hawaii is not necessary because Objective A and its Policies 1, 2 and 7 address the escalating cost of living and changes in global conditions.
252.	10.5	Proposed revisions generally support and complement key industry clusters and priorities in the City's section of the *2010*	The DPP notes your support of the proposed revisions.

	Comment Source	Summary of Written Comment	DPP Response
		Hawaii Statewide Comprehensive Economic Development Strategy (CEDS). Revisions supporting the CEDS include: (1) support for entrepreneurship and innovation; (2) removing unnecessary regulatory barriers; (3) policy support for increasing food self-sufficiency; (4) development of a skilled workforce for emerging industries; and (5) expansion and maintenance of critical infrastructure for economic growth and business development.	
253.	118.39	Change chapter title: "HEALTHY ECONOMY." Add introductory paragraph (moved from the PREAMBLE, ROW 17). "**THE HEALTHY ECONOMY.** The objectives and policies for healthy economic activity attempt to address the needs for an *adequate* standard of living for residents and future generations, and an economy that contributes to Oahu's long-term sustainability. Issues of the island land base with finite carrying capacity and resources; employment opportunities and viability of major industries; *diversification* of the economic base and its resiliency to changes in global conditions and climate change leading to sea-level rise; and an improved quality of life and the location of jobs are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our people."	"Healthy Economy" is an individual preference. The economy could also be described as "vibrant," "strong," or "sustainable." Preference is to leave it open-ended, without a descriptor. This paragraph remains as the first paragraph in the "THE ECONOMY" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 70. CHAPTER II. ECONOMY, Objective A			
254.	27.4	Supports this objective, as encouraging and supporting economic diversity is essential for Oahu's sustainability.	The DPP notes your support of this objective.
ROW 71. CHAPTER II. ECONOMY, Objective A, Policy 1			
255.	118.40	Oahu is too dependent on the global market and imported food supply.	The DPP concurs with the comment. Policy 1 calls or a strong economic base that is resilient to changes in global conditions. Additional policies in Chapter II Economy and Chapter VI Energy have been proposed to incorporate sustainability principles and increasing locally-produced food.
ROW 72. CHAPTER II. ECONOMY, Objective A, Policy 2			
256.	111.21	"Encourage the viability of businesses and industries which contribute to the economic and social well-being of Oahu residents while meeting sustainability and energy needs."	Energy is addressed in Chapter VI. Sustainability is proposed to be added to various chapters of the General Plan (see response to #47).
257.	118.41	Land development and construction has a stranglehold on the economy. The agricultural industry GMO crops and chemical toxins used by the AG industry do not contribute to the well-being of residents.	The DPP agrees that diversification of the economy is important (Key Planning Issues paper, June 2011, see pages 11-12. honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/KeyPlanningIssues.pdf.) Proposed revisions to Chapter II are proposed to support greater economic diversification and a stronger agricultural industry.
ROW 73. CHAPTER II. ECONOMY, Objective A, Policy 3			
258.	43.13	Rephrase this policy, with additional punctuation, in order to render it more reader-friendly.	Policy 3 is revised in the second public review draft (changes between the first and second public review draft are shown): "Pursue opportunities to grow and strategically develop non-polluting industries such as ~~for the growth and strategic development in appropriate locations of~~ trade, communications, media, medical, life sciences, and technology ~~and other industries of a nonpolluting nature~~ in appropriate locations that contribute to Oahu's long-term

	Comment Source	Summary of Written Comment	DPP Response
			environmental, economic, and social sustainability."
259.	88.1	*"Pursue opportunities for the growth and strategic development in appropriate locations of trade, communications, media, life sciences, technology and other industries of a nonpolluting nature that contribute to Oahu's long-term environmental, economic and social sustainability."* Supports "development in appropriate locations" "of a non-polluting," socially sustainable nature. Considered to be a good policy.	The DPP notes your support of this policy. See response to #258.
ROW 75. CHAPTER II. ECONOMY, Objective A, Policy 5			
260.	23.33	Foster a healthy business climate by removing ~~unnecessary regulatory barriers~~ regulations that does not add value to life on Oahu while keeping in place regulations that protect the people of Oahu and the environment." Proposed policy is a subjective judgment call and does not belong in the General Plan.	Policy 5 is revised in the second public review draft (changes between the first and second public review draft are shown): "Foster a healthy business climate by reducing ~~removing unnecessary~~ regulatory barriers that are burdensome, redundant, and costly to small businesses, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."
261.	28.8	Strongly supports this policy and wants to see it included in the revised General Plan. Agriculture is heavily regulated, and any relief from burdensome regulations is welcomed (e.g., low-risk agricultural structures are treated as if they were residential or commercial buildings under existing County building codes).	The DPP notes your support of the policy. Objective C, Policy 4 in Chapter II addresses removing overly-stringent and costly regulatory impediments that hinder agricultural producers.
262.	30.20 34.17 37.3 43.14 73.1 115.9	~~"Foster a healthy business climate by removing unnecessary regulatory barriers."~~ Proposed policy is too vague and open to broad interpretation. Need to define "unnecessary" regulatory barriers, and clarify the types of business settings and regulations that would qualify for lesser regulatory barriers. As written, this policy may be interpreted to mean that the overall business climate is universally impeded by unnecessary regulatory barriers, and that business interests should take precedence over environmental protection regulations. This should be paired this the goal of preserving and expanding regulation, which provides for the economic and environmental sustainability of Oahu's residents. Under the City's planning scheme, each DP/SCP area should determine what regulations are needed and which are not needed for the region.	See response to #260 for proposed revision.
263.	111.22	"Foster a healthy business climate by removing unnecessary regulatory barriers and aggressively enforcing those that are important to the implementation of the spirit of this plan."	See response to #260.
264.	118.42	"Foster a healthy business climate by encouraging small businesses and removing ~~unnecessary regulatory barriers~~ redundant and cumbersome administrative procedures that do not add value to life on Oahu while keeping in place regulations that protect the people of Oahu and its fragile environment. "Unnecessary regulatory barriers" reflects the influences and regulatory exemption purposes of the PLDC and is contrary to the public interest.	See response to #260.
265.	23.34 118.43	Add new Policy 6: "Encourage the development of information-based industries, which emphasize telecommuting." These industries by their very nature have smaller energy requirements and smaller impact on infrastructure requirements than other industries.	The suggested addition is already addressed by other policies that encourage emerging industries such as film, communications, media, and technology-based industries (Chapter II, Objective A, Policy 3), and transportation demand strategies such as

	Comment Source	Summary of Written Comment	DPP Response
			telecommuting (Chapter V, Objective A, Policy 10).
ROW 80. CHAPTER II. ECONOMY, Objective B			
266.	27.5	Supports this objective, as the tourist sector is vital to maintaining a key component of Oahu's economic engine.	The DPP notes your support of the policy.
267.	33.2	Hawaii Tourism Authority has repeatedly stated that more revenue is wanted, not more visitors. Proposed changes contradict this goal by allowing increased density and unit counts in Waikiki, while also encouraging the spread of tourists throughout Oahu. Residents do not want all tourism, all the time, everywhere.	Proposed revisions emphasize greater focus on the quality of the visitor experience, not density and unit counts.
268.	48.5	Add a target limit for tourism	See response to #231. .
269.	163.3 174.1	Kailua has lost its small town atmosphere because of the tourist related activities. Kailua has become overly congested with tour buses, dedicated tour bus parking/staging areas competing for parking, businesses that cater to tourists, and tourists walking and bicycling unsafely. Keep tourism in Waikiki. No more buses; tourists can rent cars and take the city bus to support local businesses without adding traffic to small towns.	These are noteworthy concerns that have been identified by others participating in the review process. Revisions are being proposed to address the quality of life for residents and to minimize the negative impacts of visitors (see Objective B and Policy 1, Policy 3, Policy 8 and Policy 10.) Unfortunately, these are specific issues that cannot be immediately resolved through the General Plan Update process.
ROW 81. CHAPTER II. ECONOMY, Objective B, Policy 1			
270.	23.35 118.44	"~~Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well being of communities, and the quality of life of residents.~~" Delete this policy. It does not provide a policy or objective on how the visitor industry will improve the economic and social well being of communities, or residents' quality of life.	The DPP prefers to maintain the policy as proposed in the first public review draft. Maintaining the economic and social well being of local communities is vital to a quality visitor experience.
271.	26.3	Need to recognize the contributions of residents and local workers within hotels and the larger visitor industry in helping to ensure the quality of the visitor experience. Despite record number of visitors, hotel workers are working harder and harder with less and less staff.	The General Plan is a land use plan that focuses on land use and development related topics. Although the individuals who work in the visitor industry contribute greatly to a quality visitor experience, the General Plan Update process is not the appropriate vehicle to resolve working conditions of the hotel/visitor industry.
272.	30.21	"~~Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well being of communities, and the quality of life of residents.~~ Provide for the long term viability of Waikiki as Oahu's primary resort area by giving the area priority in visitor industry related public expenditures." Replace proposed policy with Policy 1 from original General Plan (currently Objective B, Policy 4). Unclear how the visitor industry can improve the economic and social wellbeing of communities and the quality of life of residents, and it is not a General Plan objective to "improve the quality of the visitor experience."	The DPP prefers to maintain the policy as proposed in the first public review draft. Policy 1 recognizes residents' concerns about the potential impacts to residents that can occur with unrestrained visitor activities and facilities, and provides for a holistic approach to tourism that considers residents' needs. .
273.	37.4	"Ensure that ~~Encourage~~ the visitor industry ~~to~~ improves the quality of the visitor experience, economic and social well being of communities, and the quality of life of residents. Discourage industry changes that run counter to this goal." This recognizes this goal's importance.	See response to #272.
ROW 82. CHAPTER II. ECONOMY, Objective B, Policy 2			
274.	34.18	"Respect and emphasize the value that Native Hawaiian culture	The visitor industry is the primary focus of Objective B

	Comment Source	Summary of Written Comment	DPP Response
		and cultural practitioners, and other established ethnic traditions, bring to enriching the resident and visitor experience." Reinforcing authentic Hawaiian culture is needed both for residents and visitors.	and this policy. The importance of Native Hawaiian culture to residents' lifestyle is addressed in Chapter X.
275.	115.10	Add a policy that deals with the commercialization of the Hawaiian culture. Many feel that tourism opens the door to cultural exploitation for profit and that Hawaiian people suffer the most.	Policy 2 seeks to incorporate authentic Native Hawaiian culture into the visitor experience. Policy 3 in the second public review draft addresses this comment with the following language: "respects existing lifestyles, cultural practices, and natural and cultural resources."
ROW 83. CHAPTER II. ECONOMY, Objective B, Policy 3			
276.	9.5	"Guide the development and operation of visitor accommodations and attractions in a manner which respects existing lifestyles, cultural practices, natural and cultural resources, and avoids unsustainable increases in the cost of providing public services."	The DPP concurs with the comment. This policy was revised (changes between the first and second public review draft are shown): "Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and which also respects existing lifestyles, cultural practices, and natural and cultural resources."
277.	145.2	*"Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services."* Appreciates proposed revision in support of alternative visitor accommodations.	See response to #276. The DPP notes your support of this policy. Objective B, Policy 10 of this chapter addresses alternative visitor accommodations.
ROW 84. CHAPTER II. ECONOMY, Objective B, Policy 4			
278.	135.2	Waikiki is a dead□zone for residents; it has no character to connect it to its history and is largely artificial.	The DPP respectfully does not concur with the comment. While Waikiki is marketed mainly to visitors, residents do live in and go to Waikiki. Authenticity and culture are referenced under Objective B, Policy 2 and Policy 3.
279.	30.22	"Provide for the long□term viability of Waikīkī as a world□class visitor destination by giving priority to visitor industry related public expenditures and by encouraging private investment in physical improvements that support the visitor industry in Waikiki and the secondary resort areas." This prevents unwanted and unplanned for resort and tourism sprawl in all areas of the island (rural, suburban and urban).	Secondary resort areas are identified in Policy 7. Policy 4 is revised in the second public review draft (changes between the first and second public review draft are shown): Provide for the long□term viability of Waikīkī as a world□class visitor destination and as Oahu's primary resort area by giving Waikīkī priority ~~to~~ in visitor industry related public expenditures and by encouraging private investment in enhancing facilities and attractions ~~in physical improvements~~ that support the visitor industry.
280.	33.3 146.2	Disagree with proposed revision that changes the description of Waikiki from "Oahu's primary resort area" to "a world class visitor destination." While the stated rationale ("to support visitor investments island wide") is logical, Waikiki will remain as the primary visitor destination and the policy should continue to reflect this fact. The proposed policy opens the doors for expanding resort zoning beyond Waikiki, Turtle Bay and Ko Olina thus impacting residential communities and the quality of life for local residents.	Waikiki is Hawaii's primary resort area and a world□class visitor destination. See response to #279.
281.	118.45	"Provide for the long□term viability of Waikiki as a world□class visitor destination and as Oahu's primary resort area by giving Waikiki priority in ~~to~~ visitor industry related public expenditures and by encouraging private investment in ~~physical~~ utility	The policy in the second public review draft was revised to clarify Waikiki as Oahu's primary resort area (see response to #279). The DPP respectfully does not concur with the

	Comment Source	Summary of Written Comment	DPP Response
		infrastructure improvements that support the visitor industry in Waikiki." Leaving this policy open-ended to encourage private investment in undefined physical improvements (e.g., heights, densities) invites unfettered variances and abuse of established policies and permitting practices. DPP's rationale states the revision "considers that the visitor industry supports the entire island and that investments are needed island-wide (should not be limited to Waikiki)." To better support the entire island, private investment should provide infrastructure upgrades and maintenance of the infrastructure that directly supports the visitor industry in Waikiki so this does not continue to the entire island's burden. Rationale of encouraging tourism investments island-wide is not acceptable to established communities; tourism impacts could be intrusive to such communities and degrade residents' quality of life.	suggested policy revision. General Plan's policies are meant to give broad guidance while more detailed aspects of development are implemented and regulated by the DP/SCP, ordinances, rules and regulations such as but not limited to the PUC DP, Land Use Ordinance (LUO), the Waikiki Special District, and the Building Code.
ROW 85. CHAPTER II. ECONOMY, Objective B, Policy 5			
282.	37.5	"Provide for a high quality and safe environment for visitors and residents in Waikiki, and support measures to ensure visitors' safety in all areas of Oahu, without infringing on the civil rights of residents."	The City is legally bound to protect civil rights, regardless of this statement.
283.	88.2	Supports ensuring visitors safety in all areas of Oahu (tourists will be less safe in communities where they are not wanted.) Considered to be a good policy.	The DPP notes your support of the policy.
ROW 87. CHAPTER II. ECONOMY, Objective B, Policy 6			
284.	23.36	~~Concentrate on the quality of the visitor experience in Waikīkī ; rather than on~~ Prohibit major increases in permitted development densities in Waikiki." Keep the original policy. Density limits are needed to ensure a quality visitor experience, as individual developers will tend to overdevelop in their own interest.	The DPP respectfully does not concur with the suggested policy revision. General Plan's policies are meant to give broad guidance while more detailed aspects of development are implemented and regulated by the DP/SCP, ordinances, rules and regulations such as but not limited to the PUC DP, Land Use Ordinance (LUO), the Waikiki Special District, and the Building Code.
285.	73.2	Plan states that Waikiki is now built out in terms of high-rise development, yet new developments that will negatively impact scenic views are being proposed. These include: (1) Kyo-ya's request for a shoreline setback variance; and (2) proposed high-rise at 2121 Kuhio Avenue to be sited parallel – rather than perpendicular – to the shoreline, which is not in compliance with design guidelines that call for a mauka-makai orientation.	The DPP respectfully does not concur with the comment. See response to #281.
286.	115.11	Focus on maintaining or reducing existing height and density, and where possible, removing buildings to improve the visual beauty of the area. Pressure to increase height and density in Waikiki is making the area less attractive to visitors. Tourists trying to escape the concrete and loss of view plane in Waikiki are inundating local communities.	See response to #281.
287.	118.46	"Concentrate on the quality of the visitor experience in Waikiki, ~~rather than on~~ by prohibiting any increases in permitted development densities in Waikiki." Retain and strengthen the original policy. Waikiki is becoming overcrowded with escalating development densities, which degrades the visitor experience and fosters private residential condos and timeshares in Waikiki.	See response to #281.
ROW 88. CHAPTER II. ECONOMY, Objective B, Policy 5 (per original General Plan, 2002)			

	Comment Source	Summary of Written Comment	DPP Response
288.	26.4 37.6	Replace original policy with revised statement: "Encourage investment in existing full-service hotels while limiting both the construction of and the conversion of lodging products to condominiums and condo hotels." This reflect the City's need to encourage more long-term investment in existing Waikiki hotels as a way of discouraging further construction or conversion of hotels to timeshares, condominiums and condo-hotels that result in less jobs and an erosion in the City's tax-base.	This is a more detailed policy that is not appropriate for the General Plan. Creation of full service hotels is market driven and will not limit the construction or conversion of lodging products to condos and condo hotels.
289.	33.4 34.19 146.3	Re-insert original policy (do not delete): "Prohibit further growth in the permitted number of hotel and resort condominium units in Waikiki." The rationale that the policy is no longer needed because current trends indicate no growth in daily visitors on Oahu is incorrect. Based on recent numbers and projections, high-rise developments are still being proposed for Waikiki, and there is a desire to build more units to meet increasing demand. Existing policy is needed to manage increasing visitor demand for units.	The DPP respectfully does not concur with the comment. According to the Visitor Industry Analysis Issues Paper (September 2010) prepared for this update, the original Policy 5 is no longer needed. This is because the tourism industry on Oahu is changing. Oahu stopped seeing real growth in daily visitors after 1990. Furthermore, while traditional hotel units continue to represent the majority of Waikiki's visitor units, there has been a shift in the mix of accommodation units away from the traditional hotel inventory and toward timeshares, and resort condominiums.
290.	34.19	Re-insert original policy and add discussion of "carrying capacity" for Waikiki moku.	See response to #54. Establishing an overall capacity for visitors is complex and problematic. Per DBED&T's Planning for Sustainable Tourism: Summary Report (April 2006): "Factors that enable or limit the ability to accommodate tourism are many…..The project's Infrastructure and Environmental Study attempted to identify and measure the current use and capacity of 20+ infrastructure elements and environmental resources at the county and sub-county levels and found serious data limitations regarding nearly all systems. Not only was it difficult to identify specific usage and capacity levels, almost no data was available to distinguish resident from tourist use of these resources."
ROW 89. CHAPTER II. ECONOMY, Objective B, Policy 7			
291.	9.6	"Permit the development of the following secondary resort areas: Ko Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie; provided that such development shall be permitted subject to conditions that ensure the long-term protection of existing lifestyles, cultural practices, and natural and cultural resources in these and adjacent areas."	The DPP prefers the proposed policy language in the first public review draft. Policy 1, Policy 2 and Policy 3 address these concerns.
292.	10.6 41.2	"Permit the development of the following secondary resort areas: Ko Olina Resort, Turtle Bay ~~Kuilima~~ Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie." Change reference of "Turtle Bay" to "Kuilima" to reflect the current name of the resort area (which was formerly referred to as Kuilima). Policies should focus on guiding planning that preserves, protects and encourages the development of lands for uses which are best suited for the public welfare. Analysis would include balancing the economic, socio-cultural and environmental consequences of allowing or disallowing certain uses. If this section is kept as is, reference to "Kuilima Resort" should be changed to "Turtle Bay Resort" to reflect the current name of the resort area.	Policy 7 is revised in the second public review draft (changes between the first and second public review draft are shown): "Facilitate ~~Permit~~ the development of the following secondary resort areas: Ko Olina Resort, Turtle Bay Resort ~~Kuilima Resort,~~ Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie."

	Comment Source	Summary of Written Comment	DPP Response
293.	23.37 30.23 34.20 43.15 88.3 118.47	"Permit the development of the following secondary resort areas: Ko Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe, and Makaha Valley~~, and Laie~~." Delete Laie from resort development to maintain the area's unique scenic "country" character. Resort development in Laie has been contested for various reasons, including increased traffic and poor highway capacity. Resort and tourist activities will encourage unsustainable and unplanned for growth. If Laie is kept as a secondary resort area, the desired level of development should be more explicit in this plan.	This policy identifies specific areas of the island to be designated (i.e., zoned) for secondary resort use. Laie is included in this policy because of the area's resort zoning at the Polynesian Cultural Center. The area's existing zoning represents established land use policy and property rights until they are changed. The City is legally bound to honor the existing zoning and land use designations.
294.	26.5 37.7	Delete this policy: "~~Permit the development of the following secondary resort areas: Ko Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie~~." Community strongly opposes the expansion of Kuilima Resort due to possible impacts to the community. Promoting and endorsing current development plans – of which have been contentious issues within the community (i.e., Kuilima/Turtle Bay) should not be policy. In addition, the City should critically study the development of the other resort areas to ensure the economic benefits and to minimize negative impacts on quality of life and the environment.	See response to #293.
295.	30.23	Addition of Hoakalei as a new secondary resort area increases the number of secondary resort areas from 4 to 5. How was it determined that Hoakalei should be considered as a secondary resort area? Have sufficient planning studies been conducted to ensure adequate infrastructure exists so that surrounding communities are not negatively impacted by unplanned resort growth? If adequate infrastructure capacity is not available, Hoakalei must not be included as a secondary resort.	The resort designation at Hoakalei was approved under the General Plan in 1993. The revisions proposed to this policy (see response to #292) are intended to identify the specific areas designated for secondary resort uses. A hotel is master planned for Hoakalei, as is reflected in the area's existing Resort zoning. Ewa Marina (Ocean Pointe/Hoakalei) is identified as a resort community (see Chapter II, Objective B, Policy 7).
296.	33.5	Discussion of secondary resort areas is incorrect. There is a primary resort area at Waikīkī and a secondary resort area at Ko Olina. The other areas lack infrastructure to support expansion and should be referred to as other resort areas.	The classification of an area as a "secondary" resort area does not define size and scale of the resort use. This is determined by the zoning approvals which have already been granted and vested.
297.	34.20	"Permit the development of the following secondary resort areas: Ko Olina Resort, ~~Kuilima Resort,~~ Hoakalei Resort at Ocean Pointe, Makaha Valley and Laie." Eliminating Kahuku from the General Plan addresses concerns raised by Koolauloa residents about the potential adverse impacts of proposed resort development.	This policy identifies specific areas of the island to be designated (i.e., zoned) for resort uses. Turtle Bay is included in this policy because of the area's existing resort zoning.
298.	111.23	Policy supports urbanizing the entire island. Since some of the areas identified in this policy are one hotel (not characteristic of resorts), language should indicate "allowing for continued success of existing hotels." Referring to single hotels as secondary resort areas implies the right to future resort growth.	See response to #296.
299.	118.47	"Permit the development of the following secondary resort areas: Ko Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe~~, Makaha Valley,~~ and Laie." Delete Makaha to maintain the "country" and scenic character of these areas. Transportation infrastructure is not available nor planned to support further resort development.	This policy identifies specific areas of the island to be designated (i.e., zoned) for resort uses. Makaha is included in this policy because of the area's existing resort zoning.
ROW 90. CHAPTER II. ECONOMY, Objective B, Policy 7 (per original General Plan, 2002)			
300.	23.38 30.24	"Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment,	This is covered under Chapter II, Objective B, Policy 3.

	Comment Source	Summary of Written Comment	DPP Response
	118.48	and avoids substantial increases in the cost of providing public services in the area." Add the original policy back in. It reflects the City's obligation/responsibility to respect Oahu's residents and environment, and sets a goal to contain public costs for providing services to resort nodes. Should always be the policy of the City to contain costs and avoid substantial increases.	
ROW 91. CHAPTER II. ECONOMY, Objective B, Policy 8			
301.	88.4	*"Preserve the well-known and widely publicized scenic qualities of Oahu for residents and visitors alike."* The term "preserve" indicates strict regulations to protect resources (and prohibit 200+ kayakers daily on the Mokulua Islands). Considered to be a good policy.	The DPP notes your support of the policy.
ROW 92. CHAPTER II. ECONOMY, Objective B, Policy 9			
302.	111.24	Policy to "encourage physical improvements, social services and cultural programs that contribute to a high quality visitor experience" is unattainable. Unrealistic to encourage such improvements when the City has limited resources and visitor destination areas are scattered around the island.	This policy will require public-private partnerships and local community involvement to be successful.
ROW 93. CHAPTER II. ECONOMY, Objective B, Policy 10			
303.	39.3	American Planning Association "Zoning News" article (March 20, 2002) states "the impact of short-term vacationers compared with year-round residents can be significant." (see CD submitted with letter for additional background materials).	The DPP appreciates your comment.
304.	34.21 73.3 156.2	Disagrees with DPP decision to use of the survey results as the means to justify the addition of this policy (limited sample size used to justify the proposed change). Survey results were biased by vacation rental proponents, and survey was not adequately publicized or noticed. Could have done better to publicize the project, and inform people about what's at stake. This policy was clearly written for rental/B&B interests, demonstrating how a small group can exert influence. Seems that a small, vocal segment from Kailua influenced the decision to add this policy.	Proposed policy reflects a long-standing debate about diversifying visitor accommodations. Survey was not the sole determining factor influencing the decision to include this policy, as stated in the comment (see response #26).
305.	122.1 145.1 145.3	Supports short-term, non-traditional accommodations in residential areas (tourism is a major driver for Kailua), and limited-service hotels in other communities, excluding Kailua. Alternative accommodations demonstrate that not everyone wants to stay in a hotel	The DPP appreciates your comment.
306.	43.16	"Diversify the visitor experience by supporting ~~allowing~~ options for visitor accommodations~~, including~~ —such as community hotels, eco-lodges, bed and breakfast, or other ~~and~~ alternative lodging options—where appropriate." This revision acknowledges the value of alternative lodging options for visitors, while also recognizing the community concerns.	Policy 10 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively. ~~Diversify the visitor experience by allowing options for visitor accomodations, including community hotels and alternative lodging."~~
307.	20.1	Objects to the proposed revision that would encourage hotels outside of the established resort areas (adopted at the April 11, 2013 regular meeting). "Diversify the visitor experience by allowing options for visitor accommodations, including community hotels and alternative lodging, where the communities have identified a need for a	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.

	Comment Source	Summary of Written Comment	DPP Response
		community hotel."	
308.	23.39 118.49	Replace this policy as follows: "~~Diversify the visitor experience by allowing options for visitor accommodations, including community hotels and alternative lodging.~~ Enforce the law concerning illegal Bed & Breakfast accommodations and TVUs, thereby making licensed accommodations more profitable, increasing rental opportunities for Oahu residents and preserving Oahu's residential neighborhoods." Strongly objects to visitor accommodations in residential areas. General Plan should not promote tourist accommodations that are illegal, has no limits, is not consistent with long-range planning and community-based DPs/SCPs, has no definition, planning regulations or guidelines. Short-term vacation rentals are incompatible with residential uses, and would be inconsistent with General Plan policies to promote our hotel industry and provide adequate infrastructure to support tourism. Also concerned that the rationale statement – that the revision is in response to community concerns – is incorrect. Visitor Industry Analysis Report does not recognize residents' desire for safe and livable neighborhoods, nor does it quantify housing opportunities for local residents lost to tourist rentals. Specific to Windward Oahu, the report does not quantify the transient units already available (e.g., Paradise Bay Resort, MCBH motel, and military resort facilities at MCBH and Bellows, 39 legal B&B's and TVU's in Kailua).	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306. The DPP respectfully does not concur with the comment. This revised proposed policy is consistent with policies in the DPs/ SCPs and the LUO that permit small visitor accommodations (up to 180 units) outside of resort zoned areas to meet market demand. Permitting new visitor accommodations outside of designated resort areas will still be subject to existing rules and regulations regarding the adequacy of infrastructure. The DPP appreciates your comment.
309.	23.40 118.50	Add new policy. "Enact ordinances that preserve residential communities for Oahu's residents." Focus on preserving the integrity of residential neighborhoods, instead of advocating short term rentals that will increase housing/rental costs, and limit housing supply. Short-term rentals compete with policies to promote hotels in primary and secondary resort areas, and is not consistent with policies to provide adequate infrastructure in support of tourism. No mention was made that these rentals were deemed illegal in 1986 and 1990, and that the illegality was confirmed in 2011 by the City Council.	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.
310.	32.2 56.1 157.2	Add a new policy: "Protect and maintain the stock of existing permanent residential housing and the residential character of Oahu's established neighborhoods and enforce regulations that disallow resort land uses in our residential and other nonresort designated areas." Illegal visitor lodging reduces the residential housing supply, destroys the residential character of neighborhoods and negatively impacts the quality of life.	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.
311.	172.2	Delete proposed change to allow vacation rentals in residential areas, and add a new policy to "protect and maintain residential zoning and housing within established neighborhoods on Oahu." Tourists are overwhelming residential areas, and the quality of life is deteriorating. Policy only considers financial gains; does not address the adequacy or capacity of existing infrastructure systems to accommodate tourist demands (impacts to roads/traffic, sewers, utility systems, etc.).	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.

	Comment Source	Summary of Written Comment	DPP Response
312.	183.1	Delete proposed change to allow vacation rentals in residential areas, and replace with a new policy, "Enhance the local residents experience by enforcing existing TVU policies." Unregulated vacation rentals on the North Shore are overwhelming the community, endangering ecosystems, supporting out-of-state real estate investments and reducing housing inventory available for local residents.	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306. Chapter II, Objective B, Policy 1 seeks to balance the needs of residents and visitors, and includes a statement about "the quality of life of residents."
313.	191.1	Delete proposed change to allow vacation rentals in residential areas, or change to "enforce the existing regulations on resort zoning and visitor lodging in a way that can protect our environment, tourism, and future generations." Local families are being displaced /moving away because of the lack of long-term housing that is affordable.	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.
314.	32.3 56.2	Add a new policy: "Support and encourage cohesive neighborhoods that promote social networking and grow a community's social capital." Communities with higher levels of social capital (social relations that have productive and positive benefits) are likely to have higher educational achievement, better performing governmental institutions and economic growth, and less crime/violence. Also, their residents are likely to be happier, healthier, and live longer.	This comment is addressed in Chapter VII, Objective F, Policy 6: "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital."
315.	40.1 138.1 150.4 159.1	"Diversify the visitor experience by allowing options for visitor accommodations, including community hotels ~~and alternative lodging~~." Delete the reference to "alternative lodging" because it supports illegal short term rentals, which create noise, traffic and generally disrupt residential areas. Keep residential areas for residential use. Supports additional hotel rooms in non-traditional visitor areas (such as Laie and near UH), but strongly opposes the unstated encouragement of vacation rentals in residential areas. Reference to "alternative lodging" allows for TVUs and B&Bs, which conflict with the North Shore SCP. Per the current North Shore SCP, residents generally support the concept of affordable, short term accommodations for tourists, local families and off-island contractors (Reference to community hotels is consistent with the North Shore SCP, which includes language to support "small-scale visitor accommodations such as a small country inn in Hale'iwa town and the Waialua Center, " and prohibit additional overnight accommodations until community concerns about illegal vacation rentals are resolved and enforcement mechanisms are in place to eliminate the current illegal operations.)	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306 and #312.
316.	71.1 85.1 86.1 112.1	Add language to "protect residential zoning." Need a policy to "increase the family environment of our zoned residential areas." Replace Policy 10 with the following: "Promote the well-being of residents and visitors by strictly enforcing laws forbidding short term rentals in areas not zoned Resort."	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.
317.	22.7 24.2 25.1 26.6 30.25 31.1 32.1 33.6	Delete proposed change to allow visitor accommodations (community hotels and alternative lodging) in residential areas. Keep residential communities for residential use, and respect existing zoning laws. Do not allow tourist/resort development sprawl at the expense of the health and safety of communities; put local community interests above the tourist industry and	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.

	Comment Source	Summary of Written Comment	DPP Response
	35.1 37.8 38.2	visitor experience, and consider housing needs and lifestyle of residents above visitors.	
	39.1 47.1 52.1 54.1 55.1 56.1 57.1 59.1 62.1 63.1 64.1	Policy appears to have been added by visitor lodging interests (due to testimony at the August 2011 Planning Commission hearings and DPP's unscientific survey), not for the benefit of local residents. Rationale for change uses an unscientific survey with results skewed by a special interest group. (Survey results are statistically insignificant; 2,413 respondents represent only 0.25% of Oahu's resident population). DPP is allowing defacto spot zoning to fuel community discontent, skepticism, frustration and lack of confidence in City government and the planning process.	
	65.1 66.1 67.1	Disagrees with the rationale that visitor accommodations are needed "to serve visiting family/friends." Justification is unproven.	
	68.1 69.1 71.1	Notes that 11 Neighborhood Boards and several community groups have adopted resolutions to oppose visitor accommodations in residential areas	
	72.1 74.1 75.1 76.1	Need adequate enforcement against illegal rentals to preserve the quality of life and safety of neighborhoods, and ensure that existing City policies are being enforced.	
	80.1 82.1 83.1	Policy reinforces the City's lack of enforcement/ability to curtail B&B and illegal vacation rentals	
	84.1 85.1 86.1	City is not equipped to enforce/regulate the industry in a way that would ensure benefits for visitors, residents and the City	
	87.1 88.33 89.1 90.1 91.1 92.2	Contradicts City's current position that visitor accommodations in residential communities are problematic. Conflicts with current law (passed in 1987 and reaffirmed in 2010) to limit non□conforming use (vacation rentals and B&Bs) for residential, rural, and agriculture zoning	
	93.1 94.1 96.1 97.1 98.1 99.1	Lack of enforcement forced an individual to file a lawsuit against a neighbor who operated a B&B without a permit (Cummings vs. Roth, Civic Case No. 04□1□0836); 2006 ruling by Judge Sabrina McKenna found that there are zoning laws to protect residential neighborhoods from vacation rentals	
	103.1 104.1 105.1	Conflicts with the Tourism Focus Group findings to "better regulate and enforce illegal vacation rentals"	
	106.1 108.1 109.1 110.1 111.25 112.1 113.1 115.12 116.1 117.1 120.1 123.1	Conflicts with long□standing General Plan policies, including: focusing visitor accommodations to Waikiki and secondary resort areas; promoting affordable housing; diversifying the economy and promoting orderly economic growth (policies continue tourism emphasis); promoting long term viability of agriculture and preserving AG lands (this puts pressure on AG lands to be developed); managing growth and development; excluding from residential areas major sources of noise; fostering the multiethnic culture of Hawaii; and sustainability goals as stated in the Preamble (ROW 17).	
	124.1 127.1 128.1 129.1 130.8 131.3	Conflicts with directed growth objectives (Chapter I, Objective A and B) and the desire to prevent urban sprawl from areas not zoned or designated for resort development by allowing unspecified visitor accommodations in unspecified locations	
	132.1 133.2 134.1 135.1 136.1	Conflicts with the Koolau Poko SCP which calls for the "long□term protection of community resources and its residential character." Also, "community hotels" are not referenced (supported) in the Koolau Poko SCP	

	Comment Source	Summary of Written Comment	DPP Response
	137.1 139.1 140.1 142.1 143.1 144.1 146.4 148.1 149.1 151.1 152.1 153.1 154.1 155.1 156.1 157.1 158.2 160.1 161.1 164.1 166.1 167.1 168.1 170.1 171.1 175.1 176.1 177.1 180.1 181.1 182.1 184.1 185.1 187.1 188.1 189.1 190.1 193.1	Issue is more appropriate at the DP and SCP level. General Plan should emphasize community needs expressed in the SCPs rather than "require" the SCPs to be consistent with the General Plan North Shore SCP states that short-term rentals of any kind should not be permitted until effective enforcement is in place May be acceptable to allow visitor lodging in non-resort zoned areas and neighborhoods, but should require approval from 80% of the people living in that neighborhood. Increasing tourism sprawl in residential neighborhoods has many negative impacts. Reasons cited are listed as follows: Erodes property owners' rights and only serves individual homeowners; unfair to residents who work within legal means to afford their property taxes Drives up real estate demand, encourages speculation that pushes up property values and housing prices, reduces housing supply and availability of affordable housing to displace locals (i.e., prices locals out of the market) Increased property taxes resulting from higher real estate sales Most properties are owned by off-island investors who are absentee owners and are not involved in community activities Replaces permanent residents/neighbors who participate in community activities and contribute to the local economy with transient population. Erodes social fabric and sense of community that comes from knowing your neighbors; increases neighborhood instability and minimizes social capital (social relations that have productive and positive benefits), as visitors do not participate in local government or other activities that build social networks. Benefits of social capital include: stronger communities, more volunteerism, higher educational achievement, better government and economic growth, less crime/violence, and greater longevity/well-being. Neighborhoods (Kailua, North Shore, Hawaii Kai, Kahala, Kapahulu) lack adequate infrastructure, amenities and businesses/services for visitors. Preserving communities is critical for the State's continued success as a travel destination. Need to keep Kahala properties in residential development, in line with KCA's CC&Rs which restrict the use of Kahala properties to single-family dwellings. Increases demand on infrastructure systems and public services, as the number of people staying at a vacation rental typically exceeds the number of people living in a permanent household Waikiki is structurally suitable for tourists, and financially in need of tourists Alternative lodging options will increase competition for hotels, which could lead to increased unemployment for hotel workers Changes the residential character of neighborhoods Nuisances for surrounding residences include parties, noise, illegally parked cars, increased traffic of visitors and contractors/ service providers, inappropriate behaviors (profanity, nudity, abuse to sea turtles) Increased tourist traffic in this community is overwhelming and taxing beaches, recreational resources, shopping and	

	Comment Source	Summary of Written Comment	DPP Response
		transportation (tour buses, tourists on bicycles, no parking, overcrowded areas) Increases public safety, security and privacy concerns. May also result in increased crime and vandalism Tourists are important, but should not infiltrate the island. Spreading visitors throughout the island destroys the harmony between resident and visitor that is being promoted in other sections of the Plan. Strangers in residential neighborhoods, commercial activities in public parks, and tourists everywhere will degrade the community's Aloha Spirit.	
318.	79.1	Ensure that visitor accommodation activities will not be allowed to proliferate in neighborhoods and that existing zoning ordinances will be enforced. Illegal vacation rentals increase speculation in land prices and housing costs, reduce affordable rental housing opportunities, and detract from the character of neighborhoods. Policy 10 contradicts the following objectives and policies concerning housing (Chapter IV): *1.* Objective A. "*To ensure a wide range of housing opportunities, choices and prices for all residents."* *2.* Objective A, Policy 1. "*Support programs, policies and strategies which will provide decent homes at the least possible cost."* *3.* Objective A, Policy 4. "*Support and encourage programs to maintain and improve the condition of existing housing."* *4.* Objective A, Policy 13. *"Encourage the production and maintenance of affordable rental housing, ohana housing, and accessory dwelling units."* 5. Objective B. *"To reduce speculation in land and housing."* *6.* Objective B, Policy 2. "*Discourage speculation in lands outside of areas planned for urban use."* *7.* Objective C. *"To provide residents with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by transportation networks and public utilities."* *8.* Objective C, Policy 2. *"Encourage the fair distribution of low- and moderate-income housing throughout the island."* Policy 10 also contradicts with the following: *9.* CH. VII, Objective A. "*To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located."* *10.* CH. VII, Objective A. Policy 12. *"Promote opportunities for the community to participate meaningfully in planning and development processes."* *11.* CH. VII, Objective D. "*To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live."* *12.* CH. VII, Objective F. "*To promote and enhance the social and physical character of Oahu's older towns and neighborhoods."* *13.* CH. XI, Objective A. *"To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu."*	Policy 10 is meant to provide small-scale visitor accommodations in non-resort areas to meet market demand. The DP/SCP, City ordinances, rules and regulations are to ensure that visitor accommodations will not proliferate in neighborhoods.

	Comment Source	Summary of Written Comment	DPP Response
		14. CH. XI, Objective A, Policy 1. "*Maintain City and County government services at the level necessary to be effective."* *15.* CH. XI, Objective A, Policy 3. "*Ensure that government attitudes, actions, and services are sensitive to community needs and concerns."*	
319.	157.3	Policy 10 contradicts policies that address affordable housing and the need for the tourist industry to balance its needs with residents' quality of life, including the following (see letter for justification statements): *1.* PREAMBLE. *"Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of Oahu, and a primary concern of the General Plan."* *2.* CH. I, Objective A. *"To plan for future population growth in a manner that considers the limits of Oahu's natural resources and that minimizes social, cultural, economic and environmental disruptions."* *3.* CH. II, Objective A. *"To promote economic opportunities that enable all the people of Oahu to attain meaningful employment and a decent standard of living."* *4.* CH. II, Objective B. *"To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates the unique Hawaiian sense of place and culture."* *5.* CH. III, Objective A, Policy 1. *"Protect Oahu's natural environment, especially the shoreline, valleys, ridges and watersheds, from incompatible development.* *6.* CH. IV, Objective A. "*To ensure a wide range of housing opportunities, choices and prices for all residents."* *7.* CH. IV, Objective A, Policy 1. "*Support programs, policies and strategies which will provide decent homes at the least possible cost."* *8.* CH. IV, Objective B. *"To reduce speculation in land and housing."* *9.* CH. VI, Objective A. *"To increase energy self-sufficiency and maintain an efficient, dependable, and economical energy supply."* *10.* CH. VI, Objective A, Policy 1. "*Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and renewable energy development and utilization programs."* *11.* CH. VI, Objective B. *"To conserve energy through the more efficient management of its use."* *12.* CH. VI Objective B, Policy 1. *"Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations."* *13. CH. VI,* Objective *B, Policy 2. "Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient siting and design of new developments."* *14.* CH. VII, Objective A. "*To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which*	See response to #319.

	Comment Source	Summary of Written Comment	DPP Response
		they will be located." *15.* CH. VII, Objective A, Policy 2. "*Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public facilities and services."* *16.* CH. VII, Objective A, Policy 9. *"Exclude from residential areas, uses which are major sources of noise and air pollution."* *17.* CH. VII, Objective D. "*To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live."* *18.* CH. VII, Objective E, Policy 1. *"Encourage distinctive community identities for both new and existing communities and neighborhoods."* *19.* CH. VII, Objective E, Policy 3. *"Require developments in stable, established communities and rural areas to enhance the existing communities and areas."* *20.* CH. VIII, Objective A. *"To prevent and control crime and maintain public order."* *21.* CH. VIII, Objective A, Policy 1. *"Provide a safe environment for residents and visitors on Oahu.* *22.* CH. VIII, Objective A, Policy 5. *"Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes."*	
320.	182.2	Policy contradicts policies that support meaningful employment and balancing tourism with residents' quality of life: *1.* CH. II, Objective B. *"To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates the unique Hawaiian sense of place and culture."* *2.* CH. II, Objective B, Policy 1. *"Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents."*	See response to #319.
321.	187.2	Policy contradicts with the following General Plan policies: 1. CH. IV, Objective A. *"To ensure a wide range of housing opportunities, choices and prices for all residents."* 2. CH. IV, Objective B. "*To reduce speculation in land and housing."* *3.* CH. VII, Objective D. *"To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live."* *4.* CH. VII, Objective E. *"To create and maintain attractive, meaningful, and stimulating environments throughout Oahu."*	See response to #319.
ROW 94. CHAPTER II. ECONOMY, Objective C			
322.	23.41	"To ensure the long-term viability and continued productivity of agriculture. To make Oahu more self-sufficient protection of agriculture lands is a top priority." Protection of agricultural lands is needed to reduce dependency on imported food and increase self-sufficiency.	The intent of this objective is to recognize the agricultural industry's role within Oahu's economic framework. Increasing locally-grown food and protecting agricultural lands are important considerations addressed by the subsequent policies (Policies 2, 3, 4, 6, 7 and 8). Note: The Agricultural Trend report (February 2011)

	Comment Source	Summary of Written Comment	DPP Response
			indicates that Oahu needs approximately 23,000 acres of land for 100% self-sufficiency in fresh produce assuming no inter-island shipping. There is also over 30,000 acres of good farmland outside of growth boundaries, plus about 4,700 acres of land used for export and non-food crops that could be made available if necessary. However, 100% food self-sufficiency is not considered realistic because of the need to maintain off-island supply lines.
323.	27.6	Supports this objective, as the revised language supports and promotes the agricultural industry.	The DPP notes your support of the policy.
324.	30.26	"To reduce the island's dependency on imported food, ensure the long-term viability ~~and continued productivity~~ of agriculture ~~on Oahu~~ and obtain greater food self-sufficiency protection of agricultural lands is a top priority." Agriculture, self-sufficiency and food security are state and county objectives that need to be recognized in the General Plan.	See response to #322.
325.	118.51	"To ensure the long-term viability and increased ~~continued~~ productivity of agriculture on Oahu for greater self-sufficiency and protection of agriculture lands as a top priority." Protection of agricultural lands is needed to reduce dependency on imported food and increase self-sufficiency.	See response to #322.
326.	37.9	"To enhance ~~ensure~~ the long-term viability and to increase ~~continued~~ productivity of agriculture on Oahu."	"Ensure" suggests certainty and long-term continuation and is more definitive than "enhance," which denotes improving. Likewise, "continued productivity" suggests long-term continuation, while "to increase productivity" is more generic.
327.	111.26	Unclear how to promote agriculture when the DPs/SCPs allow for urbanization of most agricultural lands.	The DPP respectfully does not concur with the comment. The DPs/SCPs do not allow for urbanization of most agricultural lands. While some areas identified for future urban uses involve lands currently designated for agriculture use, a large portion of Oahu's agricultural land is intended to remain in agriculture. The growth boundaries are primarily intended to protect agricultural and preservation land.
ROWS 94-108. CHAPTER II. ECONOMY, Objective C and Policies 1-13			
328.	28.9	Strongly supports these policies to foster a positive business climate, encourage expansion of diversified agriculture and the active use of agricultural lands, and improve agricultural infrastructure.	The DPP notes your support of the policies.
329.	88.5	Supports entire section; all statements are positive and would contribute to a better Hawaii.	The DPP notes your support of the policies.
ROW 95. CHAPTER II. ECONOMY, Objective C, Policy 1			
330.	23.42 30.27 118.52	"Foster a positive business climate for agricultural enterprises and agricultural entrepreneurs and small farmers to….." Reflects a desire to encourage diversified agriculture and self-sufficiency. The majority of farmers producing the food we consume are small farmers that should be included in this policy.	Policy 1 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Foster a positive business climate for agricultural enterprises of all sizes as well as innovative approaches to farming as a business, ~~and agricultural entrepreneurs,~~ to ensure the continuation of agriculture as an important component of Oahu's economy. Small farmers are recognized in the term "agricultural enterprises of all sizes." Small

	Comment Source	Summary of Written Comment	DPP Response
			farming is further addressed by Objective C, Policy 5.
331.	118.52	"Foster a positive business climate for safe agricultural enterprises....." Reflects a desire to encourage safe diversified agriculture free from toxic chemicals and whole food self-sufficiency.	This is addressed by Objective C, Policy 9, which supports sustainable agricultural practices that minimize environmental impacts.
ROW 96. CHAPTER II. ECONOMY, Objective C, Policy 2			
332.	118.53	"Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown safe and toxin-free food available for local consumption."	Inclusion of "safe and toxin-free" to this statement is overly biased. Federal and State regulations limit chemical use and application, and farmers and consumers should have a choice about the products they grow/consume. (It should not be a mandate resulting from County government policy).
ROW 97. CHAPTER II. ECONOMY, Objective C, Policy 3			
333.	23.43	"Support the development of markets for local products, ~~particularly those with the potential for economic growth~~." Delete because self-sufficiency is not always about being economically viable, but includes the able to sustain a lifestyle by producing agricultural products to sell at farmers markets and share with family and friends.	The comment is based on the original policy (2002), which has been revised. The revised policy as proposed in the second public review draft is below (changes between the first and second public review draft are shown): "Foster market opportunities and increased consumer demand for safe, locally-grown fresh and processed agricultural products."
334.	118.54	"Foster market opportunities and increased consumer demand for safe, locally-grown fresh and processed agricultural products." Food self-sufficiency includes the ability to sustain a healthy lifestyle by producing AG products to sell at farmers markets and share with family and friends.	The DPP concurs with the comment. Policy 3 has been revised, as noted in the response to #333.
ROW 98. CHAPTER II. ECONOMY, Objective C, Policy 4			
335.	34.22	Identify some of the "unnecessary impediments."	Policy 4 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Remove overly-stringent and costly regulatory ~~unnecessary~~ impediments that hinder a producer's ability to develop, market and distribute ~~to developing, marketing and distributing~~ locally grown food and products."
336.	118.55	"Remove unnecessary impediments to developing, marketing and distributing safe, locally grown food....."	Food safety regulations are in place to ensure consumer safety. It is unclear what specific regulations unnecessarily affect a producer's ability to meet food safety standards.
ROW 99. CHAPTER II. ECONOMY, Objective C, Policy 4 (per original General Plan, 2002)			
337.	27.7	Agrees that this policy should be deleted.	The DPP notes your support for the policy deletion.
338.	23.44 118.56	Re-insert policy and revise: "Provide sufficient agricultural land in communities island wide including Ewa, Central Oahu, East Honolulu and the North Shore to encourage the growth of small food source farms and diversified agriculture ~~the continuation of sugar and pineapple as viable industries.~~" Reflects desire to continue existing farming and increase farming in other areas.	This level of specificity is unnecessary. The policies for agriculture are being revised to provide broad guidance at the island-wide level (regardless of specific location). With the demise of plantation agriculture, it is no longer necessary to identify specific areas for specific types of farming activities.
339.	30.28	"Provide sufficient agricultural land in Ewa, Central Oahu, and the North Shore and communities island wide to offer opportunities for and to encourage the growth of small food source farms and diversified agriculture ~~the continuation of sugar and pineapple as viable industries.~~" Reflects desire to secure the future of small	See response to #338.

	Comment Source	Summary of Written Comment	DPP Response
		farms and helps prevent the return of plantation style agriculture.	
340.	34.23	Reinstate original policy with revisions: "Provide sufficient agricultural land in Ewa, Central Oahu, ~~and~~ the North Shore, Koolauloa and Koolaupoko to encourage food sustainability for the island of Oahu ~~the continuation of sugar and pineapple as viable industries~~." Note that agricultural lands in Central Oahu and Ewa are just the lands that are going to be developed by DR Horton and Castle & Cooke.	See response to #338.
ROW 100. CHAPTER II. ECONOMY, Objective C, Policy 5			
341.	23.45 118.57	"Promote and adopt a no net loss policy of agricultural land to encourage small-scale farming activities and other operations, such as……" Reflects existing areas being farming (along the coasts, East Honolulu and Kunia) and all agricultural land in Central, including recently-purchased Galbraith lands.	This is inconsistent with the City's long-standing directed growth policy, which accommodates future growth by allowing for urbanization of some agricultural lands in areas already planned/designated for urbanization.
342.	30.29	Unacceptable to delete references to farming along the "Windward, North Shore, and Waianae coasts." Reference helps ensure the viability and success of small farms and diversified agriculture in these areas. The North Shore was identified as one of the areas available for displaced farms in the Hoopili LUC decision.	The references to these specific geographic regions in this policy reflected the agricultural industry's former emphasis on plantation agriculture, as these were the areas that were not occupied by the sugar cane or pineapple plantations. Given the shift away from plantation agriculture, these references are no longer warranted and policies are being revised to address reflect current trends and challenges in the agricultural industry. The DPP's current effort to identify IAL involves land in those three areas.
343.	33.7 37.10 146.5	~~Promote small-scale farming activietes and other operations, such as~~ Maintain agricultural land along the Windward, North Shore, and Waianae coasts for truck farming, flower growing, aquaculture, livestock production, ~~taro growing, and subsistence farms~~ and other types of diversified agriculture." Both the original policy ("maintain agricultural land along the Windward, North Shore, and Waianae coasts") and the proposed policy ("promote small-scale farming activities") are valid and should be included. Keep original language and add a new policy in support of small scale farms. Preserving agricultural land and maintaining agriculture along the Windward, North Shore, and Waianae coasts is important. City's policy should be to reinvigorate agriculture in these areas.	See response to #342.
ROW 101. CHAPTER II. ECONOMY, Objective C, Policy 6			
344.	27.8	Revise to acknowledge that not all landowners want to engage in agri-business.	The DPP respectfully does not concur with the comment. Agriculture should be the primary use of high-quality agricultural lands.
345.	111.27	Cannot "encourage landowners to actively use high quality agricultural lands for agricultural purposes" as stated in the policy when community growth boundaries are moved to allow urbanization of state agricultural lands that are and were agricultural when the land owner bought them, as the City is doing in Koolauloa.	The DPP respectfully does not concur with the comment. This policy is not specific to any one area of Oahu, but addresses all high quality agricultural land. There is a need to balance demand for urban uses given a growing population with a desire to preserve rural areas. The amount of land outside the growth boundary is more than adequate to maintain a healthy agricultural economy. According to the Agricultural Trend Report (February 2011) prepared by Plasch Econ Pacific for the General Plan Update, there is over 30,000 acres of good farmland on Oahu that is outside

	Comment Source	Summary of Written Comment	DPP Response
			of the DPs/SCPs' community boundaries.
346.	115.13	"Encourage landowners to actively use high quality agricultural lands for agricultural purposes. Such lands should not be rezoned for development, not damaged by overuse of pesticides and not used solely to grow seed crops for export."	The DPP respectfully does not concur with the suggested change. The proposed Objective C, Policy 8 prohibits urbanization of high-value agricultural land outside of the City's growth boundaries. Objective C, Policy 14 proposed in the second public review draft protects the right to farm by enforcing right-to-farm laws.
347.	118.58	"Encourage landowners to actively use high-quality agricultural lands zoned for agricultural purposes."	The suggested addition of "zoned" adds undue constraints to the proposed policy.
ROWS 101, 102 and 103. CHAPTER II. ECONOMY, Objective C, Policies 6-8			
348.	22.8	Delete references to preserving "high quality," "high productivity potential" and "high value" agricultural lands, since ALL agricultural lands should be preserved and actively used for agriculture.	The DPP respectfully does not concur with the comment. These policies recognize that not all lands designated for agricultural use have the same properties, that some lands are more productive than others, and that certain ag or ag-related uses (e.g., ranching, aquaculture, processing activities, energy farms) should be directed to lower-quality agricultural lands. This policy also supports the use of agricultural land for farming (and not gentlemen estates).
349.	23.46	Change references to "high quality," "high productivity potential" and "high value" agricultural lands to "Important Agricultural Land." Proposed terms have no definition and no identifiable meaning in fact or in state statute; IAL is the understandable, meaningful and consistent term in current usage and in statute (e.g., ALISH, which is also referred to in the LUO).	The IAL classification is a special State designation that is primarily meant to provide economic incentives to promote farming. Landowners that achieve a designation of IAL would be able to take advantage of government economic incentives that support farming.
350.	28.10	Expand these policies to include all lands where agricultural, aquacultural, or aquaponic production is feasible. Terms "high quality," "high-value," and "high productivity potential" imply that lesser quality lands are available for development. If Oahu is to be more self-sufficient, agriculture must expand onto lands that are not presently listed as high quality.	See response to #347. The Agricultural Trend Report indicates that Oahu would require about 23,000 acres to achieve 100% food self-sufficiency in fresh produce, which is less than the 30,000 acres of good farmland available for farming. According to Plasch Econ who authored the Agricultural Trend Report, more than 90% of land in the State Agricultural District on Oahu is not currently being farmed, demonstrating that agricultural land is not in short supply.
ROW 102. CHAPTER II. ECONOMY, Objective C, Policy 7			
351.	10.7	"Encourage the preservation of important ~~landowners to permanently preserve~~ agricultural land with high productivity potential for agricultural production." Suggest a more broad policy that is not directed to landowners, as State law provides various incentives for landowners to preserve agricultural lands.	The DPP respectfully does not concur with the comment. The suggested revision would drastically change the context of this policy, which currently recognizes the role that landowners' play in the preservation/designation of agricultural land.
352.	27.9	This should be specified to be agricultural land outside the City's Urban Community Boundary.	This policy is intentionally broad and inclusive, without regard for the growth boundaries. Referencing the City's growth boundaries adds unnecessary constraints; Policy 8 denotes areas outside the growth boundaries.
353.	111.28	"Encourage landowners to permanently preserve agricultural land ~~with high productivity potential~~ for agricultural production." Policy should be to preserve all agricultural lands, not just "high quality" lands.	Specifying "high productivity potential" is helpful to prioritizing future actions.
ROW 103. CHAPTER II. ECONOMY, Objective C, Policy 8			
354.	23.47 30.30	"Prohibit the urbanization of ~~high-value agricultural land located~~	The ALISH (prepared by the State Department of

	Comment Source	Summary of Written Comment	DPP Response
	118.59	~~outside the City's growth boundaries~~ ALISH (Agricultural Lands of Importance to the State of Hawaii) designated land." This reflects that agriculture land has already been rated, identified and mapped. This policy must apply to all ALISH-designated lands to ensure the long-term viability and continued productivity of agriculture. This is critical because boundaries can change over time, which puts prime and unique agricultural land at risk because of its location within an arbitrary boundary.	Agriculture (DOA), United States Department of Agriculture (USDA)/Soil Conservation Service, 1977) is one of four agricultural ratings systems, which also includes (1) USDA, SCS Land Capability Classification, 1972; (2) the University of Hawaii Land Study Bureau's (LSB) Detailed Land Classification, 1965-1972; and (3) Land Evaluation and Site Assessment (LESA), 1983-86. ALISH alone is not a sufficient metric to determine whether land should be urbanized.
355.	27.10	Prohibition of urbanization does not take into account future needs that must be balanced.	Policy 8 sets forth the City's policy that lands outside the City's growth boundaries should not be developed for urban uses. See response to #345.
356.	43.17	Add clarification to define "high-value" agricultural land and add a map showing the location of these lands and the City's growth boundaries; this would make it easier for the City to implement this policy and for readers to understand it. What is the policy concerning the urbanization of agricultural land located outside the City's growth boundaries that is not "high value"?	One metric to identify "high-value" agricultural lands is to complete the identification of IAL, as required by recent state law (Act 183, 2005 and Act 233, 2008). Land outside the growth boundaries that are not considered "high value" agricultural land would be evaluated on a case-by-case basis, as appropriate.
357.	77.2	Future effects of rising sea level, climate change and peak oil scenario necessitate preserving the most productive and valuable farmlands, including Koa Ridge and Hoopili. Reasons to preserve farmland in Ewa are cited in the Friends of Makakilo Findings of Fact presented to the Land Use Commission during the Hoopili proceedings. Additionally, per Resolution 12-23, the City Council has urged the County to consider lands within the urban growth boundaries for IAL identification/mapping.	Oahu has enough productive and valuable farmland to meet its future agricultural needs with the urbanization of Hoopili or Koa Ridge. See response to #322.
ROW 105. CHAPTER II. ECONOMY, Objective C, Policy 10			
358.	28.11	Using non-potable water for irrigation may not be feasible due to Federal food safety regulations/standards for bacterial content of irrigation water. Use of non-potable water may be restricted, or require a testing level and frequency that would make its use impractical.	The DPP acknowledges that these are Federal and State regulations that dictate uses of nonpotable water for agricultural uses. Policy 10 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Support and encourage the availability and use of non-potable water for irrigation, where feasible."
ROW 107. CHAPTER II. ECONOMY, Objective C, Policy 12			
359.	23.48	~~"Seek public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks."~~ Public/private financing does not belong in Oahu's planning document.	Policy 12 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Encourage both ~~Seek~~ public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks." Investments in agricultural infrastructure systems (roads, irrigation systems, processing facilities) are needed to improve dilapidated plantation-era systems, and make fallow acreage accessible and usable. These investments are key to opening significant acreage for agricultural use. As described in the Preamble (Implementation sub-section), the private sector has a role in implementation of the General Plan (see response to #191 and #192).

	Comment Source	Summary of Written Comment	DPP Response
360.	30.31	"Encourage interagency coordination and cooperation ~~Seek public and private investments~~ to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks." Interagency cooperation and coordination is key to improving infrastructure and must be done if farming is to be successful. Furthermore, public/private financing does not belong in the General Plan because it puts too much priority on investments, which are more appropriately discussed in the DPs/SCPs.	See response to #359. "Interagency coordination and cooperation" implies government (Federal, State, City) responsibility. The intent of the proposed policy in the second public review draft is to indicate a need for both public and private involvement.
361.	118.60	"~~Seek public and private investments to i~~ Improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks." Public/private financing does not belong in the General Plan.	See response to #359. The intent of the proposed policy in the second public review draft is to indicate a need for both public and private involvement. Deleting "public and private investments" changes this policy to imply that the City is solely responsible for this action.
ROW 108. CHAPTER II. ECONOMY, Objective C, Policy 13			
362.	23.49	"~~Promote farming as a desirable and fulfilling occupation by encouraging agricultural education and training programs and by raising public awareness and appreciation for agriculture~~ Ensure various means such as tax incentives to and use it or lose it policy to ensure that fertile agricultural land with access to water does not lay fallow and is not land banked for future development."	Policy 13 is necessary because farming has not been viewed as a viable career path among recent generations. There are other policies that address the need for incentives to ensure affordability of agricultural land, (Policy 4 and 11) and that call for preserving and actively using agricultural land (Policy 1, 5, 7 and 8).
363.	28.12	Policy is desirable; rationale is not fully correct. Number of potential farmers is actually rising, as judged by interest and attendance in agricultural classes and workshops. As noted in Policy 11, availability of farmland (at reasonable prices or with long term, affordable leases) is one of the impediments to the continued interest of these new potential farmers, not an opportunity as this policy's rationale implies.	The DPP concurs with the comment.
364.	118.61	Add new policy: "Ensure various means such as tax incentives and the use it or lose it policy to ensure that fertile agricultural land with access to water does not lay fallow and is not land banked for future development."	See response to #362.
ROW 109. CHAPTER II. ECONOMY, Objective D			
365.	73.4	Example of another vague policy. What does it mean to "use the economic resources of the sea in a sustainable manner"? What does "sustainable" mean to the fishing industry?	As specified in the rationale for change in the first public review draft, the intent of this objective is "to manage and protect the resource from overfishing, overuse and unsustainable practices" (that damage the resource).
ROW 110. CHAPTER II. ECONOMY, Objective D, Policy 1			
366.	88.6	*Encourage the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems."* Supports proposed revisions.	The DPP notes your support of the proposed policy.
ROW 111. CHAPTER II. ECONOMY, Objective D, Policy 2			
367.	28.13	Strongly supports encouraging the continued development of aquaculture. Would like statements included that "support the use of nearshore lands for brackish and saltwater aquaculture," "support the preservation of any nearshore lands still under agricultural zoning for these uses," and "support environmentally sound offshore aquaculture."	The broad policy statements are designed to ensure that the General Plan is a long range document. Policy 2 states: "Encourage the continued development of aquaculture, ocean research, and other ocean related industries." Aquaculture is also supported in Objective C, Policy 5.
368.	43.18	"Encourage the continued development of aquaculture, ocean research, and other ocean related industries, in a sustainable	See response to #365.

	Comment Source	Summary of Written Comment	DPP Response
		manner." This aligns with the intent of the current update.	
369.	61.2	Good idea to "encourage the continued development of aquaculture, ocean research and other ocean-related industries." Have proposals evaluated by qualified scientists.	Evaluation of specific programs would occur as part of implementation.
ROW 117. CHAPTER II. ECONOMY, Objective E, Policy 4			
370.	37.11	"Encourage the wider distribution of quality ~~available~~ employment opportunities through such methods as 1) area-wide or industry-wide living wage standards;2) incentives for robust staffing, both in the visitor industry and in the State's other key industries; 3) discouraging visitor industry models with limited staffing; and 4) considering policies about reasonable workload standards ~~shortening the work week and reducing the use of overtime~~." Shortened work weeks and reduced overtime are not the correct tools to drive employment, and will not result in a net benefit to Hawaii's workers.	Policy 4 is proposed to be replaced in the second public review draft (changes between the first and second public review draft are shown): "Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce. ~~Encourage the wider distribution of available employment opportunities through such methods as shortening the work week and reducing the use of overtime."~~ The rationale for deleting this policy is that the use of a shorter work week and less use of overtime to expand employment should be left to the initiative of Federal and State government and the private sector.
371.	44.12	Clarify which agencies this policy is directed towards (e.g., municipal, private, other?).	See response to #370.
ROW 119. CHAPTER II. ECONOMY, Objective F			
372.	38.3	"To maintain ~~a high level of~~ Federal spending on Oahu consistent with the City's infrastructure and environmental goals." As proposed, this is not sustainable.	While economic diversification is important to support a healthy and resilient economy, Federal spending is a major part of Oahu's economy and should be encouraged.
ROW 124. CH II. ECONOMY, Objective F, Policy 4			
373.	23.50 118.62	Add new Policy 5: "Encourage the military to reduce the demand on local rentals by building as much housing as possible on military facilities." This will increase the housing supply and lower housing costs for residents.	The DPP respectfully does not concur with the suggested change because a new policy is considered unnecessary. Housing military personnel on military bases is addressed by Chapter IV, Objective C, Policy 8.
374.	30.32	Add new Policy 5: Encourage the military to build adequate housing on base to help eliminate military personnel from competing with local residents for rental housing." This recognizes that the demand created by military personnel seeking off-base housing affects the availability of affordable housing for local families.	See response to #373.
CHAPTER III. NATURAL ENVIRONMENT			
375.	49.5	PUEO. Identify the endangered pueo habitat in the General Plan, and require DLNR to determine the presence of the pueo as a prerequisite of development.	The DPP appreciates the comment, but this level of detail is not appropriate for the General Plan. Such specificity is better addressed at the programmatic level.
376.	73.5	Disappointed that the chapter devoted to conserving and preserving the natural environment is small compared to the economy chapter (Chapter II). Suggests adding an over-arching statement that the natural environment is central to a thriving economy, and not an impediment to it.	Though Chapter III has fewer statements than Chapter II, it is the value of each statement, not the number of them. The policies in Chapter III were revised to recognize the importance of protecting the natural environment.
377.	118.63	Add introductory paragraph (moved from the PREAMBLE, ROW 18). "As recognized by both residents and tourists, the natural environment of our island, next to the island's people, is Oahu's greatest asset. Besides an array of biologically-rich and diverse ecosystems, there are the pleasures of a year-round mild and	This paragraph remains in the "Natural Environment and Resource Stewardship" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/ summary as part of the

	Comment Source	Summary of Written Comment	DPP Response
		amiable climate, beautiful mountains, attractive beaches, scenic vistas, and freshwater and marine environments that are enjoyed by residents and visitors. The City's policies seek to protect and enhance Oahu's natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets."	Preamble.
ROW 130. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 1			
378.	95.3	Provide specifics about the definition of "incompatible development."	"Incompatible development" implies development with negative impacts that cannot be mitigated, not scaled or designed to fit the project site (i.e., cannot be accommodated), or that does not complement surrounding uses.
379.	38.4	Agrees with proposed change, which aligns with their organization's mission.	The DPP notes your support of the proposed policy.
ROW 131. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 2			
380.	88.7	*"Seek the restoration of environmentally damaged areas and natural resources."* Considered to be a good policy.	The DPP notes your support of the proposed policy.
381.	23.51 118.64	"Seek the restoration of cultural and natural resources, and environmentally damaged areas ~~and natural resources~~." Reflects that cultural resources are as important as the environment.	Policy 3 addresses restoration of stream flows and stream habitats to support Native Hawaiian cultural resources.
ROW 132. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 3			
382.	9.7	"Protect, restore and enhance stream flows and stream habitats to support groundwater aquifer recharge, aquatic and environmental processes, and riparian, scenic, recreational, and Native Hawaiian cultural resources, as well as constitutionally protected Native Hawaiian traditional and customary practices."	This policy remains unchanged in the second public review draft. Groundwater aquifer recharge is considered an "environmental process" which is noted in the policy. Native Hawaiian traditional and customary practices are considered a relevant component of Native Hawaiian cultural resources.
383.	88.8	Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 133. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 4			
384.	34.24	Define "due consideration."	"Due consideration" can be defined by the dictionary as giving a matter "continuous and careful thought."
385.	38.5	"Require development projects to give due consideration to natural features and hazards such as slope, flood and erosion hazards, water recharge areas, distinctive land forms, and existing vegetation, and climate change related threats, such as sea level rise.	Policy 4 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Require development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion and flood ~~and erosion~~ hazards, water recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property."
386.	42.9 44.13	Strongly supports the principle to "give due consideration to natural features such as….hazards…. and landforms." Recommends adding specificity that an independent and qualified natural hazard assessment be required of all new subdivisions at the time of application.	The DPP concurs with the comment that natural hazard assessments are needed under certain circumstances. However, the General Plan is not the appropriate level for an independent and qualified natural hazard assessment. Land suitability is already required for subdivision approval (refer to Section 4 403, Subdivision Rules and Regulations, reprinted August 2005).
387.	43.19	Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water recharge areas, distinctive land forms, ~~and~~ existing vegetation, and areas with high susceptibility of impact from climate change	Revised. See response to #385.

	Comment Source	Summary of Written Comment	DPP Response
		and natural disasters." This aligns with the intent of the current update.	
388.	88.9	Considered to be a good policy.	The DPP notes your support for the proposed policy.
389.	95.4	Requirements for new developments need specific language about agricultural land and water resources.	Preservation of agricultural land is addressed in policies pertaining to agriculture (Chapter II, Objective C, Policy 6, 7, 8, and 14). Water resources are addressed by utility system policies (Chapter V, Objective B and related policies, also Objective D, Policy 2).
ROW 134. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 5			
390.	8.1	Supports the proposed revision. Sufficient setbacks are the best way to preserve beaches and protect property from coastal erosion and flooding.	The DPP notes your support for the proposed policy.
391.	23.52	"Require sufficient setbacks of improvements from all of Oahu's ~~the~~ shoreline to avoid the future need for protective structures."	Policy 5 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Require sufficient setbacks from Oahu's shorelines ~~the shoreline~~ to minimize threats to life and property and to minimize ~~to avoid~~ the future need for protective structures or relocation of structures."
392.	34.25	"Require sufficient setbacks of improvements from the shoreline to avoid adverse impacts upon coastal areas ~~the future need for protective structures~~."	This policy emphasizes the importance of appropriate siting/location. The suggested revision changes the intent of the policy from locating development with appropriate setbacks to mitigating impacts of development.
393.	42.10	Specify that this policy applies to improvements and the siting of new structures.	See response to #391. The DPP considered your suggestion, and concluded that the policy proposed in the second public review draft is inclusive of both new structures and improvements.
394.	44.14	Revise to add reference to specific coastal hazards, not just coastal erosion: "In the coastal land use development process, require applicants to identify and plan for a suite of coastal hazards that threaten life and property, such as erosion, wave inundation and flooding, as well as the potential impacts of sea level rise ~~Require sufficient setbacks of improvements from the shoreline to avoid the future need for protective structures~~." A multi-hazard setback should apply to all forms of "development" not just "improvements." Such setback can be implemented through the Special Management Area and shoreline setback area rules.	See response to #391 and #385. Sea level rise is addressed in other policies of the second public review draft, including Chapter VII, Objective A, Policy 10; Chapter VII, Objective B, Policy 3; and Chapter III, Objective A, Policy 12.
395.	88.10	"*Require sufficient setbacks of improvements from the shoreline to avoid the future need for protective structures and to take in account scientific studies of sea level rise.*" Considered to be a good policy.	The second public review draft includes policies to address sea level rise, including Chapter VII, Objective A, Policy 10; Chapter VII, Objective B, Policy 3; and Chapter III, Objective A, Policy 12.
396.	118.65	"Require sufficient erosion and sea-level rise setbacks of improvements from Oahu's surrounding ~~the~~ shoreline to avoid the future need for correction or relocation of ~~protective~~ structures."	See response to #391 and #394.
ROW 135. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 6			
397.	9.8	"Design and maintain surface drainage and flood-control systems in a manner which will help preserve natural and cultural	Preservation of Native Hawaiian cultural practices is addressed in Chapter X, Objective B, Policy 7: "Encourage the protection of areas that are historically

	Comment Source	Summary of Written Comment	DPP Response
		resources, as well as Native Hawaiian cultural practices."	important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices."
398.	44.15	Drainage and flood control would be an important section to include in a new Climate Change Adaptation section with specific goals of including consideration of sea-level rise and non-structural alternatives such as wetland buffers and storm water retention ponds (upland basins or fishponds on the coast) for flood control and ground water recharge.	Wetland buffers and stormwater retention ponds are specific measures that would be better identified as implementation actions in a functional plan.
399.	88.11	Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 136. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 7			
400.	88.31	*"Protect the natural environment from damaging levels of air, water, and noise pollution*." Ospreys are loud! Residents need assurances that they only will fly out to sea and not when people are sleeping. Considered to be "bad" policy.	Aircraft patterns and operations are controlled by Federal and State regulations, including the Department of Defense Air Installation Compatible Use Zone (AICUZ) Program that addresses compatibility issues of developments surrounding military air installations.
ROW 138. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 9			
401.	38.6 172.3	"Protect native mature trees on public and private lands and encourage their integration into new developments." Native trees are well-adapted to Hawaii's climates, require little water to survive, and are becoming available through local nurseries. Protect and provide an environment for native species, as well as sustaining a more traditional Hawaiian landscape.	Mature trees, whether native or non-native, are beneficial (help to moderate climate, support carbon dioxide sequestration and emission reduction, enhance urban landscapes). Per the City's Department of Parks and Recreation's (DPR) Division of Forestry Technical Report "City of Honolulu Municipal Forest Resource Analysis" (prepared by the Center for Urban Forest Research, USDA Forest Service, Pacific Southwest Research Station, November 2007), "Not all nonnative plant species are dangerous; many have great economic or aesthetic value and pose little risk to the Hawaiian ecosystem." Chapter VII, Objective F, Policy 9 supports the use of Native Hawaiian plants in landscaping.
402.	88.12	*"Protect mature trees on public and private lands and encourage through incentives their integration into new developments."* Considered to be a good policy.	The DPP prefers that the General Plan uses broad, general language, instead of confining this strategy to the use of incentives.
ROW 140. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 11			
403.	88.13	*"Support the State and Federal governments in the protection of the unique environmental, marine, cultural and wildlife assets of the Northwestern Hawaiian Islands and wherever possible encourage public and private landowners to do the same on the main Hawaiian Islands."* Considered to be a good policy.	This policy is intended to be specific to the Northwestern Hawaiian Islands.
ROW 141. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 12			
404.	9.9	Add a new policy: "Support the use of stream and ground water by Native Hawaiian traditional and customary practitioners."	An additional policy is not needed. This is addressed by Policy 3 (see response to #382): "Protect, restore and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational and Native Hawaiian cultural resources."
405.	23.53 118.66	Add new Policy 13: "Ensure the city government meets EPA standards at a minimum and expands sewage capacity immediately to address island wide spills during rainstorms."	Wastewater is addressed under Chapter V, , Objective B and related policies. Spills are a consequence of aging infrastructure and do not occur primarily from

	Comment Source	Summary of Written Comment	DPP Response
			capacity issues.
406.	8.2	"Begin to plan for the impacts of ~~Monitor and study~~ global climate changes, including sea level rise." Pursuant to Hawaii State Act 286 (2012), climate change adaptation is now one of the priority guidelines of the Hawaii State Planning Act. Monitoring and studying of global climate change, including sea level, has been occurring for decades. The results suggest the need to begin planning for the effects of changing climate and sea-level rise, which in Hawaii's coastal communities includes increased coastal erosion, wave inundation, and coastal flooding.	Policy 12 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Plan and prepare for the impacts of ~~Monitor and study global~~ climate change~~s~~ on the natural environment, including strategies of adaptation ~~,including sea level rise..~~"
407.	10.8	Recommend the replacement or addition of a more proactive policy, due to the importance and potential consequences of climate change. "Encourage planning and management of the natural and built environments that effectively integrate climate change adaptation policy."	See response to #406.
408.	30.33	It appears that sea level rise is inevitable, and more is needed than monitoring and studying the issue. Add new Chapter XI entitled Climate Change with the following objectives: "CH XI Climate Change Objective A. Identify public facilities susceptible to inundation from sea level rise. Objective B. Evaluate impacts of sea level rise on public infrastructure such as sewage treatment plants, roads and other city facilities located along or near Oahu's coastal areas."	New or revised objectives and policies are proposed in the second public review draft to address climate change and the potential climatic changes associated with it. See response to #406. See also Chapter V, Objective A, Policy 9; Objective B, Policy 2 and Policy 6; Objective D, Policy 5; and Chapter VII, Objective B, Policies 1, 2, and 3 in the second public review draft.
409.	42.11	"Monitor and study local impacts including sea level rise increases in coastal and inland flooding, increases in coastal erosion, changes in precipitation patterns and the increase of intensity and frequency of storm events attributed to global climate change." This is consistent with the State's climate change adaptation priority guidelines.	Policy 12 is proposed to be revised in the second public review draft. See responses to #406 and 408.
410.	44.16	Climate Change Adaptation Priority Guidelines require more than monitoring and studying climate change, but also adapting and managing its' impacts. Need for a comprehensive planning strategy to ID risks/hazards and adaptation strategies.	See responses to #406 and #408.
411.	77.3	Plan proactively for the effects of sea level rise and climate change. Catastrophic changes in current economic, social, environmental and infrastructure systems are possible due to: flooding in low-lying coastal areas (i.e., Waikiki, Moiliili, Kakaako, Ewa), salt water intrusion of aquifers, decreased rainfall/increased drought, rising ocean temperatures affecting marine life, and wind patterns increasing VOG. Government needs to prepare for an impending disaster and lead a major paradigm shift. Necessary actions to create a new Hawaii include: retreat/relocate infrastructure and development from the shoreline; no more investment in low-lying areas (no rail, no development of Kakaako or Waikiki); saving open space for farming and biofuels; 100% food self-sufficiency; preserving fresh water resources; sustainable energy; For additional information, see article submitted with comments: Rotzoll, Kolja and Charles Fletcher. "Assessment of Groundwater Inundation as a Consequence of Sea-Level Rise. Nature Climate Change, published online 11 Nov 2012.	See responses to #406 and #408.

	Comment Source	Summary of Written Comment	DPP Response
412.	88.14	Considered to be a good policy.	The DPP notes your support of the proposed policy.
413.	95.5	Need to do more than "monitor and study global climate change"; need specific safeguards.	See responses to #406 and #408.
414.	111.29	"Monitor and study global climate changes, including sea level rise, and work to mitigate adverse impacts."	See responses to #406 and #408.
415.	130.9	Climate change will severely affect our islands and constrain Oahu's fragile ecosystem. The topic needs to be addressed in detail prior to any objective or policy.	See responses to #406 and #408.
ROW 143. CHAPTER III. NATURAL ENVIRONMENT, Objective B, Policy 1			
416.	38.7	"Protect all of the island's ~~significant~~ natural resources: its mountains and craters; forests and watershed areas;……" There is no definition of the term "significant" and the protection of all of Oahu's natural resources is important.	The DPP considers the suggested change unnecessary since the major landforms and natural resources within each region are identified in each of the DP/SCP documents.
417.	88.15	Considered to be a good policy.	The DPP notes your support for the proposed policy.
ROW 145. CHAPTER III. NATURAL ENVIRONMENT, Objective B, Policy 3			
418.	30.34 118.67	"Locate and design public facilities, infrastructure and utilities to avoid obstructing ~~minimize the obstruction of~~ scenic views." The General Plan cannot and should not act in isolation, thus it is essential to acknowledge the importance of scenic view plains in the General Plan as recognized in Hawaii's Coastal Zone Management Act, State Land use Law, and Shoreline Management Area ordinance.	The General Plan is not intended to act in isolation. The DP/SCPs and implementing ordinances such as the LUO provide more specific policies and regulations regarding protecting scenic view plains.
419.	88.16	Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 146. CHAPTER III. NATURAL ENVIRONMENT, Objective B, Policy 4			
420.	23.54 118.69	Add new Policy 5: "Provide low-impact opportunities for recreational, educational and physical interaction with Oahu's natural environment that do not cause damage to natural resources."	The DPP considered this suggestion, and concluded that the suggested policy is similar to Policy 4 in both the first and second public review draft: "Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural or cultural resources." Furthermore, access to the natural environment for recreational activities is addressed in Chapter X (see Objective D and its related policies).
421.	23.55 118.70	Add new Policy 6: "Protect marine wildlife such as the monk seal that inhabit Oahu's offshore islands."	As part of the State Conservation District, coastal marine waters are governed by Federal and State regulations and are outside the City's jurisdiction.
422.	30.35 118.68	"Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that ~~does not damage~~ protects the integrity of natural and ~~or~~ cultural resources without damage or adverse impacts. This recognizes the need to protect Oahu's finite natural and cultural resources, given the growing resident and tourist population.	See response to #420.
423.	61.3	All new developments should set aside and develop one-third of their land area for public parks for all to use, not just children's sports teams.	The General Plan is not the appropriate vehicle to set regulatory standards. Requiring one-third of development for public parks is impractical given the high demand and high cost of land in Hawaii. Chapter X, Objective D and its policies provides general

	Comment Source	Summary of Written Comment	DPP Response
			guidance for recreational facilites and services. Determining park space for developments is contained in Chapter 22, "Subdivision of Land", Revised Ordinances of Honolulu.
424.	75.2	"Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural or cultural resources or diminish the residential quality of neighborhoods." Lanikai is overcrowded with tourists and locals who visit the beach and diminish residents' quality of life. More enforcement is needed to protect offshore bird sanctuaries from commercialized activities.	The DPP acknowledges that impacts to neighborhood quality of life are a concern. However, enforcement is beyond the scope of the General Plan.
425.	88.17	Considered to be a good policy.	The DPP notes your support of the proposed policy.
426.	88.32	Although this is a good policy, the emphasis needs to be on carrying capacity, not public access. Considered a "bad" policy.	Revised, per response to #420. See response to #218 regarding carrying capacity.
427.	115.14	"Manage ~~Promote~~ public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in order to reduce damage from overuse ~~in a way that does not damage natural or cultural resources~~." More promotion is not needed; natural resources are already promoted extensively on the internet. City's role should be to manage access to such resources.	Revised, per response to #420. "Reducing damage from overuse" can be interpreted to mean that some damage could be acceptable.
CHAPTER IV. HOUSING			
428.	12.1	Supports revisions that address affordable housing issues, i.e.: price, range of housing types offered, sustainable use of resources, efficient use of land and infrastructure, creating a distinct community identity, housing for elderly and disabled persons, replacing low and moderate income housing units in areas being redeveloped at higher densities (Chapter IV Housing, Objective A, Policies 9 and 12), and addressing homelessness (Chapter IV Housing, Objective A, Policy 16).	The DPP notes your support of the proposed policy.
429.	70.1	Allow "ohana" units only in R5 zoning district. Homeowners are building more than one house on a property pretending it does not have a kitchen, and DPP is not enforcing the rules.	This is a specific regulatory issue of zoning and involves enforcement of the Land Use Ordinance, and is beyond the scope of the General Plan Update. .
430.	107.1	Increase the supply of affordable rental housing by encouraging individual landowners of single family properties to construct accessory dwelling units. The number of legal rental units provided by the private sector could increase if requirements for "ohana" units were relaxed. Specific actions for implementation are suggested: (1) expand the areas and number of properties available for ohana zoning; (2) increase sewer system capacity to accommodate future growth and remove the sewer connection fee for ohana units (cost is a deterrent for homeowners); (3) reduce 2 stall parking requirement, and determine parking based on distance from public transportation; (4) reduce restrictions that ohana unit will be attached to the main house; and (5) allow occupancy to non related persons.	See response to #429. Chapter IV, Objective A, Policy 13 addresses affordable housing, including ohana units and accessory dwelling units.
431.	107.2	Case studies and spatial analysis of current development patterns/trends are valuable tools that can be used to identify new policies and strategies to encourage investment in affordable housing and revitalization of Oahu's mature communities. For example, analysis of building permit information (type of permit	The DPP concurs that spatial analysis and the use of Geographic Information System data is invaluable for planning when investigating specific scenarios.

	Comment Source	Summary of Written Comment	DPP Response
		alteration, addition, or new building; TMK area; project value) could be useful in revealing patterns of development related to infrastructure capacity, the rate of CPR conversions, or trends in property ownership.	
432.	192.2	Need more affordable housing for local people. Existing inventory is low and living costs are high.	The DPP notes that affordable housing is a concern for others who participated in this review process. The General Plan is being updated with revised and new policies to address these concerns.
ROW 147. CHAPTER IV. HOUSING, Objective A			
433.	118.71	Add introductory paragraph (moved from the PREAMBLE, ROWS 19□20). "Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of Oahu, and is a primary concern of the General Plan. The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices to increase the availability of affordable housing, ~~higher□density housing via mixed use and transit□oriented developments,~~ to increase the use of sustainable building techniques, and to reduce speculation in land and housing. Enforcement and regulatory mechanisms maximize housing supply, and moderate growth is encouraged equally in Kapolei and the PUC, which are the island's primary urban growth areas." Present land use policies and permitting practices allowing variances to guidelines and regulations serve to encourage speculation in land and housing.	This paragraph remains in the "HOUSING AND COMMUNITIES" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble. Objective B and its policies address minimizing speculation in land and housing.
434.	27.11	Supports this objective, as it is important for residents to have a wide range of housing opportunities, choices and price.	The DPP notes your support of the proposed policy.
435.	37.12	To ensure Hawaii's residents at all income ranges can meet their housing needs without spending more than 30% of family income on housing costs while at the same time providing each individual with enough living space and necessary amenities to live comfortably ~~a wide range of housing opportunities, choices and prices for all residents~~." While Policy 1 supports this concept, the language is not strong enough to reflect the importance of this proposed objective.	This is overly specific for the General Plan. The broad and generalized statements in the General Plan are intentional to ensure that the General Plan remains a high□level, overarching document. Proposed revisions to Objective A are as follows (changes between the first and second public review draft are shown): "To ensure a balanced mix ~~wide range~~ of housing opportunities and choices~~, and prices~~ for all residents at prices they can afford." .
436.	95.6	This is a good statement, but too broad and generalized. Concerned about the lack of limitations on housing and the loss of agricultural land, and the need for a limited growth, stable economic solution.	See response to #435.
437.	118.72	"To ensure a balanced ~~wide~~ range of housing opportunities, choices and prices for all residents."	Objective A was revised per response to #435.
ROW 148. CHAPTER IV. HOUSING, Objective A, Policy 1			
438.	23.56	"Support ~~programs,~~ policies ~~and strategies~~ which ~~will provide decent homes at the least possible cost~~ increase the supply of housing and reduce the demand for housing in the private sector i.e., more military housing versus housing allowance which skews and increases market price housing."	Policy 11 and 12 addresses the provision of housing that would help increase the supply of housing. Objective C, Policy 8 addresses housing of active duty military within military bases.
439.	95.7	Need specifics on what is meant by "least possible cost."	Policy is intended to support lowering the costs involved in developing and constructing housing, such that developers will provide homes "at the least

	Comment Source	Summary of Written Comment	DPP Response
			possible cost."
440.	118.73	"Support programs, policies and strategies which will provide decent homes at the least possible cost to support moderate growth without speculation or exploitation."	Objective B and its related policies address speculation.
ROW 149. CHAPTER IV. HOUSING, Objective A, Policy 2			
441.	30.36 118.74	Delete this policy: ~~"Streamline approval and permit procedures for housing and other development projects."~~ This policy is an open invitation to avoid or abuse existing environmental, cultural and zoning laws. Making approvals and permitting more efficient must be an internal function of approving and permitting agencies, not done by changing/eliminating established regulations as was attempted by the State under the PLDC.	This policy calls for streamlining permit procedures, which is different from "removing" or "exempting." There needs to be a balance between review and oversight, and delays in processing.
442.	37.13	"Streamline approval and permit procedures for affordable housing and other development projects." Prefer to delete this policy if it is not changed. Streamlining development does not outweigh the need for public review and input in the development process.	The DPP respectfully does not concur with the suggested change because the DPP believes it is unreasonable to streamline permits only for affordable housing projects; this policy is intended to address permitting for all types of projects.
ROW 150. CHAPTER IV. HOUSING, Objective A, Policy 3			
443.	95.8	Need specifics on what is meant "lower cost."	Typical siting strategies that encourage lower costs include smaller lot size, zero lot lines, multi family housing.
444.	44.17	An important revision, which will provide for discussion of location efficiency in siting development, versus other superficially "sustainable" technological strategies of building design on energy consumption (EPA, 2011, Location Efficiency and Housing Type).	The DPP notes your support of the proposed policy.
445.	118.75	"Encourage innovative residential developments which result in lower costs, the sustainable use of resources, the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity that incorporates the national 2 acres per 1000 capita standard for recreational open space."	This is overly specific for the General Plan. The DPR's "Standards and Design Precepts for Future Park Development" (December 2004) provides guidance for park facilities. Two classifications of parks consist of "community based parks" and "island based parks." DPR's standard for community based parks is 2 acres per 1,000 resident population; the standard for "island based parks" is 25 acres per 1,000 de facto population.
ROW 151. CHAPTER IV. HOUSING, Objective A, Policy 4			
446.	30.37	"Support and encourage non profit programs to maintain and improve the condition of existing housing." This reflects the current trend of non profit entities creating programs to increase affordable housing.	The DPP supports agency participation but prefers not limiting the policy.
447.	88.18	Considered to be a good policy.	The DPP notes your support of the proposed policy.
448.	118.76	"Support and encourage public and private non profit programs to maintain and improve the condition of……"	See response to #446.
ROW 153. CHAPTER IV. HOUSING, Objective A, Policy 6			
449.	37.14	City needs to do more to make housing affordable. Whether or not it constructs public housing or controls affordable rental housing, there needs to be a policy about expanding funding mechanisms for residents to afford housing.	The DPP notes your support of the proposed policy. Policy 5 is specifically concerned with funding mechanisms to assist residents to afford housing.
450.	95.9	Need a specific definition of "affordable housing."	Affordable housing income limits are determined annually based on the annual median income set by the U.S. Department of Housing and Urban

	Comment Source	Summary of Written Comment	DPP Response
			Development (HUD). The City uses the income limits to qualify purchasers and set affordable home sales prices and rents based on income groups and household size as part of conditions of zone change approvals. HUD determined that the 2015 median income for a household of four in Honolulu is $95,800, up from $86,300 from 2013 dbedt.hawaii.gov/hhfdc/files/2015/06/2015□HUD □ Income□Limits□All□Counties.pdf.
ROW 154. CHAPTER IV. HOUSING, Objective A, Policy 7			
451.	88.19 163.2	Considered to be a good policy. Good idea to preserve existing structures.	The DPP notes your support of the proposed policy.
452.	163.1	*"Provide financial and other incentives to encourage the private sector to build homes for low□ and moderate□income residents."* Contradictory to have this policy.	The DPP has considered your suggestion, and concluded that this policy is appropriate because it recognizes that the bulk of all housing is provided by the private sector.
ROW 156. CHAPTER IV. HOUSING, Objective A, Policy 9			
453.	23.57 118.77	"Encourage the replacement of low□ and moderate□income housing in areas which are being redeveloped ~~at higher densities~~." Makes it seem that higher density housing is the only option when redevelopment occurs, because low and moderate densities are also needed.	The original policy (2002 edition) is being revised to take into account the possibility that future redevelopment planned for the PUC—primarily around proposed transit stations, including Pearl City/Aiea, Kalihi, Kakaako and Ala Moana—will result in gentrification that reduces the supply of affordable, lower□cost housing and displaces lower□income residents. Higher density redevelopment is also occurring with smaller scale projects in established neighborhoods, such as in Kaimukī, Manoa and Pauoa.
454.	30.38	~~"Encourage the replacement of low□ and moderate□income housing in areas which are being redeveloped at higher densities."~~ While higher□density may be desired in some urban areas, it is not always wanted or practical in other areas because of lack of infrastructure, limited road capacity, etc. High density development is more appropriately discussed when the individual DPs/SCPs are reviewed.	See response to #453. Developments cannot be constructed unless they can adequately deliver necessary utilities and provide mitigation for anticipated impacts. This is determined at the time of zoning and building permits.
ROW 157. CHAPTER IV. HOUSING, Objective A, Policy 10			
455.	23.58	"Promote the ~~design of~~ construction of dwellings which take advantage of Oahu's year□round moderate climate and which use other sustainable design techniques." Construction represents the actual building of housing, as opposed to emphasizing the design process.	Policy 10 is proposed to be revised (changes between the first and second public review draft are shown): "Promote the design and construction of dwellings which take advantage of Oahu's year□round moderate climate and which use other sustainable design techniques."
456.	30.39	"Promote the design and construction of affordable dwellings which take advantage of Oahu's year□round moderate climate and ~~which~~ use other sustainable design (LEED) techniques."	See response to #455. 1. The suggestion to specify "affordable dwellings" may cause some to misinterpret this policy as a directive specific to affordable housing. 2. Although the Leadership in Energy and Environmental Design (LEED) green building certification program has been beneficial to promoting sustainable design, sustainable design principles can be promoted without requiring LEED certification. Moreover, LEED is not the only sustainability certification program.
457.	61.4	Go beyond "green" certification to make natural air conditioning	This is the intent of the policy. The reference to "takes advantage of year□round moderate climate" implies

	Comment Source	Summary of Written Comment	DPP Response
		using tradewinds in building design.	design that uses natural ventilation.
458.	88.20	Considered to be a good policy.	The DPP notes your support of the proposed policy.
459.	118.78	"Promote the design and construction of all dwellings which take advantage of Oahu's year-round moderate climate and which use other sustainable design (LEED) techniques." Construction refers to the actual building process, rather than simply designing buildings. LEED certification techniques together with cross-ventilation are essential.	See response to #455.
ROW 159. CHAPTER IV. HOUSING, Objective A, Policy 12			
460.	23.59	"Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops ~~and public transit~~ in redevelopment areas along the rail corridor in the PUC (Primary Urban Center)." Reflects city policy of transit oriented development in the PUC along the rail route.	The term "public transit" includes both rail and bus service, and is more inclusive that the suggested change. The concepts described in the proposed policy are consistent with smart growth principles, and are applicable to both urban and rural communities where there are commercial cores.
461.	30.40	~~"Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit."~~ Delete because discussions specifically related to the rail line, such as TOD, and discussion about higher-density and mixed use is more appropriate for review at the DPs/SCP level. This policy is an open-ended policy which could lead to increased densities in residential and rural areas without regard for location, infrastructure, need, or how TOD/higher density will impact existing communities.	See response to #460. Developments cannot be constructed unless they can adequately deliver necessary utilities and provide mitigation for anticipated impacts. This is determined at the time of zoning and building permits.
462.	61.5	Prohibit cul-de-sacs in future developments. They discourage pedestrian and bicycle traffic and trap people when emergencies arise.	The DPP generally concurs that cul-de-sacs do not promote connectivity in neighborhoods. However, this is specific to subdivision and zoning regulations, and will require modification to existing subdivision design rules. A new policy about connectivity was added to Chapter V, Objective A, Policy 7: "Design street networks to incorporate greater roadway and pathway connectivity."
463.	115.15	"Promote higher-density, mixed use development, including transit-oriented development, in the Primary Urban Core to increase the supply of affordable and market homes convenient to jobs, shops and public transit." This reflects the reference to the PUC, as stated in the rationale for change, and the intent of the SCP areas to be no-growth areas.	See response to #460.
464.	118.79	"Promote ~~higher-density,~~ mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit." Mid- and low-density mixed-use complexes would also be constructed around bus transit centers in the designated growth areas of Kapolei and Central Oahu. Revision is needed to be consistent with the Rationale for Change given for Policy 9: "The possibility that higher-density redevelopment planned for the PUC will cause gentrification and reduce the supply of affordable, lower-cost housing (primarily around proposed transit stations and in other areas targeted for redevelopment) is a concern."	Mixed-use development around transit centers will vary in terms of allowed density and height depending on each approved Transit-Oriented Development (TOD) plan and zoning. While the stated rationale for adding this policy is to reflect "existing growth management strategies that call for higher density redevelopment and infill development in the PUC," the proposed policy also supports smart growth principles that are applicable to both urban and rural communities where there are commercial cores. No changes are being made to the November 2012 report that accompanied the first public review draft.
ROW 160. CHAPTER IV. HOUSING, Objective A, Policy 13			

	Comment Source	Summary of Written Comment	DPP Response
465.	23.60 118.80	"Encourage the production and maintenance of affordable rental housing, and enforcement of ohana housing, for family use ~~and accessory dwelling units~~." This recognizes that ohana housing means accommodations for extended family without substantially altering existing neighborhood character (LUO Sec. 21-8.20). The LUO identifies ohana housing as accessory dwellings so they do not become separate housing units.	This proposed policy reflects the recent adoption of the Accessory Dwelling Unit (ADU) ordinance (15-41) and the acute need for affordable housing. Compliance and enforcement of ohana housing occupancy and transient vacation rentals is a regulatory issue of zoning to be addressed under the Land Use Ordinance. The suggested revision is overly specific for the scope of the General Plan.
466.	30.41	"Encourage the production and maintenance of affordable rental housing, ~~ohana housing, and accessory dwelling units~~." Delete "ohana housing" and "accessory dwelling units" because they do not work in reality and many such units are being used as short-term transient vacation rentals. Inclusion of such housing strategies belong in the DPs/SCPs, not the General Plan.	See response to #465. Affordable rental housing projects, ohana housing and accessory dwelling units are different types of housing products that are part of the City's goal of increasing housing supply.
467.	43.6	Implementing Agencies: General Plan would be more effective if it identified agencies with primary responsibility for policy implementation and described the key issues facing implementation. For example, Policy 13 encourages ohana zoning without noting how: (1) the current city ordinance curtails the use of ohana units; and (2) the Department of Environmental Services charges ohana owners twice as much for sewer usage as other residential owners. If these anomalous policies are not consistent with the General Plan, how can they be addressed?	The intent of this policy is to encourage the development of affordable housing such as ohana housing and ADUs. The General Plan is not intended to identify implementation actions. Implementation is carried out through the DPs/SCPs, implementing ordinances, rules, regulations and functional plans of the agencies charged with implementation.
468.	111.30	"Encourage the production and maintenance of affordable rental housing in perpetuity ~~, ohana housing, and accessory dwelling units~~." Ohana housing and accessory dwellings in many cases create slums and overburden infrastructure not designed for the higher density.	The DPP respectfully does not concur with the comment. It is not necessary to add "perpetuity" to the adopted ordinance for affordable rental housing. Existing zoning and building standards permit the development of ohana units and accessory dwellings; these units must comply with all building code standards applicable to all other housing. They are also required to meet existing infrastructure demands.
469.	61.6	Encourage boarding houses as part of the neighborhood mix. This provides transitional housing at minimal cost.	Policy 17 is being added to the second public review draft: "Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed." Interpretation of this policy can include transitional housing.
ROW 163. CHAPTER IV. HOUSING, Objective A, Policy 16			
470.	26.7 37.15	Policies do not go far enough in providing lower income families access to truly affordable housing. (i.e., cost and rent controls should be in effect on all new proposed developments.) Add new policy: "Mandate the provision of affordable housing and controls on the cost of such housing as a part of all new developments." Add new policy: "Update the definitions of 'affordable housing' and 'workforce housing' to better reflect the amount of money low- to moderate-income residents have available to pay for housing."	The General Plan promotes a housing approach based on: encouraging the production of diverse housing types (different densities, tenure types, unit sizes, etc.); providing quality housing; and assisting renters and homebuyers to afford housing. See response to #450 regarding the definition of "affordable housing."
471.	39.2	Add new policy: "Support and implement improved enforcement of the Land Use Ordinance to ensure that housing in residential zoning is used only for long-term occupancy. Add additional enforcement tools as needed to ensure effective results."	The DPP does not concur with the suggested policy because it is too vague and enforcement is part of the City's mandate.
ROW 164. CHAPTER IV. HOUSING, Objective B			

	Comment Source	Summary of Written Comment	DPP Response
472.	95.10	"To eliminate ~~reduce~~ speculation in land and housing." This recognizes housing as a primary need, not an investment.	Objective B is proposed to be revised (changes between the first and second public review draft are shown): "To minimize ~~reduce~~ speculation in land and housing."
ROW 166. CHAPTER IV. HOUSING, Objective B, Policy 2			
473.	23.61 118.81	Discourage land and development speculation to keep land and housing prices affordable for residents ~~in lands outside of areas planned for urban use~~." Exploitation of both public and private land and speculation in any area will continue to drive the cost of housing up and out of reach for the majority of Oahu's residents.	The suggested revision creates redundancy with Objective B. See response to #472.
474.	30.42	Discourage land and housing speculation ~~in lands outside of areas planned for urban use~~." This policy, as proposed, infers that land speculation is OK in areas planned for urban use. This conflicts with Objective B and other statements to "reduce speculation." The city should be discouraging speculation everywhere, regardless of zoning, to help keep land and housing affordable for residents.	The suggested revision changes the intent of this policy. The DPP prefers to maintain the reference to "lands outside of areas planned for urban use," which is consistent with policies to protect agricultural, open space and preservation areas.
475.	95.11	"Eliminate ~~Discourage~~ speculation in lands outside of areas planned for urban use."	The DPP acknowledges the need to manage land speculation in areas outside of areas planned for urban use. However, DPP does not consider eliminating land speculation to be a county function, as it involves prohibiting constitutional property rights that allow individuals to buy and sell land.
476.	111.31	How does the City discourage land speculation when a landowner buys agricultural land and the City moves the urban boundary to allow residential and commercial development?	Urban development is only allowed when the State and City land use designations/zoning districts are aligned. The requirement to be designated State Urban and to also be consistent with the City's General Plan, DP/SCP and zoning, is intended to deter land speculation. NOTE: An agricultural-zoned parcel could be State Urban and designated for an urban use by the DP/SCP, indicating the State/City intent for future urbanization. "An effective deterrent….would be the widely publicized intention of the City and County government not to approve a request for urban zoning just because the LUC granted an urban designation to a certain parcel. Urban zonings, it should be made clear, will be approved by the City and County government only when they are consistent with the General Plan" (and the DPs/SCP)." (General Plan Reference Report Summarizing the Basis of Objectives and Policies, 1978, pg. 105-106).
ROW 169. CHAPTER IV. HOUSING, Objective B, Policy 5			
477.	23.62 30.43 118.82	"~~Ensure that owners of affordable housing properties maintain housing affordability over the long term.~~ Prohibit the selling or renting of government subsidized housing for large profits." Replace with original policy because it reflects the city's policy to not allow government (i.e. taxpayer) subsidized housing to be sold at a large profit. Proposed change will allow selling of government subsidized housing for profits.	Policy 5 is proposed to be revised (changes between the first and second public review draft are shown): "Ensure that owners of ~~affordable~~ housing properties, including government-subsidized housing, maintain housing affordability over the long term. This is consistent with the City's current efforts to divest affordable housing properties. The City is leasing their housing properties to private management companies, on conditions that the property's long-term affordability is maintained.

	Comment Source	Summary of Written Comment	DPP Response
478.	118.83	"Ensure that owners of affordable housing properties and government subsidized housing maintain housing affordability over the long term."	See response to #477.
ROW 170. CHAPTER IV. HOUSING, Objective C			
479.	27.12	Supports that residents are provided with a choice of living environments.	The DPP notes your support of the proposed policy.
480.	23.63 30.44	"To provide residents with a choice of new living environments which are……" Reflects the City's desire for new and infill development in the urban core and projected growth areas.	The DPP prefers that this objective apply to ALL communities, not just new developments.
481.	118.84	"To provide residents with a choice of new and sustainable living environments which are reasonably close to employment, recreation, and commercial centers, and ~~which~~ are adequately and efficiently served by multi-modal transportation networks, renewable energy and other public utilities at lower cost to the ratepayer." Reflects the City's desire for new infill development in the urban core and projected growth areas to accommodate efficient transportation and advanced utility technologies at lower cost to the ratepayer.	The revisions being proposed are too detailed (i.e., combines too many specifics within one policy).
ROW 171. CHAPTER IV. HOUSING, Objective C, Policy 1			
482.	88.21	*"Ensure residential developments offer a variety of homes to people of different income levels and to families of various sizes."* Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 173. CHAPTER IV. HOUSING, Objective C, Policy 3			
483.	27.13	Supports this policy, which encourages co-location of residential development and employment centers.	The DPP notes your support of the proposed policy.
484.	23.64	"Encourage the co-location of residential development and employment centers, and provide commercial, educational, social and recreational amenities in current urban corridors." Reflects Oahu's proposed growth pattern.	The policy is consistent with smart growth principles, and should be applied to both urban and rural communities where there are town centers. The policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Encourage the co-location of residential development and employment centers~~, and provide~~ with commercial, educational, social, and recreational amenities in the development of desirable communities.
485.	30.45	As written, the intent of this policy is unclear and needs to be rewritten for clarity and understanding, if it is to be kept in the city's long-range planning document.	The intent of Policy 3 is to create mixed-use communities where residents are in close proximity to work, jobs, dining, educational, and recreational resources. See response to #484.
486.	115.16	"Encourage the co-location of residential development and employment centers and provide commercial, educational, social and recreational amenities in town centers." The high-density, mixed-use concept should focus on town centers that already have commercial and mixed use zoning. Maintaining residential zoning is important to protect neighborhoods from commercial establishments/vacation rentals.	See response to #484 and #485. "Town Centers" are identified in the DP/SCP.
487.	118.85	"Encourage the co-location of residential development and employment centers in the designated growth areas of Kapolei and Central Oahu, and provide commercial, educational, social and recreational amenities." Reflects Oahu's current and future growth pattern.	See response to #484.

	Comment Source	Summary of Written Comment	DPP Response
ROW 174. CHAPTER IV. HOUSING, Objective C, Policy 4			
488.	23.65	"Encourage residential development in ~~suburban~~ areas where existing roads …." Delete "suburban" as it is premature to recommend all and any suburban areas without knowing if adequate capacity exists for additional development.	The addition of "suburban" specifies that this is applicable to certain kinds of communities. Deleting "suburban" as suggested would expand this policy to rural areas.
489.	27.14	Supports addition of "suburban" to qualify areas with existing roads, utilities, and other community facilities not being used to capacity, where residential development is encouraged.	The DPP notes your support of the proposed policy.
490.	30.46	"Encourage residential development in ~~suburban~~ areas where existing roads, utilities, and other community facilities are not being used to capacity~~, and in urban areas where higher densities can be readily accommodated~~." Delete proposed new wording, since such statements belong in the DPs/SCPs where appropriate vetting and understanding of infrastructure needs and capabilities, limiting factors and impacts on existing communities and resident's well-being can be better assessed.	The use of "suburban" and "urban areas" specifies that this is applicable to certain kinds of communities. Deleting these references as suggested would expand this policy to rural areas.
491.	115.17	If the intent is to preserve existing rural and agricultural areas from further development, this should be stated clearly in the policy.	This is addressed by policies that establish geographic growth boundaries (Chapter I, Objective A, Policy 4) and the City's directed growth policy (Chapter I, Objective B and related policies).
492.	118.86	Delete policy: ~~"Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated."~~ Policy has no regard for present or future carrying capacity, and is the antithesis of sound planning for an island with finite resources. Is irresponsible to recommend residential development in any and all suburban areas without knowing if sufficient capacity exists for additional development. Reference to "urban areas where higher densities can be readily accommodated" conveys unfettered high-density development which cannot be supported by finite resources and the lack of new/upgraded infrastructure.	This suggestion is counter to the City's directed growth policy. The fundamental intent of the General Plan is to accommodate future growth while preserving existing rural and agricultural area from further development. The assessment of an area's capacity to accommodate additional development would be addressed during the land use and building permit review. Carrying capacity is an evolving issue, not a fixed one because it changes with scale, density, technology, and values as well as context.
ROW 175. CHAPTER IV. HOUSING, Objective C, Policy 5			
493.	23.66 30.47 118.87	~~Support mixed-use, higher-density redevelopment in areas surrounding future transit stations.~~ Delete because this policy encourages transit-oriented development around bus transit stations, and because this is more appropriate at the DPs/SCPs level where higher-density around rail stations can be better examined. Revise policy to clarify that it refers only to the PUC or along the rail route, since rationale indicates that this policy provides for development in the PUC. Also need to clarify if the reference to "future transit stations" is intended to include bus transit stations.	This new policy is consistent with smart growth principles and can be applied to both urban and rural communities where there are commercial cores with transit stations. The scale, density and character of development surrounding transit stations would be established at the DP/SCP level, with additional detail provided at the zoning level.
494.	115.18	If the intent is to direct high-density redevelopment and infill in the PUC, then the term "PUC" should be included in the statement.	See response to #493.
ROW 176. CHAPTER IV. HOUSING, Objective C, Policy 6			
495.	23.67	"Discourage residential development in areas where the topography including slopes 20% or greater makes construction difficult or hazardous and where……." Should be the policy of the city and this document to ensure that houses are built in a safe	Policy 6 is intended to discourage residential development where the topography makes construction difficult. This includes land with steep slopes and unstable soils (which may not have slopes

	Comment Source	Summary of Written Comment	DPP Response
		manner and development will not threaten the safety of others.	greater than 20 percent).
496.	118.88	"Discourage residential development in areas where the topography including slopes 20% or greater makes construction difficult or hazardous and where providing and maintaining roads, utilities and other facilities would be ~~extremely costly or~~ environmentally damaging, or cannot be provided at a reasonable cost." Should be the City's policy to ensure that houses are built in a safe manner in safe conditions, and that their development will not threaten the safety of others. Use of "reasonable cost" instead of "extremely costly" implies a preference for lower costs.	Construction regulations specify development standards and land characteristics which make for incompatible development. Objective A, Policy 1 is intended to provide decent homes at the least possible cost.
497.	33.8 146.6	"Discourage residential development ~~in areas where the topography makes construction difficult or hazardous and~~ where ~~providing and maintaining~~ roads, utilities and ~~other~~ community facilities ~~would be extremely costly or environmentally damaging~~ cannot be provided at a reasonable cost." Retain original policy. Changing the standard from "reasonable" to "extremely costly" would significantly hinder good planning policy and allows development that could involve very costly infrastructure improvements. Developments should be required to mitigate impacts to a level equal to or better than without the development.	The suggested change to Policy 6 does not substantively change the policy that was proposed in the public review draft.
ROW 177. CHAPTER IV. HOUSING, Objective C, Policy 7			
498.	23.68	"~~Preserve and encourage re□investment in older communities through infrastructure upgrades, public amenity improvements, tax incentives self□help, housing□rehabilitation, improvement districts, and other governmental programs~~ Encourage upgrades of older communities to help keep communities vibrant, help retain existing population, avoid Detroit like scenarios and provide jobs for a variety of craftsmen." Delete proposed policy because it changes the policy from preserving older communities to infrastructure upgrades for unclear and unspecified purposes. New policy reflects the importance of maintaining stable neighborhoods.	Policy 7 is being revised in the second public review draft (changes between the first and second public review draft are shown): "Encourage public and private investments in older communities as needed to keep the communities vibrant and livable. ~~Preserve and encourage re□investment in older communities through infrastructure upgrades, public amenity improvements, tax incentives and other government programs.~~" This policy clarifies that both public and private investments are needed to maintain the viability of communities. References to Detroit are not appropriate.
499.	30.48	"Preserve ~~and encourage re□investment in~~ older communities through ~~infrastructure upgrades, public amenity improvements, tax incentives~~ self□help, housing□rehabilitation, improvement districts, and other governmental programs." Delete proposed wording because it changes the original policy from preserving older communities to encouraging infrastructure upgrades that may not be appropriate. Evaluation of infrastructure adequacy should be addressed in the DPs/SCPs.	See response to #498.
500.	118.89	"Preserve established ~~and encourage re□investment in~~ older communities to maintain their character while encouraging upgrades through infrastructure upgrades, public amenity improvements, tax incentives, and other governmental programs to help keep them vibrant and retain their existing population." This reflects the importance of maintaining stable, established and historic neighborhoods, and will avoid Detroit□type scenarios.	The suggested change to Policy 7 does not substantively change the policy that was proposed in the public review draft.
ROW 178. CHAPTER IV. HOUSING, Objective C, Policy 8			
501.	34.26	Supports this new policy.	The DPP notes your support of the proposed policy.
502.	88.22	*"Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned*	The intent of the proposed policy is for military personnel to live on military bases. The proposed

	Comment Source	Summary of Written Comment	DPP Response
		over to military housing contractors and to give cultural guidance to military living off base to avoid misunderstandings." Considered to be a good policy.	addition addresses assimilation of military personnel into the community and is unrelated to the policy's intent.
503.	115.19	Add a new policy: "Discourage residential development in areas zoned for agriculture and preservation."	This is addressed by Chapter II, Objective C, Policy 6 and Policy 8.
504.	118.90	"Encourage the military to provide housing for active duty personnel and their families on military bases and in designated areas turned over to military housing contractors."	See response to #502.
CHAPTER V. TRANSPORTATION AND UTILITIES			
505.	7.1	Recommends that the transportation objectives and policies be consistent with the mission, goals and objectives of the Hawaii Statewide Transportation Plan and the Hawaii Regional Transportation Plan.	The DPP is unclear how the General Plan is not consistent with either document. See response to #506.
506.	48.3	Add a policy to conduct a carrying capacity study of existing infrastructure (to document capacity limitations of two-lane Kamehameha Highway)	The Oahu Regional Transportation Plan (ORTP) serves as a guide for the development of recommended major surface transportation facilities and programs. The role of the ORTP is discussed in the DPs/SCPs. Chapter VII, Objective A, Policies 1 and 2 support coordinating development and infrastructure improvements.
507.	49.6	By allowing development to occur without first requiring transportation system improvements, the Plan supports reckless development that will only compound poor traffic conditions. The Plan should require "no new development until the transportation grid is improved to meet a desirable level of service." Specifically, the Plan should call for a moratorium on development until the LOS is improved from the current LOS F to at least LOS D. Rail is an inadequate solution that will not alleviate traffic. Building up the roadway network with bus rapid transit, a ferry system, and double-decking and tunneling would be a better solution.	See response to #506. Concurrency is a good concept but its practical applications are case specific and context sensitive.
508.	110.3	Need to impose a moratorium or some other control when development exceeds adequate public infrastructure. Traffic on the North Shore is a classic example – poor planning has led to roads operating at LOS D, E and F.	See response to #506.
509.	192.1	As population grows and traffic increases, Honolulu can be a mini-Copenhagen, with more people on bikes and walking, and less cars. We need pedestrian and bike-friendly streets, bike/pedestrian paths, bike lanes, bike boxes at cross sections, bike parking, bus-only streets, and continuous, connected public access to coastal areas via coastal bike/pedestrian routes and walk ways. Developments should be required to provide bike and pedestrian facilities.	The Plan supports a multi-modal transportation system with improvements for pedestrian and bicycle facilities (see Chapter V, Objective A, Policies 1, 5, 7, 9, and 11).
510.	131.1	Concerned that high-rise development projects planned for the Kakaako corridor and Waikiki will negatively impact existing infrastructure systems and public services within the PUC. General Plan does not address upgrading current infrastructure, such as water, sewer, roadways and traffic, utility systems, hospitals, parks, schools, shopping complexes, and emergency/safety response services, to accommodate these developments.	See response to #506. Objectives and policies in this chapter outline the City's general approach for infrastructure provision. In regards to Kakaako, the Hawaii Community Development Authority has jurisdiction for Kakaako, and is responsible for infrastructure upgrades and public amenities to serve the developments (Chapter VII, Objective A, Policy 2 addresses concurrency and the adequacy of infrastructure systems; Chapter VII, Objective B, Policy 9 addresses Kakaako).

	Comment Source	Summary of Written Comment	DPP Response
511.	135.3	Rail is not a plan to relieve traffic. Rail is a ploy to support new development to create the next San Diego.	The DPP appreciates your comment and respectfully does not concur with the comment.
512.	77.5	Freeway traffic is unacceptable, with levels nearing gridlock. Freeway has exceeded its capacity, and cannot be widened to accommodate more vehicles. Solution to address traffic is to: stop Koa Ridge and Hoopili; increase jobs in Ewa by building Kapolei's downtown business district; tax incentives/benefits for living and working in close proximity to each other; limit immigration.	The DPP appreciates your comment and respectfully does not concur with the comment.
ROW 179. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A			
513.	3.5	"To create a multi-modal transportation system which……. minimizes ~~fossil fuel~~ petroleum consumption and greenhouse gas emissions…"	"Fossil fuels" is a more inclusive term that includes coal, oil, petroleum, and natural gas products.
514.	7.3	"....multi-modal transportation system..... results in less ~~minimizes~~ fossil fuel consumption and greenhouse gas emissions as compared to an auto-focused transportation system." Note also that DOT's multi-modal transportation system generally includes airports, harbors and highway, while the proposed language specifically addresses roadways.	The suggested revision does not change the meaning of the policy and makes a lengthy statement even longer.
515.	23.69 30.49 118.93	"To create a multi-modal transportation system which moves people and goods safely, efficiently, and at ~~a reasonable~~ the lowest possible cost and....." Reflects the City's policy to ensure that city transportation costs are kept as low as possible.	The alternative that provides "the lowest possible cost" may not always be the best/preferred option.
516.	44.18	Note that OMPO is updating the 2035 Regional Transportation Plan for 2040.	The Oahu Metropolitan Planning Organization (OMPO) is updating the Regional Transportation Plan to 2040.
517.	118.92	Add introductory paragraph (moved from the PREAMBLE, ROW 21). "A safe and efficient and affordable, cost-effective multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our economic productivity and quality of life. ~~The cost of building and maintaining the system is a major public investment.~~ Coordinated planning of accessibility ~~and~~ circulation requirements and integration of the multi-modal transportation system ~~with existing and planned developments~~ is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system that allows safe, ~~comfortable~~ and convenient travel for all users, including pedestrians, bicyclists, public transportation riders, and motorists." The deleted sentence refers to only one mode of transportation. The deleted phrase "existing and planned developments" is a management goal of urban growth, and as written, could be interpreted to mean that urban growth would extend to rural areas with a multi-modal transportation system. "Comfortable" does not fit well on this context, as pedestrians and bicyclists may not always be comfortable.	This paragraph remains in the "TRANSPORTATION AND UTILITIES" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 180. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 1			
518.	44.19	In addition to the reference in the rationale about the State's Complete Streets Policy (Act 54, SLH 2009), this policy should reflect language resulting from the adoption of Bill 26 (2012) establishing a complete streets policy for the City.	The concepts that define Complete Streets—such as safe mobility for all users and multi-modal transportation—are addressed in the existing policy. In addition, the second public review draft includes new proposed policies specific to Complete Streets (see Objective A, Policy 6 and Policy 7). Bill 26 (2012) was

	Comment Source	Summary of Written Comment	DPP Response
			approved by the City Council as Ordinance 12-15 and will be noted in the Technical Report.
ROW 181. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 2			
519.	24.3	Opposes this policy.	The DPP notes the comment.
520.	30.50	"Provide transportation services to people living within the Ewa, Central Oahu, and Pearl City-~~Hawaii Kai~~ corridors primarily through a mass transit system …." Delete any reference to the Hawaii Kai corridor for a mass transit system. Rail is inappropriate for East Honolulu, and Hawaii Kai was never included in the PUC's transit plan. Recent investments have already resulted in improvements to this transportation corridor.	A multi-modal system that includes a transit component may be desired for East Honolulu in the future. Policy 2 includes rapid transit and feeder bus components and highway system improvements, which could be part of future transit plans for Hawaii Kai. Rail is not currently considered in transit plans for East Honolulu
521.	61.7	Include the Waianae Coast in transportation improvements; light rail on old railroad right-of-way and improved or additional highways.	Waianae and the Leeward communities are included in Objective A, Policy 3.
522.	118.94	"Provide transportation services to people living within the Ewa, Central Oahu, and Primary Urban Center with multi-modal ~~Pearl City-Hawaii Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus~~ components as well as through the existing highway system with ~~limited~~ improvements as may be appropriate." Deletes Hawaii Kai, which was never part of the PUC transit plan. Do not limit improvements to main thoroughfares, expressways or freeways.	See response to #520. Policy 2 is being revised in the second public review draft (changes between the first and second public review draft are shown): "Provide multi-modal transportation services to people living within the Ewa, Central Oahu, and Pearl City-Hawaii Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus components as well as through the existing highway system ~~with limited improvements as may be appropriate.~~"
523.	27.16	Supports transportation services to Oahu communities through mass transit and express- and feeder-buses.	The DPP notes your support for the proposed policy. See response to #520.
ROW 182. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 3			
524.	115.20	Strongly supports "a system of express-and feeder-buses"	The DPP notes your support of the proposed policy.
525.	27.16	Supports transportation services to Oahu communities through mass transit and express- and feeder-buses.	The DPP notes your support for the proposed policy.
526.	118.95	"Provide transportation services outside the Ewa, Central Oahu, and Primary Urban Center ~~Pearl City-Hawaii Kai~~ corridors primarily through a system of express and feeder-buses as well as through the highway system with ~~limited to moderate~~ improvements sufficient to meet the needs of the communities being served." Deletes Hawaii Kai, which was never part of the PUC transit plan. Do not limit improvements to main thoroughfares, expressways or freeways.	See response to #520.
ROW 183. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 4 (per original General Plan, 2002)			
527.	34.27	Reinstate original policy with revisions: "Improve transportation facilities and services in the Waianae, Central Oahu ~~Ewa corridor~~ and ~~in the~~ trans-Koolau corridors ~~to meet the needs of Ewa and Windward communities~~."	The DPP considered your suggestion, and concluded that reinstating the policy would be redundant with Policy 3, which addresses the communities "outside the Ewa, Central Oahu and Pearl City-Hawaii Kai corridors" including Waianae, Central Oahu and Windward.
ROW 185. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 5			
528.	27.17 34.28	Supports the proposed amendments to this policy, which includes improving bicycle and pedestrian facilities in existing communities.	The DPP notes your support of the proposed policy.
ROW 186. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 6 (per original General Plan, 2002)			

	Comment Source	Summary of Written Comment	DPP Response
529.	8.3	"Consider environmental, social, and cultural impacts, and hazards to life and property, as well as construction and operating costs, as important factors……." Relocating coastal highways inland must be considered as an alternative to coastal armoring. This will ensure public safety, reduce long-term maintenance costs, and preserve coastal environments in these areas.	This policy has been revised and is presented in the second public review draft as Policy 9 (changes between the first and second public review draft are shown): "Consider environmental, social, ~~and~~ cultural, and climate change and natural hazard impacts, as well as construction and operating costs, as important factors in planning transportation system improvements."
530.	42.12	"Consider environmental, climate change and natural hazard impacts, social and cultural impacts, as well as construction and operating costs, as important factors in planning transportation system improvements."	See response to #529.
531.	61.8	Prohibit cul-de-sacs in future developments; they discourage pedestrian and bicycle traffic and trap people when emergencies arise.	A new Policy 7 is proposed in the second public review draft to address greater connectivity within communities: "Design street networks to incorporate greater roadway and pathway connectivity." The Honolulu Fire Department (HFD) does review construction plans for conformance to the City's Fire Code that includes adequate roadway widths and cul de sac radii to ensure that firefighting vehicles have adequate room to maneuver in new developments.
532.	118.96	"Consider environmental, social and cultural impacts, including increased crowding and crime with higher densities, as well as construction and operating costs, as important factors in planning transportation system improvements."	Increased crowding and crime would be classified as social impacts, which are specified in the policy.
ROW 187. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 7 (per original General Plan, 2002)			
533.	27.18	Supports promoting the use of public transportation towards reducing the dependency on the automobile.	The DPP concurs that using public transportation contributes to reducing automobile dependence. This is addressed in Objective A and its policies regarding multi-modal transportation (Policies 1, 2, 3, 5, 6, and 8).
534.	3.6	"Promote the use of public transportation as a means of…….. reducing automobile dependency and ~~fossil fuel~~ petroleum consumption….."	Policy 7 has been deleted and replaced with a newpolicy in the second public review draft: "Design street networks to incorporate greater roadway and pathway connectivity." Chapter VI, Objective B, Policy 4 also promotes a multi-modal transportation system that minimizes fuel consumption and greenhouse gases.
535.	3.7	Add new policy: "Policy 8. Increase the availability and use of energy efficient vehicles and alternative fuels, including electricity."	The use of energy efficient vehicles is addressed in Chapter VI, Objective B, Policy 6: "Support the availability and use of energy efficient vehicles, especially hybrid, fuel cell, and pure electric vehicles."
ROW 188. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 8			
536.	17.1	"Make transportation services safe and accessible to people with limited mobility: the young, elderly, and disabled ~~and those with limited incomes~~." Questionable whether having limited income equates to having limited physical mobility.	Policy 8 is intended to support safe and accessible transportation services for everyone, including persons with limited incomes. Typically, those with limited incomes do not own private automobiles and rely on public transportation to get around..
ROW 189. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 9			
537.	17.2	"Promote programs, land use and design strategies, and ~~public and~~ private expenditures to increase the use of alternative modes of transportation, ~~especially during peak commute hours~~." Goal is	Objective A promotes a multi-modal transportation system that "minimizes fossil fuel consumption and greenhouse gas emissions." This implies greater

	Comment Source	Summary of Written Comment	DPP Response
		to promote alternative modes of transportation "round the clock," and not limit its use to peak hours.	reliance on alternative modes of transportation. Based on public input and the threats Oahu faces due to potential impacts related to climate change and sea level rise, the DPP has replaced the old Policy 9 with a new policy that promotes the importance of taking environmental, social, cultural, climate change, and natural hazards impacts into consideration when planning transportation improvements.
538.	23.70 30.51	"Promote programs, ~~land use and design strategies, and public and private expenditures to increase the use of alternative modes of transportation, especially during peak commute hours~~ to reduce dependence on the use of automobiles." Replace with original policy language. Proposed wording is not logical, how can land uses be geared toward peak commute hours? It is unclear how land use and design strategies will increase the use of alternative modes of transportation, and the discussion of land use and design best belongs in the DPs/SCPs.	See response to #537.
539.	118.97	Delete policy: "~~Promote programs, land use and design strategies, and public and private expenditures to increase the use of alternative modes of transportation, especially during peak commute hours.~~" Proposed wording is not logical, how can land uses be geared toward peak commute hours?	See response to #537.
ROW 190. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 10			
540.	44.20	In listing transportation demand management strategies for reducing traffic congestion, this revised policy does not include the logical nexus between land use, siting, and transportation, i.e., housing opportunities close to employment.	Traffic Demand Management (TDM) strategies are a separate approach from land use and siting strategies that locate housing in relation to employment. Generally, TDM strategies are implemented as conditions that developers must meet to secure zoning approval. Policies addressing efficient land use and the location of uses such as housing and employment centers are presented in Chapter VII.
541.	118.98	"Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as an island-wide synchronized traffic signal system, carpooling, telecommuting, flexible work schedules, and incentives to use alternative travel modes."	Synchronized traffic signals are not considered a form of transportation demand management. The City's existing islandwide control system is operated by the Department of Transportation Services.
ROW 191. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 11			
542.	61.9	Prohibit cul-de-sacs in future developments; they discourage pedestrian and bicycle traffic and trap people when emergencies arise.	The DPP concurs that neighborhood street systems need to be properly designed to ensure timely ingress and egress for emergency vehicles. Objective A, Policy 7 provides a policy to design street networks to incorporate greater roadway and pathway connectivity.
ROW 192. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 12			
543.	61.10	Include low cost land lease to FBOs, private hangers & car rentals.	These are specifics for functional planning and are beyond the scope of the broad policy guidance of the General Plan.
ROW 194. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 14			
544.	23.71 118.99	Add new Policy 15: "Ensure that realistic operational costs are incorporated into the evaluation of transportation alternatives." Add new Policy 16: "Encourage telecommuting in both the public and private sector as a means of reducing traffic and reducing	Construction and operating costs of transportation system improvements are addressed by Policy 9 and Objective D, Policy 2. . Telecommuting is addressed by Objective A, Policy 10.

	Comment Source	Summary of Written Comment	DPP Response
		green house gas emissions."	
ROW 195. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B			
545.	30.52	"To provide an adequate supply of water and environmentally sound systems of waste disposal for Oahu's existing population and for future generations, carrying capacity studies will be conducted." As the resident and tourist population increases, there is an urgent need to understand the carrying capacity of the island's water and waste systems.	The suggested addition shifts the focus of this objective from a goal-oriented statement to an action. See response to #54.
546.	118.100	To provide an adequate supply of water and environmentally sound systems of waste disposal in accordance with ~~for~~ Oahu's scientifically-defined carrying capacity for the existing population and for future generations." There is no regard for present or future carrying capacity. Scientifically-determined carrying capacity of land and water supply is essential for sustainability.	See response to #54.
547.	48.11	This also applies to Policy 1. Expansion of Turtle Bay and Envision Laie is inconsistent with this objective and policy, which calls for adequate water supply and waste disposal systems. Based on current infrastructure capacity and available water supply, Koolau Loa's carrying capacity will be exceeded when the proposed developments are built. Traffic/highway capacity, inadequate emergency and evacuation routes, and water and wastewater systems capacity are concerns.	The Turtle Bay Resort Supplemental EIS (2013) identifies mitigation measures to address impacts. The development permitting approval process will address impacts to infrastructure systems and public services.
548.	49.3	Protect and preserve all underground karst system features that induce fresh water outlets in the ocean (predominately located in Ewa/Kalaeloa). Karst systems are being destroyed and filled, which adversely affects the nearshore ecosystem (i.e., impacts to water quality, limu growth, fish, monk seals, etc.).	There are policies in Chapter III to protect water resources. As the role of the General Plan is to provide the overall framework for the City's policies on land use and development, these unique resources are more appropriately identified and addressed at the DP/SCP level.
ROW 196. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 1			
549.	34.29	"Develop and maintain an adequate, safe and reliable supply of water in a cost-effective way that supports the long-term sustainability of the resource, while ensuring affordability to all consumers on Oahu."	Policies 1, 2 and 3 address "cost-effectiveness" and "reasonable costs" of providing service.
550.	42.13	"Develop and maintain an adequate, safe and reliable supply of water in a cost-effective way that supports the long-term sustainability of the resource and considers impacts of climate change."	Policy 2 in the second public review draft has been revised to "consider the impacts of climate change."
ROW 197. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 2			
551.	42.14	"Help to develop and maintain an adequate, safe and reliable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health of the resource and considers the impacts of climate change impacts, including possible decreases in water supply due to drought and runoff attributed to climate change."	Policy 2 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Help to develop and maintain an adequate, safe and reliable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health of the resource and considers the impacts of climate change, including possible decreases in water supply due to drought."
552.	61.11	Ten percent of the water lines should be replaced yearly.	This is a functional planning decision outside the scope of the broad policy guidance provided by the General Plan. This is an appropriate policy/ implementing action under the BWS's Capital Improvement Program

	Comment Source	Summary of Written Comment	DPP Response
			long‐range plan.
ROW 198. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 3			
553.	23.72	"Use new technologies ~~which will ensure~~ that will help reduce the cost of providing water and waste disposal services ~~are provided at reasonable cost~~."	The DPP considered the suggestion, and prefers the wording of the policy as recommended.
554.	118.101	"Use new technologies which will ~~ensure that~~ help reduce the cost of providing water and waste disposal services and ensure that water and waste disposal services are regularly maintained ~~are provided~~ at reasonable cost."	This policy is specific to the provision of services. Objective C, Policy 1 addresses maintaining and upgrading existing utility systems to avoid major breakdowns and service interruptions.
ROW 199. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 4			
555.	34.30	"Encourage the development ~~increased availability~~ and use of recycled, ~~or~~ brackish or desalinated water to meet potable or non‐potable resource demands."	Policy 4 focuses on non‐potable water demands. Policy 3 calls for the use of new technologies to ensure the provision of water. This could include desalinated water treatment.
556.	118.102	"Encourage the increased availability and supporting infrastructure for the use of recycled or brackish water to meet non‐potable demands."	The suggested wording does not provide a substantive change to the proposed policy.
ROW 200. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 5			
557.	118.103	"Pursue strategies to reduce the per‐capita consumption of water and the per‐capita production of waste in accordance with the scientifically‐determined carrying capacity of Oahu." Disregard for carrying capacity with over‐building increases overall needs and contradicts these desirable goals.	See response to #54 and #63.
ROW 201. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 6			
558.	23.73 118.104	"Provide safe, efficient and environmentally ~~sound~~ sensitive waste‐collection and waste‐disposal services."	Being "environmentally sound" implies a higher level of protection than "environmentally sensitive."
559.	23.73 30.53 118.104	"Provide safe, efficient, and environmentally sound waste‐collection and waste‐disposal services that adhere to all EPA standards including requirements for secondary treatment."	This is an unnecessary addition. The City is required to comply with Federal and State standards.
560.	42.15	"Provide safe, efficient, and environmentally sound waste‐collection and waste‐disposal services that accounts for increases in runoff and rising ground water attributed from climate change."	Policy 6 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Provide, safe, reliable, efficient, and environmentally sound waste‐collection and waste‐disposal services that consider the impacts of climate change during the siting and construction of new facilities."
561.	118.104	"Provide safe, sound, efficient, and environmentally sound waste‐collection and waste‐disposal."	See response to #560.
ROW 202. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 7			
562.	3.8	"Pursue programs to expand residential and commercial recycling and....."	This would identify specific uses where recycling should be promoted. A generalized statement that does not exclude any sectors (e.g., educational, industrial, public sector) is preferred.
ROW 204. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 9			
563.	30.54	Add new Policy 10: "Require dual water systems in order to help save Oahu's water resources for future generations." Add new Policy 11: "Ensure that adequate water for human use exists when considering new residential development."	Regarding a new Policy 10: The DPP concurs that dual water systems would contribute to saving potable water for future generations. However, the proposal to require dual water system for Oahu at this time is not feasible because recycled/non‐potable water is not readily available to meet the expected demand in all

	Comment Source	Summary of Written Comment	DPP Response
			parts of Oahu. According to the BWS, non-potable or recycled water resources must be available in sufficient quantities to meet non-potable water uses. According to the BWS, non-potable and recycled water are both being used for irrigation systems in Ewa, in parts of Waianae, and in the airport area from existing sources. The BWS is continually looking for methods or technologies to use non-potable or recycled water to save potable water resources. Policy 4 supports increasing the availability and use of recycled water. Regarding a new Policy 11: The intent of Objective B and , Policy 1 is to ensure that adequate water supply is available for human consumption . Objective D, Policy 2 requires that impacts to existing utility systems are considered before new developments are constructed.
564.	23.74 118.105	Add new Policy 10: "Take all steps necessary to immediately stop sewage spills that re-occur during heavy rains." Add new Policy 11: "Ensure that the adequate availability and efficient use of water is a primary factor in the preparation and administration of land use plans and regulations." Add new Policy 12: "Require dual potable and non-potable water systems in all new housing construction to help conserve water for present and future generations."	Regarding a new Policy 10: The City is in the process of upgrading Honolulu's aging wastewater facilities and sewer lines to prevent spills and protect public health. An immediate solution to Honolulu's wastewater problems is overly ambitious, given the extent of improvements required and the costs associated with the improvements. Policy 6 calls for "safe, reliable, efficient and environmentally sound waste-collection and disposal." Regarding a new Policy 11 and new Policy 12: See response to #563.
ROW 205. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C			
565.	43.20	"To ensure reliable, equitable, cost-effective, and responsive service for all utilities."	The DPP is unclear what is meant by "equitable utility service."
ROW 206. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C, Policy 1			
566.	3.9	"Maintain and upgrade existing utility systems in order to maximize energy efficiency and the use of renewable resources and to avoid major breakdowns and service interruptions."	Energy efficiency and the use of renewable resources is addressed in Chapter VI.
567.	42.16	"Assess climate impacts in maintaining and upgrading ~~Maintain and upgrade~~ existing utility systems in order to avoid major breakdowns and service interruptions and to protect financial investments."	The suggested revision shifts the focus of the policy from maintaining and upgrading existing utility systems and places greater emphasis on assessing the climate change impacts to utility systems Chapter VII, Objective B, Policies 1, 2, and 3 in the second public review draft address also address integrating climate change into the planning, design, and construction of public and private developments that include utilities.
ROW 207. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C, Policy 2			
568.	43.21	"Provide improvements to utilities in existing neighborhoods where residents are currently affected by ~~to reduce~~ substandard conditions." To support this, priority should be given to repair and maintenance of current neighborhoods, instead of emerging ones.	This policy addresses the concern adequately without a reference to residents.
569.	118.106	"Provide improvements to utilities in existing neighborhoods to reduce substandard conditions, including setting public policy to	Objective D, Policy 3 requires undergrounding utility lines wherever feasible. Establishing guidelines for

	Comment Source	Summary of Written Comment	DPP Response
		underground utilities and conceal solid waste bins to eliminate the frightful blight throughout Oahu."	solid waste bins is a specific measure for the DPs/SCPs and zoning.
ROW 208. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C, Policy 3			
570.	3.10	"Facilitate the timely and orderly expansion and diversification of utility systems toward greater adoption of renewable energy."	Chapter VI, Objective A and Policies 1—11 in the second public review draft address the development of renewable energy.
571.	42.17	"Facilitate the timely~~, and~~ orderly, and safe expansion of utility systems."	Safe is inherently implied, as the utility would not undertake improvements at the expense of public health and safety.
572.	118.107	"Require and facilitate undergrounding utility lines and ~~Facilitate~~ the timely and orderly upgrades and expansion of utility systems to support self-sustainable and attractive communities."	Objective D, Policy 3 supports undergrounding utility lines wherever feasible.
ROW 209. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C, Policy 4			
573.	23.75 118.108	"Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day, including the establishment of lower electricity rates during off-peak hours."	The DPP appreciates the comment. The use of lower rates during off-peak hours is implied by the existing policy.
574.	61.12	Add new policy: "Policy 5. Bury all electrical lines wherever possible."	Objective D, Policy 3 supports undergrounding utility lines wherever feasible.
ROW 210. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D			
575.	23.76 118.109	"To maintain transportation and utility systems which support Oahu as the desirable and aesthetic place to live and visit."	The term "desirable" inherently implies that a place is "aesthetic."
576.	118.109	"To maintain transportation and utility systems which support Oahu and help ensure that the island becomes ~~as~~ a desirable place to live and visit."	The DPP has considered your suggestion, and concluded that the suggested change adds redundancy to the statement.
ROW 211. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 1			
577.	23.77 30.55 118.110	"Give primary emphasis in the capital improvement program to the maintenance and improvement of ~~transportation systems~~ existing roads and utilities. Keep original language since it does not prioritize one mode of transportation over others. Proposed language favors bus and rail transportation system needs over road repairs, and changes the policy from maintaining and improving roads to devoting all CIP to transit systems i.e. bus, rail.	The DPP appreciates the comment. While recent City efforts have focused on resurfacing and repairing City roads, the City's long-term preference is to use a multi-modal system that provides more mobility choices for more people, which is not limited to existing roads.
578.	42.18	"Give primary emphasis in the capital improvement program to the maintenance and improvement of transportation systems and utilities identified as vulnerable to climate impacts in existing studies."	Chapter VII, Objective B, Policies 1, 2, and 3 in the second public review draft address integrating climate change adaptation into the planning, design and construction of public and private developments including transportation systems and utilities.
ROW 213. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 3 (per original General Plan, 2002)			
579.	23.78 30.56 118.111	"Encourage the study and use of telecommunications as an alternative to conventional transportation facilities." Keep original policy. Telecommunication is a very efficient and cost effective method of providing jobs.	Telecommuting is recognized as one of the transportation demand management strategies in Objective A, Policy 10 of the first and second public review draft.
ROW 214. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 2			
580.	42.19	"Evaluate the social, cultural, economic,~~ and~~ environmental and climate change impacts of additions to the transportation and utility systems before they are constructed."	The DPP concurs that planning for the impacts of climate change is very important. That is why new or revised policies regarding climate change are woven through the second public review draft. Potential impacts on transportation and utility systems are addressed in Objective A, Policy 9 in this Chapter.

	Comment Source	Summary of Written Comment	DPP Response
			Climate change impacts on transportation and utility systems are addressed in Objective D, Policy 5 of this chapter: "Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near Oahu's coastal areas."
ROW 215. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 3			
581.	115.21	"Require the installation of underground utility lines wherever feasible, especially in older neighborhoods when utility poles and pavement are in need of repair or replacement."	The DPP respectfully does not concur with the comment because it creates a contradictory policy, as it may not always be feasible or cost-effective, or publicly supported to underground utility lines in older neighborhoods.
582.	118.112	"Require the installation of underground utility lines as standard public policy ~~wherever feasible~~."	The DPP respectfully does not concur with the comment because it is unrealistic to establish undergrounding as standard public policy in all cases, due to the high costs associated with undergrounding and the emphasis placed on providing service at a reasonable cost.
ROW 216. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 4			
583.	9.10	Add a new policy: "Evaluate the impact the development and maintenance of transportation and utility systems will have on Native Hawaiian burials."	A new policy addressing evaluating the impacts of transportation and utility systems will have on Native Hawaiian burials is not necessary. Objective D, Policy 2 includes "cultural impacts" as one of the subject areas to be evaluated. Native Hawaiian burials are included under cultural impacts.
584.	115.22	"Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services. Consider taxing junk food and food products associated with increased health costs."	The DPP believes the current proposed policy is adequate for financing transportation and utility services. A tax on junk food or soda is not a land use or development issue, and is not relevant to the General Plan.
585.	118.113	~~"Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services."~~ Delete policy. City must operate within its means and not sacrifice or jeopardize essential public services, roadway and park maintenance, or an efficient bus system for the sake of a rail corridor that will impact view planes, historic sites, noise levels, and the island's quality of life.	This policy is consistent with the City's long-standing policies and plans to provide cost-effective, equitable, and broadened transportation and utility services.
CHAPTER VI. ENERGY			
586.	3.1	SID's objectives include: (1) Maximizing the adoption of Energy Efficiency and Renewable Energy measures and technologies; (2) Providing a secure and resilient energy future through Energy Assurance measures; and (3) reducing our dependence on imported petroleum products.	The DPP concurs with the use of energy efficient and renewable energy; providing increased self-sufficiency and resiliency, and reducing Oahu's dependence on fossil fuels including imported petroleum products.
587.	27.19	Supports implementation of viable renewable energy resources to reduce dependence on imported fuels.	The DPP concurs with the use of renewable energy resources to reduce dependence on fossil fuels, including imported fuels.
588.	43.5	Energy Goals: General Plan refers to 90% dependence on imported oil without distinguishing between the approximate amounts used for transportation (60%), electricity (30%), and other commercial and industrial purposes (10%). Would be useful to consider how City policy may support and deter different patterns of future energy use and locally-based fuel production	A study to address fuel production and patterns of interstate/intrastate aviation and ship traffic involves extensive research and investigation beyond the scope allotted by this project (could be a functional plan). The General Plan addresses local (i.e., County) land use and development policies, which includes encouraging

	Comment Source	Summary of Written Comment	DPP Response
		and electrical generation, including interstate and intrastate aviation and ship traffic.	increased transportation efficiency and reduced automobile dependency through planning and urban design measures such as green building design, and alternative modes of transportation.
589.	77.4	Impending "peak oil" crisis is predicted to escalate oil prices in the near future, cause spikes in food prices, commodity and transportation costs that would negatively impact Hawaii's economy and way of life. Focus on renewable energy and biofuels, and food self-sufficiency to address future needs.	See response to #42. Proposed objectives and policies in Chapter VI promote reducing Oahu's dependence on imported fossil fuels and increasing the production of locally grown food.
590.	114.1	Fuel cell technology is an alternative energy source that can be used to generate electricity. BloomEnergy uses a solid oxide fuel cell technology to generate clean, reliable and affordable electricity, and is being marketed as a potential supplier for both commercial and residential markets (www.bloomenergy.com).	Chapter VI, Objective A, Policy 1, Policy 2, Policy 4 and Policy 9 encourage the use of renewable energy sources to increase energy self-sufficiency. The Hawaii Clean Energy Initiative does not identify fuel cell technology as a locally-renewable source of energy at this time. .
591.	150.2	Encourage greater use of residential photovoltaics (PV) as a strategy to generate electricity and reduce dependence on imported oil, with the target goal of generating 50% of the island's electricity from PV. Specifically, HECO should install PV systems on all homes at no cost to the homeowner. Residential PV is less expensive/intrusive than windmills, solar farms on AG land, and an undersea inter-island cable.	The suggested level of detail is more appropriately addressed as part of a functional plan. Implementation of an adaptable and reliable electrical grid with appropriate energy generation technologies is supported by Objective B, Policy 5. General guidance to support utility system improvements is provided in Chapter V, Objective C and Policies 1 and 2, and Objective D, Policy 1.
592.	158.4	Expand efforts to improve energy self-sufficiency, but not at the expense of one community or island over another, or degrading natural resources and views. Ocean energy production (OTEC, wave energy) needs more investigation.	The DPP concurs that principles of equity, self-sufficiency, and impacts to environmental and scenic resources should be addressed when developing new energy sources/systems (see Objective A, Policy 10). Proposals for undersea cables to connect Oahu to neighbor island resources are under consideration, as are efforts to utilize ocean energy.
593.	95.12	Entire chapter needs BOLDER, STRONGER language that strives to eliminate – not reduce – the use of fossil fuels. Replace verbiage with action verbs (e.g., "do" and "implement" rather than "encourage", "support", and "promote"). Have government agencies take the lead, and emphasize working together with the private sector.	Terms that "encourage," "support," or "promote" an action indicate that the City is not the lead authority responsible for implementation. In many of these policies, the City can only influence or endorse a desirable course of actions.
ROW 195. CHAPTER VI. ENERGY, Objective A			
594.	3.11	"To increase energy self-sufficiency and maintain an efficient, dependable, resilient, and economical energy supply and infrastructure."	Objective A has been revised in the second public review draft (changes between the first and second public review draft are shown): "To increase energy self-sufficiency and maintain an efficient, reliable, resilient, and cost-efficient ~~dependable, and economical~~ energy system.
595.	118.114	Add introductory paragraph (moved from the PREAMBLE, ROW 23). "There is no more salient example of the direct impact of world events on an island community than the provision of energy. With about 90% of Oahu's electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride towards sustainability. Renewable energy development, efficient energy utilization, conservation, and reducing energy demand are addressed with the goal of reducing dependence on outside sources."	This paragraph remains in the "ENERGY" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.

	Comment Source	Summary of Written Comment	DPP Response
ROW 218. CHAPTER VI. ENERGY, Objective A, Policy 1			
596.	34.31	"Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and renewable energy development and utilization programs, including distributed energy grid and/or system(s)."	The suggested level of detail is more appropriately addressed as part of a functional plan. Implementing an adaptable and reliable electrical grid is supported by Chapter VI, Objective B, Policy 5. General guidance to support utility system improvements is provided in Chapter V, Objective C and Policies 1 and 2, and Objective D, Policy 1.
597.	114.2	3rd sentence under "Rationale for Change" section: "….The term 'renewable energy' defines and specifies energy sources regenerated by natural processes over a short period of time, such as wind, water, solar, geothermal, and biomass, and fuel cell technology."	See response to #590.
598.	118.115	"Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and safe renewable energy development and utilization programs." Specify SAFE renewable energy, which unlike geothermal and hydraulic fracking, does not poison drinking water, consume finite domestic and agricultural water resources, cause noxious polluted air and wildlife deaths, risk industrial disasters and explosions, or cause seismic instability and earthquakes.	The need to consider public health and safety when making major decisions about renewable energy projects is addressed by Objective A, Policy 10.
ROW 219. CHAPTER VI. ENERGY, Objective A, Policy 2			
599.	118.116	Support and encourage programs and projects, including economic incentives, protective regulatory measures, and educational efforts, which will reduce Oahu's dependence on fossil fuel ~~petroleum~~ as its primary source of energy.	The purpose of regulatory measures is to protect a resource area (environment, cultural resource, public health and safety). This policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce Oahu's dependence on fossil fuels ~~petroleum~~ as its primary source of energy." The term "petroleum" was replaced with "fossil fuels" to be consistent with other references in the document.
ROW 220. CHAPTER VI. ENERGY, Objective A, Policy 3 (per original General Plan, 2002)			
600.	34.32	Add a new Policy 3: "Support development of a variety of alternative energy resources such as windmills, ocean turbines, and other clean energy resources to meet the needs of Oahu and reduce dependence upon imported high cost fossil fuels."	The themes of the policy – to support alternative energy resources and reduce dependence on outside fuel sources – are expressed in Objective A, Policy 2 and Policy 6.
ROW 221. CHAPTER VI. ENERGY, Objective A, Policy 3			
601.	3.12	"Promote and assist efforts to establish adequate petroleum supplies and reserves within Hawaii's boundaries ~~until Oahu is energy self sufficient~~."	This policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Promote and assist efforts to establish adequate fossil fuel supplies and ~~petroleum~~ reserves within Hawaii's boundaries until Oahu is energy self□sufficient." The phrase "until Oahu is energy self□sufficient" was added to the first public review draft to revise/update the policy with greater emphasis on the goal of increasing energy independence. Without the reference to an end goal, the policy implies continued dependency on imported fossil fuel sources.

	Comment Source	Summary of Written Comment	DPP Response
602.	23.79 118.117	"Promote and assist efforts to establish adequate ~~petroleum~~ fossil fuel reserves within Hawaii's boundaries until Oahu is energy self-sufficient."	Policy 3 was revised. See response to #601.
ROW 222. CHAPTER VI. ENERGY, Objective A, Policy 4			
603.	3.13	"Promote and assist efforts to optimize energy efficiency practices and technologies and the use of all proven sources of renewable energy, including the implementation of adaptable and reliable electrical grid, transmission and energy storage technologies."	These suggested concepts are more appropriate in Objective B which has been revised in the second public review draft (changes between the first and second public review draft are shown): "To conserve energy through the more efficient management of its use and through more energy efficient technologies." Implementing an adaptable and reliable electrical grid is supported by a new proposed policy added to the second public review draft (see Objective B, Policy 5): "Encourage the implementation of an adaptable and reliable electrical grid, energy transmission, energy storage, and energy generation technologies."
604.	23.80 118.118	"Promote and assist efforts to optimize the use of all proven sources of renewable energy whose cost does not put an undue burden on our citizens or businesses and does not change the aesthetics of our communities."	The need to consider environmental, cultural, health, safety and aesthetic impacts in decisions about renewable energy projects is addressed by Policy 10 (See response to #614). Specific community aesthetics should be addressed at the DP/SCP level.
605.	30.57	"Promote and assist efforts to optimize the use of all proven sources of renewable energy that do not change the aesthetics of our communities." This helps retain residents' quality of life.	See response to #604 and #614.
606.	118.118	"Promote and assist efforts to optimize the use of all proven safe sources of renewable energy."	See response to #604 and #614.
ROW 224. CHAPTER VI. ENERGY, Objective A, Policy 6			
607.	3.14	"Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, safe, economical, and environmentally sound energy supplies, including but not limited to: a. solar energy; b. bioenergy, including biomass and biofuels energy ~~conversion~~; c. wind energy ~~conversion~~; d. geothermal energy; e. ocean wave energy; ~~and~~ f. ocean energy, including wave and ocean thermal energy conversion~~.~~; and g. hydropower."	This policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Support and participate in research, development, demonstration, and commercialization programs aimed at creating ~~producing~~ new, cost-effective ~~economical,~~ and environmentally sound renewable energy supplies, including but not limited to: a. solar energy; b. biomass energy conversion; c. wind energy conversion; d. geothermal energy; e. ocean wave energy; and f. ocean thermal energy conversion." Technological advancements and energy policies are changing at such a rapid rate that some of these technologies are now widespread (e.g., solar energy, bioenergy (solid waste), wind energy have already been realized, and ocean wave energy is being investigated and implemented at a small-scale).
608.	61.13	Change County building codes to allow residential windmills.	This is an example of an action that implements the General Plan policies.
609.	114.3	"Support and participate in research, development, demonstration, and commercialization.....not limited to:	See responses to #590 and #607.

	Comment Source	Summary of Written Comment	DPP Response
		a. solar energy; b. biomass energy conversion; c. wind energy conversion; d. geothermal energy; e. ocean wave energy; ~~and~~ f. ocean thermal energy conversion; and g. fuel cell technology.	
610.	118.119	"Support and participate in research, development, demonstration, and commercialization.....not limited to: a. solar energy; b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response to #607.
ROW 225. CHAPTER VI. ENERGY, Objective A, Policy 7			
611.	3.15	"Encourage aggressive energy efficiency improvements followed by the use of commercially available renewable energy systems in public facilities, institutions, residences, and business developments."	This policy has been moved to Policy 9 in the second public review draft. The use of energy efficient technologies is supported by Objective B and its policies..
612.	114.4	Revise 2nd sentence under the "Rationale for Change" section: "Policy, as originally written, referenced 'commercially available solar energy systems,' which discriminates against other commercially available technologies, such as wind turbines, and biodiesel, biogas, and fuel cell technology."	The DPP appreciates the suggestion. No changes are being made to the November 2012 report that accompanied the first public review draft.
ROW 226. CHAPTER VI. ENERGY, Objective A, Policy 8			
613.	3.16	"Consider environmental, cultural, health and safety impacts, as well as resource limitations, land use needs and patterns, and relative costs, in all major decisions on renewable energy."	This policy has been moved to Policy 10 in the second public review draft, with revisions (changes between the first and second public review draft are shown): "Consider health, safety, environmental, cultural, ~~health and safety~~ and aesthetic impacts, as well as resource limitations, land use patterns, and relative costs in all major decisions on renewable energy."
614.	23.81 30.58	"Consider environmental, cultural, health and safety impacts, as well as resource limitations, land use patterns, and relative costs and impacts to community aesthetics when making ~~in all~~ major decisions on renewable energy."	See response to #613.."
615.	34.33	"Incorporate ~~Consider~~ environmental, cultural, health and safety impacts, as well as modern holistic, systems, and ahupua'a land management approaches that address, but are not limited to resource limitations, land use patterns, and relative costs, in all major decisions on renewable energy.	The DPP has considered the suggestion, and prefers the term "consider." The reference to the ahupua'a land management approach will obscure the intent of this policy to focus on addressing development impacts. The ahupua'a land management concept assumes that all resources needed for survival are found within the boundaries of an ahupua'a, while Oahu's infrastructure and utility systems have been designed to accommodate communities/regions that cross ahupua'a boundaries.
616.	42.20	"Consider environmental, cultural, health ~~and~~ safety and climate impacts, as well as, resource limitations, land use patterns, and relative costs, in all major decisions on renewable energy."	See response to #613. The second public review draft proposes new and revised policies to address climate change impacts (see responses to #89 and #90).
617.	118.120	"Adhere to the priority considerations and avoidance of ~~Consider~~	The DPP is unclear what is meant by "priority

	Comment Source	Summary of Written Comment	DPP Response
		environmental, cultural, health, and safety impacts, as well as resource limitations, land use patterns, impacts on community aesthetics and relative costs when making any~~,in all major~~ decisions on renewable energy."	considerations." This policy has been revised to include "aesthetic impacts" (see response to #613).
ROW 227. CHAPTER VI. ENERGY, Objective A, Policy 9			
618.	3.17	"Work closely with the State~~, and~~ Federal, and other county governments in the formulation and implementation of all City and County energy-related programs, including updating building energy codes."	This policy has been moved to Policy 11 in the second public review draft, with revisions (changes between the first and second public review draft are shown): "Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs and regulations, including updating building energy codes."
ROW 228. CHAPTER VI. ENERGY, Objective A, Policy 10			
619.	3.18	"Support S~~s~~tate~~, and~~ Federal, and other County initiatives to develop new sources of renewable energy and promote energy assurance planning."	This policy has been moved to Policy 7 in the second public review draft, with revisions (changes between the first and second public review draft are shown): "Support State and Federal initiatives to utilize ~~develop new sources of~~ renewable energy sources." The goal of energy assurance planning is to provide a robust, secure, reliable and resilient energy infrastructure system. These concepts have been incorporated into Objective A and Objective B, Policy 5, as well as Chapter V, Objective C and Policy 1.
620.	23.82 118.122	Add new Policy 11: "Encourage the use of sun reflective coatings (e.g. elastomeric) on all public buildings." Add new Policy 12: "Ensure that the overall cost of all energy alternatives is considered."	Regarding new Policy 11. Sun reflective coatings are a specific strategy to reduce energy consumption. This level of specificity is not appropriate for the General Plan. (Objective B, Policy 3 provides guidance to require strategies that reduce energy consumption.). Regarding new Policy 12. Policy 10 in the second public review draft calls for relative costs to be considered in decision-making (see response to #613).
621.	118.121	"Support state and Federal initiatives to develop advanced technologies for safe ~~new sources of~~ renewable energy."	See response to #619.
ROW 230. CHAPTER VI. ENERGY, Objective B, Policy 1			
622.	44.21	Important policy that reflects a priority to focus development in the PUC as it relates to energy of both structures and transportation.	The DPP notes your support of the proposed policy.
ROW 231. CHAPTER VI. ENERGY, Objective B, Policy 2			
623.	44.21	Important policy that reflects a priority to focus development in the PUC as it relates to energy of both structures and transportation.	The DPP notes your support of the proposed policy.
624.	3.19	"Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient and sustainable siting and design of new developments."	Policy 2 has been revised in the second public review draft as suggested in the comment. This policy supports the Hawaii State Plan's energy objectives by promoting the least-cost energy supply option to maximize efficient technologies for new developments or when energy demand must be expanded.
ROW 232. CHAPTER VI. ENERGY, Objective B, Policy 3			
625.	3.20	"Provide incentives, and where appropriate, mandatory controls to increase energy efficiency in all existing and new buildings and facilities through sustainable design, construction, and operations	The proposed revision has the same connotation; it does not improve or clarify the policy intent.

	Comment Source	Summary of Written Comment	DPP Response
		and maintenance practices ~~reduce energy consumption in existing buildings and outdoor facilities, and in design and construction practices~~."	
626.	114.5	2nd sentence under the "Rationale for Change" section: "Strategies to reduce energy consumption may include energy efficient lighting and appliances, solar water heating, photovoltaic energy systems, natural ventilation, fuel cell technology, amenities that encourage alternative transportation, and sustainable design and construction practices."	The DPP appreciates the suggestion. No changes are being made to the November 2012 report that accompanied the first public review draft.
ROW 233. CHAPTER VI. ENERGY, Objective B, Policy 4			
627.	3.21	"Promote further progress in the development of an energy efficient, alternatively fueled, multi modal transportation system that minimizes ~~fossil fuel~~ petroleum consumption and greenhouse gas emissions."	The characteristic to "minimize fossil fuel consumption and greenhouse gas emissions" suggests that the transportation system should be alternatively fueled and energy efficient. Fossil fuel is the preferred terminology because it includes petroleum, coal and natural gas products, and is consistent with other sections of the General Plan.
628.	23.83	"Promote further progress in an energy efficient ~~a multi modal~~ transportation system ~~that minimizes fossil fuel consumption and greenhouse gas emissions~~. Replace original language because it represents the desire for energy efficiency in all transit systems; new language is repetitive.	The language proposed in the first public review draft is more descriptive, and is better aligned with sustainable development/smart growth principles. An "energy efficient transportation system" could be automobiles with greater fuel efficiency; "a multi modal system that minimizes fossil fuel consumption and greenhouse gases" implies the use of alternative transportation modes (bicycles, walking, public transportation).
629.	23.83 118.123	"Promote ~~further progress in~~ the development of an efficient ~~a~~ multi modal transportation system that minimizes fossil fuel consumption and greenhouse gas emissions." Retain original language because it represents the desire for energy efficiency in all transit systems; new language is repetitive.	See response to #627.
ROW 234. CHAPTER VI. ENERGY, Objective C (per original General Plan, 2002)			
630.	30.59	"To fully utilize proven alternative sources of energy." Add objective back because it emphasizes the use of alternative energy sources that may be needed in the future.	This objective remains omitted from the second public review draft. This principle is addressed by Objective A, Policy 4.
631.	118.124	Retain original policy, with revisions: "To fully utilize solar energy as a proven ~~alternative~~ safe, reliable and cost effective renewable sources ~~of~~ energy." This emphasizes expanded use of a proven renewable technology that is safe, reliable and cost effective.	See response to #630Solar energy is considered "a proven source of renewable energy."
ROW 235. CHAPTER VI. ENERGY, Objective C, Policy 1 (per original General Plan, 2002)			
632.	30.60 118.125	"Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments." Add policy back because current trends are moving towards available alternative energy sources such as solar. This emphasizes expanded use of a proven, safe, reliable and cost effective technology.	This policy—which was Objective A, Policy 7 in the first public review draft—has been moved to Objective A, Policy 9 in the second public review draft.
ROW 241. CHAPTER VI. ENERGY, Objective , Policy 1			
633.	3.22	"Supply citizens with the information they need to fully understand the potential supply, cost, security and other ~~problems~~ issues associated with Oahu's dependence on....."	This policy was revised in the second public review draft as suggested.
ROW 242. CHAPTER VI. ENERGY, Objective E, Policy 2 (per original General Plan, 2002)			

	Comment Source	Summary of Written Comment	DPP Response
634.	23.84 30.61 118.126	"Foster the development of an energy conservation ethic among Oahu residents." Add policy back because it shows the city's intent to encourage energy conservation, and conserving energy should be a way of life.	The themes of this policy have been combined with the proposed Objective C.
ROW 244. CHAPTER VI. ENERGY, Objective C, Policy 3			
635.	3.23	Add new policy: "Provide communities timely, relevant and accurate information concerning renewable energy facilities proposed in their area."	The suggested policy has been added to the second public review draft as Policy 4: "Provide communities with timely, relevant, and accurate information concerning renewable energy facilities proposed in their area." This new policy reinforces the DPP's commitment to transparency in keeping communities updated about energy projects that affect them.
CH. VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN			
636.	5.1	Encourages the application and use of strategies that support sustainable and healthy community design. Information links provided include the following: US EPA Report "Creating Equitable, Healthy and Sustainable Communities: Strategies for Advancing Smart Grants, Environmental Justice and Equitable Development" (Feb 2013) www.edpa.gov/smartgrowth/pdf/equitable□dev/equitable□development□report□508□011713b.pdf US EPA's sustainability programs: www.epa.gov/sustainability US Green Building Council LEED Program: www.new.usgbc.org/leed	Revisions seek to incorporate sustainability, smart growth and healthy community design concepts into the General Plan.
637.	44.6	Update to indicate the need for review/revision of existing coastal land use management programs, such as flood plain management, SMA permits, shoreline setbacks and special flood hazard zones, to accommodate potential impacts of climate change and sea level rise for the year 2035, 2050 and 2100.	Climate change is specifically addressed by Chapter III, Objective A, Policy 4, 5 and 12; Chapter V, Objective D, Policy 5; and Chapter VII, Objective B, Policies 1□3.
638.	78.1	Include vertical development at the UH West Oahu campus RTS Station TOD in the General Plan (may need to raise the current 90□ foot building height limit as much as 50% to allow for this). Intent is to provide for high□density, mixed□use development where 1000s of apartment□dwelling residents can commute vehicle□free, with public and private services/amenities within walking distance like the Wheaton Maryland Metro TOD. Vertical development, which is counter to Hoopili's master plan, is needed to preserve agricultural land and support food self□sufficiency.	The General Plan provides guidance for Ewa as the secondary growth center and encourages higher□ density, mixed□use developments. Development of the UH West Oahu campus transit station should be specified in lower tiers of plans (e.g., the Ewa DP and the East Kapolei TOD plan) and zoning.
639.	118.91	Add separate sub□section to provide guidance for future impacts of climate change and sea level rise (e.g., protective barriers, development shoreline set□backs, etc.).	The DPP concurs that guidance is needed for climate change and sea level rise. A number of objectives and policies have been proposed in the second public review draft to address these concerns, including Chapter III, Objective A, Policy 4, 5 and 12; Chapter V, Objective D, Policy 5; and Chapter VII, Objective B, Policies 1□3.
640.	126.2	Strengthen policies in this chapter to reiterate the need to facilitate, encourage, direct infill development, renovation and refurbishment in the urban core as the primary goal for future development. Vacant urban□zoned land in Honolulu's core should be developed first and foremost.	Objectives A and C in this chapter, when considered in concert with the General Plan's directed growth policy (see Chapter I, Objective B and policies 1□4,) clearly indicate the City's desire to facilitate full development of the PUC and develop the secondary urban center at Kapolei.
641.	126.3	Strengthen policies in this section to indicate that	See response to #640.

	Comment Source	Summary of Written Comment	DPP Response
		directing/facilitating growth in Kapolei should be secondary to renovating the existing urban core. The design of Kapolei is based on an outdated land use model that does not comply with many General Plan goals and policies.	
642.	126.4	Add specific policies to address the need to enhance the built environment both with individual structures and with larger streetscapes. Honolulu's built environment is in poor condition and becoming increasingly degraded, as structures built in the post-statehood reach the end of their useful life. Aboveground utilities, lack of sidewalks and landscaping, and poorly maintained infrastructure further degrade aesthetics. There are few distinctive, desirable, walkable, recognizable neighborhoods in the urban Honolulu area.	The need to enhance/improve older communities and facilities is addressed in the second public review draft by Objective F and its Policies 5-8 and Objective G and its Policies 1-3. Undergrounding utility lines is supported by Chapter IV, Objective D, Policy 3..
643.	147.1	Need to address the condition of deteriorating communities and enforce existing rules that require homeowners to maintain their properties (concerns include bulky items/trash piled up on the sidewalk and around homes, illegally parked cars, potholes and the lack of road maintenance).	There are existing laws and City ordinances to address these concerns. These issues are broadly addressed in the General Plan (see Chapter VII, Objective F, Policy 5; and Chapter VII, Objective G, Policy 2; and Chapter XI, Objective A, Policy 1).
ROW 245. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A			
644.	8.4	Add a new policy: "Evaluate construction siting and design in development plans to encourage reduced exposure to natural hazards, including those related to climate change and sea-level rise." This is consistent with the climate change adaptation priority guidelines of Act 286 (SLH 2012).	The suggested policy is addressed in a new Objective B, and Policies 1, 2, and 3 added to the second public review draft.
645.	34.34	In general, policies should increase green spaces between buildings and in built or proposed built environments.	Objective F, Policies 1, 2, 7, and 8 support the provision of beneficial open space in urbanized areas.
646.	34.35	Define "appropriate." Many developments pop up and clash with surrounding areas.	Appropriate implies suitable, compatible, or complementary.
ROW 246. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 1			
647.	2.2	There appears to be a conflict between Policy 1 *"Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure."* and Policy 3 "*Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development."* One of the major barriers to the development of affordable housing is the lack or inadequate capacity of infrastructure improvements. While the proposed revision to Policy 1 could facilitate affordable housing development, Policy 3 would continue to hinder such development.	Despite the City's desire to increase the supply of affordable housing, it is not the City's intent to allow affordable housing development without adequate infrastructure or services.
648.	23.85 30.62	"~~Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure.~~ Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban fringe and rural areas." Use original language because it identifies the city's CIP funding priorities.	The DPP prefers the policy as recommended. CIP funding priorities are identified based on functional plans and agency priorities. It is more appropriate for the responsible agencies to carry out infrastructure improvements in accordance with their schedules and budgets.
649.	27.20	Supports this policy, to provide infrastructure improvements to serve new growth, redevelopment areas, and areas with badly	The DPP notes your support of the proposed policy.

	Comment Source	Summary of Written Comment	DPP Response
		deteriorating infrastructure.	
650.	42.21	"Provide infrastructure improvements that are sited and designed to be safe from climate impacts and to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure."	The suggested change is addressed in the second public review draft by Objective A, Policy 10 and Objective B, and its Policies 1, 2, and 3 that address the planning and preparing for the long-term impacts of climate change.
651.	43.22 44.22	In listing a need to "Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure," there is no prioritizing one area over another. May be useful to prioritize improvements to existing, deteriorating infrastructure (i.e., identify priority areas and strategies/incentives to encourage improvements). This aligns the policy with the smart growth and sustainability principles embedded in this plan.	See response to #648.
ROW 247. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 2			
652.	15.1	Keep reference to "public safety facilities" in this policy. Including other types of facilities should not come at the expense of compromising the importance of public safety facilities in new developments.	The reference to "public facilities and services" in the proposed revised policy includes facilities such as schools, parks, recreational facilities, emergency response services such as fire/EMS and police, and public safety facilities.
653.	42.22	"Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public facilities and services and prohibit the development of new infrastructure in areas vulnerable to climate change impacts."	See response to #650.
ROW 248. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 3 (per original General Plan, 2002)			
654.	23.86	"Encourage phasing the construction of new developments so that they do not require more regional supporting services than are available." Add policy back, with proposed revision.	This policy was deleted because it is similar in intent to Policy 2.
ROW 249. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 3			
655.	15.2	Embraces this philosophy and strongly supports this policy to require developers to provide or pay for the development of public safety facilities.	The DPP notes your support of the proposed policy.
656.	37.16	Revise to include affordable housing: "Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, affordable housing and emergency facilities that are intended to directly serve the development."	The DPP respectfully does not concur with the comment as suggested. Affordable housing is not a service or facility that directly serves new development.
657.	88.23	"*Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development."* Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 250. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 4			
658.	23.87	"Facilitate and encourage compact, higher-density development in urban areas ~~designated~~ zoned to reflect that development follows zoning for such uses.	The DPP is unclear what is meant by the suggested addition.
659.	30.63	"Facilitate and encourage compact, higher-density development in urban areas zoned and designated for such uses." This accurately reflects the city's planning structure.	This policy is meant to facilitate higher-density development in areas of the island that have the appropriate land use policy designation in the DPs/SCPs. For instance, this policy would be consistent within areas of the PUC DP that have a land use

	Comment Source	Summary of Written Comment	DPP Response
			designation of "Medium and Higher-Density Residential/ Mixed Use", but may not yet be appropriately zoned.
660.	37.17	"Facilitate and encourage compact, higher-density development in urban areas designated for such uses, if it is determined that such development will have a positive, and not a negative, impact on local residents."	The City requires developments to adequately deliver necessary utilities and provide mitigation for anticipated impacts. This is typically determined at the time of zoning and building permits.
ROW 251. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 5			
661.	23.88 30.64	"~~Encourage the establishment of mixed-use town centers.~~" Delete; could result in unintended consequences of encouraging all town centers to be mixed-use, regardless of adequate planning, infrastructure or compatibility with the community's character. This topic should be discussed in the DPs/SCPs.	Policy 5 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Encourage the establishment of mixed-use town centers that are compatible with the physical and social character of their community."
662.	23.89	Revise policy to specify that mixed use town centers are intended outside of urban fringe areas. Rationale does not justify/address social and cultural aspects of mixed use developments in urban fringe areas (e.g., people move to urban fringe areas to get away from the incompatibilities of mixed uses, such as noise, safety, density and anonymity). This will correct inconsistencies with objectives and policies in Chapter VII, including Objective D and its Policy 1; Objective E, Policy 3; and Objective F, Policy 1.	This policy is consistent with smart growth principles, and can be applied to both urban and rural communities where there are commercial cores. In urban-fringe and rural areas, there is a historical precedent for small towns with commercial cores made up of shops on the ground floor and shop owners living above or behind the shops.
663.	27.21	Supports this policy to encourage the establishment of mixed-use town centers.	The DPP notes your support of the proposed policy.
664.	115.23	"Encourage the establishment of mixed-use town centers where compatible with the physical and social character of existing communities."	See response to #661.
ROW 252. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 6			
665.	23.90	"Encourage the clustering of developments and mixed use, transit oriented development along fixed rail route in the PUC to ~~development strategies which concentrate development and thus promote the efficient use of land and infrastructure and~~ reduce the cost of providing ~~and maintaining~~ utilities and other public services." This represents the General Plan and city's growth pattern.	Policy 6 has been replaced in the second public review draft with a new policy: "Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion." This proposed new policy reflects the City's adopted transient-oriented development plans and zoning. The reference to the PUC was not added because the fixed rail route extends beyond the PUC.
666.	27.22	Supports this policy to encourage development strategies which concentrate development.	The DPP notes your support of the proposed policy. See response to #665.
667.	30.65	"Encourage the clustering of developments to ~~development strategies which concentrate development and thus promote the efficient use of land and infrastructure and~~ reduce the cost of providing ~~and maintaining~~ utilities and other public services." Retain original language because the provision to promote the concentration of development belongs in the DPs/SCPs.	See response to #665.
ROW 254. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 8			
668.	15.3	Supports this policy. HFD facilities must be situated in locations that support emergency response in a timely manner to ensure positive outcomes.	The DPP notes your support of the proposed policy.
ROW 255. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 9			

	Comment Source	Summary of Written Comment	DPP Response
669.	44.23	This is the 2nd noise pollution policy. Need to address noise from mopeds/motorcycles as elements that detract from quality of life standards.	The DPP concurs that noise from mopeds/motorcycles that impact quality of life standards. There are existing laws that address noise from motorcycles and mopeds and enforced by the Honolulu Police Department (HPD). However, this is an enforcement issue beyond the scope of the General Plan Update.
ROW 256. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 10			
670.	42.23 44.24	This policy, which establishes a "danger zone" to exclude incompatible uses from hazardous areas surrounding airfields, etc,. should be revised/extended to direct the establishment of hazard zones for areas likely to be impacted by the local effects of climate change (e.g., coastal zone, riparian zones, etc.).	Policy 10 has been revised in the second public review draft to address climate change: "Encourage siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise." This revised policy reflects the State Climate Change Adaptation Priority Guidelines under the Hawaii State Planning Act, Chapter 226, HRS.
671.	88.24	Considered to be a good policy.	The DPP notes your support of the proposed policy. See response to #670.
ROW 257. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 11			
672.	88.25	Considered to be a good policy.	The DPP notes your support of the proposed policy. The General Plan, DPs/SCPs, and implementing ordinances seek to prohibit noxious and dangerous uses from being located near residential communities.
ROW 258. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 12			
673.	88.26	Considered to be a good policy.	The DPP notes your support of the proposed policy. Policy 12 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Promote opportunities for the community to participate meaningfully in planning and development processes, including new forms of social media."
ROW 262. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective B, Policy 3			
674.	145.4	Appreciates proposed revision in support of alternative visitor accommodations.	The DPP notes your support of the proposed policy. This policy has been replaced in the second public review draft with a proposed new policy, Objective F, Policy 6: "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital."
ROW 264. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective B, Policy 4			
675.	44.25	Reference to "other major business centers" is unclear. If the General Plan is not the venue to define these centers, it should be indicated that they will defined in the DPs/SCPs.	This policy appears as Objective C, Policy 1 in the second public review draft. The "other major business centers" referenced in the policy are identified in the individual DPs/SCPs.
ROW 268. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective B, Policy 9			
676.	23.91	"Facilitate the redevelopment of Kaka'ako as a major mixed□use residential area served by ~~needed~~ recreational facilities, as well as a commercial and light□industrial area." Needed is subjective and open to broad interpretation.	This policy appears as Objective C, Policy 6 in the second public review draft. It has been revised in the second public review draft to underscore the growing importance Kakaako has in providing new housing, jobs and needed public services and amenities (changes between the first and second public review draft are shown): "Facilitate the redevelopment of Kakaako as a

	Comment Source	Summary of Written Comment	DPP Response
			major mixed□use residential, office, and commercial area ~~served by needed~~ that provides housing, jobs, recreational facilities, safety, and other amenities and services that are needed by the area's residents and workers ~~as well as a commercial and light□industrial area.~~"
ROW 273. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective C, Policy 4			
677.	23.92 30.66	"Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments~~, major landowners and developers, and the community~~." Delete new wording; such language belongs in the DPs/SCPs, since inclusive participation in the planning process is understood. Major landowners, developers and the community are involved in planning for their community through the DP/SCPs, and this statement is about coordinating financing.	This policy appears as Objective D, Policy 4 in the second public review draft. These groups remain identified in the policy because they are considered to be the major stakeholders in the development process.
ROW 277. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective D, Policy 1			
678.	27.23	Propose the following change: "Develop and maintain urban□ fringe areas as predominantly residential areas characterized by generally low to mid□ rise, low to mid□ density development which may include……."	This policy appears as Objective E, Policy 1 in the second public review draft. Policy 1 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Develop and maintain urban□fringe areas as predominantly residential areas characterized by generally low□ to mid□rise, low to medium□density development which may include significant levels ~~of retail and service commercial uses as well as satellite institutional~~ and public uses geared to serving the needs of households."
ROW 278. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective D, Policy 2			
679.	15.4	Add "public safety agencies" to communicate the importance of HFD's involvement in the coordination of new developments.	This policy appears as Objective E, Policy 2 in the second public review draft. The stakeholders listed in the policy are considered the major players responsible for development. Other than their involvement with public safety facilities and services, public safety agencies do not assume lead roles in the development process for planning/permitting or construction, which is why they are not specified in this policy.
680.	27.24	Supports this policy, which adds major landowners and developers as part of the coordination of plans for development in the urban□ fringe areas.	This policy appears as Objective E, Policy 2 in the second public review draft. The DPP notes your support of the proposed policy.
681.	44.26	Why does Ewa and Central Oahu attract special attention as to how development should be coordinated? All planning areas on Oahu would benefit from such treatment.	This policy appears as Objective E, Policy 2 in the second public review draft. Objective E addresses development characteristics of the urban□fringe and rural areas. This policy is consistent with the City's directed growth policy. Ewa and Central Oahu are specified in this policy because these are the two urban□fringe areas where future development is being directed.
ROW 279. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective D, Policy 3			
682.	33.9	What actions are being taken to execute this policy ("Establish a green belt in the Ewa and Central Oahu areas of Oahu in the Development Plans.") How does the conversion of Hoopili and Koa Ridge agricultural lands serve this policy?	This policy appears as Objective E, Policy 3 in the second public review draft. The DPs identify green belts/open space surrounding the built□up areas for recreational, ecological and open space purposes. This policy has been revised in the second public review

	Comment Source	Summary of Written Comment	DPP Response
			draft (changes between the first and second public review draft are shown): "Maintain~~Establish~~ a green belt system in the Ewa and Central Oahu areas of Oahu ~~in the Development Plans.~~"
683.	44.27	This policy gives a directive for the development plans for Ewa and Central Oahu, and although is a good idea, may be too specific for the GP.	This policy appears as Objective E, Policy 3 in the second public review draft. The green belts are identified/mapped in the Ewa and Central Oahu DPs.
ROW 284. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 1			
684.	88.27	Considered to be a good policy.	This policy appears as Objective F, Policy 1 in the second public review draft. The DPP notes your support of the proposed policy.
ROW 285. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 2			
685.	42.24	"Require the consideration of urban design principles in all development projects that consider the impacts of future climate change."	This policy appears as Objective F, Policy 2 in the second public review draft. Objectives and policies specific to climate change have been added to the second public review draft (e.g., Objective B, Policies 1, 2, and 3).
686.	43.23	Suggests that the Plan specify the various urban design principles to be employed and the preferred contexts for each principle. This recognizes that some urban design principles may not be appropriate for suburban or rural settings.	This policy appears as Objective F, Policy 2 in the second public review draft. This policy only requires the "consideration" of urban design principles for development projects. More specific urban design principles and policies are contained in the DPs/SCPs, and in neighborhood urban design plans.
687.	44.28	This policy requires the "consideration of urban design principles in all development projects," but makes no reference to what principles or the enabling of "as defined in the development plan..."; or, as the rationale for Row #293 explains, the "current development plans contain urban design policies and guidelines as required by City Charter."	See response #686.
ROW 286. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 3			
688.	23.93	"Require new developments in stable, established communities and rural areas to enhance the existing communities and areas." Add back in "new."	This policy appears as Objective F, Policy 3 in the second public review draft. Reference to "new developments" was deleted in the first public review draft because it limits the policy to address only new developments. It is desirable to apply this policy to any type of development (including renovation and replacement projects), especially since stable, established communities and rural areas are susceptible to change. The policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Require developments in stable, established communities and rural areas to enhance ~~be compatible with~~ the existing communities and areas."
689.	23.93 30.67 115.24	Require developments in stable, established communities and rural areas to ~~enhance~~ be compatible with the existing communities and areas." Keep original wording; "compatible" requires that development fit into existing surroundings. "Enhance" infers just making it better. Proposals to "enhance" an established neighborhood have ranged from improving public beach parks or establishing marine sanctuaries that would be enjoyed by tourists as well as locals. Such "enhancements" are	See response to #688.

	Comment Source	Summary of Written Comment	DPP Response
		not necessarily "compatible" with maintaining a neighborhood's character as when the enhancements increase the number of visitors and impact traffic, infrastructure and safety.	
ROW 287. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 4			
690.	23.94 30.68	"Provide design guidelines and controls that will allow more compact development and intensive use of lands in the primary urban center~~, and along the rapid transit corridor~~." Wording goes beyond the General Plan objectives to develop within the PUC and encourages development in areas not yet developed such as Hoopili. Not all areas along and around the rail route are designated for intensive land use. The new language belongs in the appropriate DPs/SCPs	This policy appears as Objective F, Policy 4 in the second public review draft. This policy is important to promote compact development around the transit corridor which includes portions of Ewa, Central Oahu and the PUC and is a main component of transit oriented development.
ROW 289. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 6			
691.	61.14	Include pedestrian access to shopping.	This policy has been replaced in the second public review draft with a new policy (see Objective F, Policy 6): "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital." Objective F, Policy 8 and certain objectives and policies in Chapter V (Objective A and Policies 1, 6, 7, and 11) promote pedestrian accessibility and connectivity.
692.	115.25	"Preserve and maintain green ~~beneficial~~ open space in urbanized areas."	See response to #691.
ROW 290. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 7			
693.	88.28	*"Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve. In the interest of diversification encourage developers to desist from the Southern California mall model."* Considered to be a good policy.	This policy appears as Objective F, Policy 7 in the second public review draft. Urban design and architectural guidelines are implementing actions. These references are not necessary for the General Plan
ROW 291. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 8			
694.	15.5	Accessibility is a significant factor affecting response time. HFD should be involved in street design, as placement of ecological and attractive streets may impact our response times.	This policy appears as Objective F, Policy 8 in the second public review draft. City agencies, including the Honolulu Fire Department (HFD), are consulted in the plan review process before streets are improved/constructed.
695.	23.95 30.69	"Design public streets to be safe and accessible for all users, to be visually attractive, and to support sustainable ecological processes." Need definition for "sustainable ecological processes" in a newly added definitions section.	This policy appears as Objective F, Policy 8 in the second public review draft. Streets that support sustainable ecological processes may feature low impact development strategies to manage stormwater runoff, habitats for native species, greenways or outdoor green spaces.
ROW 292. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 9			
696.	23.96	"Recognize the importance of using Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of malama 'aina and to create a more Hawaiian sense of place." Keep this language.	This policy appears as Objective F, Policy 9 in the second public review draft. The DPP notes your support of the proposed policy.
697.	88.29	*"Recognize the importance of using Native Hawaiian Plants in landscaping to further the traditional Hawaiian concept of malama aina and to create a more Hawaiian sense of place. Leave old growth and add Hawaiian natives. Hybridization is preferable*	This policy appears as Objective F, Policy 9 in the second public review draft. Directives to use old growth, Hawaiian natives and hybridization techniques are implementing actions. These references are not

	Comment Source	Summary of Written Comment	DPP Response
		in the short term.) Considered to be a good policy.	necessary for the General Plan.
ROW 293. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 10 (per original General Plan, 2002)			
698.	23.97 30.70	"Establish a review process to evaluate the design of major development projects." Add original policy back; as Oahu's lands are developed, this provision to have a design review process will be needed to ensure that areas do not become cookie cutter communities without any individual identity.	This policy was deleted because the current DPs/SCPs contain urban design policies and guidelines. Also, Objective F, Policy 2 supports the consideration of urban design principles in all development projects.
ROW 297. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective F, Policy 3			
699.	61.15	Require curb and sidewalks to encourage pedestrian use.	This policy appears as Objective G, Policy 3 in the second public review draft. This policy is meant to maintain public facilities without compromising the character of older communities. Curbs and sidewalks are included in this policy and regulated by Chapter 22, ROH, "Subdivision of Land."
ROW 298. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective F, Policy 4			
700.	23.98	"~~Seek~~ Require the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or….rehabilitation."	This policy appears as Objective G, Policy 4 in the second public review draft. "Require" could be interpreted to mean that the City or landowner should assume responsibility for relocating any tenant or resident displaced by change. The suggested change is unnecessary because the City already provides relocation assistance only for City projects.
ROW 299. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective F, Policy 5			
701.	10.9 42.25	Need for action on climate change adaptation warrants a new objective and accompanying policies: "Objective G. To anticipate and plan for the short and long-term impacts of climate change on urban development. Policy 1. Continue to work with the University of Hawaii and other public and private experts to identify areas likely to be affected by sea level rise, enhanced coastal storms and coastal flooding in the short and long term. Policy 2. Plan, locate, and design new developments and communities to be resilient to a mid-century sea level rise projection and adaptable to longer term impacts. Policy 3. Review the Shoreline Setback ordinance, Special Management Area ordinance, hazard zones, building codes and other laws and regulations, and update them as necessary to insure they address projected sea level rise. Policy 4. Design and site future public works and infrastructure projects to accommodate coastal erosion, accelerated coastal and inland flooding, and future sea level rise based on the projected lifespan of projects."	Planning and preparing for the long-term effects of climate change, including coastal hazards and sea level rise, are addressed in the second public review in a new Objective B and new Policies 1, 2, and 3. Objective A, Policy 10 addresses siting and design solutions to reduce exposure to natural hazards such as coastal erosion and accelerated coastal and inland flooding.
702.	23.99 30.71	Add new Policy 5: "To support preservation of historic structures, their maintenance and reuse".	Preservation, restoration and reuse are addressed by Chapter X, Objective B and subsequent policies.
Chapter VIII. PUBLIC SAFETY			
703.	13.1	Add reference to the City's Multi-Hazard Pre-Disaster Mitigation Plan (2012). The Hazard Mitigation Plan provides a strategy to reduce or eliminate loss of property or life caused by natural hazard events, and should be referenced as part of the third/functional planning tier of the City's Planning System.	The title for Chapter VIII has been revised in the second public review draft as "Public Safety and Community Resilience" to cover not only public safety and emergency issues but also the ability of communities to address post-disaster issues. The City's Multi-Hazard Pre-Disaster Mitigation Plan

	Comment Source	Summary of Written Comment	DPP Response
			(2012) will be cited in the General Plan Technical Report.
704.	118.127	Add a separate sub-sections for responsiveness to future impacts of major disasters (e.g., tsunamis or war attacks).	Major disasters are addressed in Objective B, Policies 2, 4, 5, 7, and 8 respectively.
705.	28.14	Include increased food security as an objective in this section. With 10-15% of food supplied by in-state production, the supply of perishable foods is minimal. Interruption in ocean transportation may result in food shortages that threaten public health and safety.	Food security is addressed in Chapter II, Objective C and its policies.
706.	16.1	Do not foresee any significant impact on HPD's facilities or operations at this time.	The DPP notes that no impacts to HPD facilities or operations are anticipated.
ROW 300. CHAPTER VIII. PUBLIC SAFETY, Objective A			
707.	28.15	Add increased monitoring and enforcement against agricultural theft as a policy.	Agricultural theft and vandalism are addressed in Chapter II, Objective C, Policy 15: "Seek ways to discourage agricultural theft and vandalism."
708.	118.128	Add introductory paragraph (moved from the PREAMBLE, ROW 25). "Many of the City's services derive from the concern for the safety of the people. The prevention and control of crime and maintenance of public order are one aspect of public safety. The City's policies reflect the roles of the citizen, Honolulu Police Department, and City Prosecutor in providing for the safety of residents and visitors to our island. Another aspect deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions."	This paragraph remains in the "Public Safety and Community Resilience" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 302. CHAPTER VIII. PUBLIC SAFETY, Objective A, Policy 2			
709.	16.1	Concerns regarding proposed revision: "*Provide adequate, safe and secure criminal justice facilities and adequate staffing for City law enforcement agencies.*" HPD would like to be involved in planning, if the revision impacts personnel. Any modifications to staffing could possibly affect the equitable distribution of patrol boundaries and future planning for the HPD.	The HPD would be a key agency with responsibility for implementing this policy, and would therefore, be directly involved in decisions concerning staffing, patrol boundaries and operations.
710.	34.36	"Provide adequate, safe and secure criminal justice facilities and adequate training and staffing for City and County law enforcement agencies."	This policy has been revised in the second public review draft as suggested.
ROW 303. CHAPTER VIII. PUBLIC SAFETY, Objective A, Policy 3			
711.	34.37	"Emphasize improvements to police and prosecution operations which emphasize crime prevention and public safety awareness while ensuring that wrongdoers ~~will result in a higher proportion of wrongdoers who~~ are arrested, convicted and punished for their crimes." As proposed, this policy emphasized arresting and prosecuting criminals and fails to promote crime-prevention programs.	This policy focuses on the need for quality police and prosecution services (e.g., effective and efficient procedures, adequate training, acceptable response times, etc.). Policy 5 addresses crime prevention and crime-solving programs.
712.	37.18	Revise this policy to reflect that the City should not adopt a policy of increased incarceration, especially as it relates to minor drug police and prosecution operations offenses.	This is a public policy issue that requires a level of agency consultation and public discussion than cannot be addressed by this Update effort. This topic, if deemed desirable by the implementing agencies, should be addressed at the State level.
ROW 306. CHAPTER VIII. PUBLIC SAFETY, Objective A, Policy 6			
713.	118.129	"Prohibit gambling operations on Oahu and s~~S~~eek the help of State and Federal law-enforcement agencies to curtail the	This is a public policy issue that requires a level of agency consultation and public discussion than cannot

	Comment Source	Summary of Written Comment	DPP Response
		activities of organized crime syndicates on Oahu."	be addressed by this Update effort.
ROW 309. CHAPTER VIII. PUBLIC SAFETY, Objective A, Policy 9			
714.	9.11	"Encourage the improvement of rehabilitation programs and facilities, including the exploration of culturally based rehabilitation approaches, for criminals and juvenile offenders."	This is a public policy issue that requires a level of agency consultation and public discussion than cannot be addressed by this Update effort. This topic, if deemed desirable by the implementing agencies, should be addressed at the State level.
715.	23.100 118.130	Add new Policy 10: "Apply the broken windows concept of law enforcement." Add new Policy 11: "Encourage the DA's office to take some risks and stop rejecting cases that have less than 100% chance of success."	This was addressed previously as part of the initial comment period. As noted then, both measures are too specific for the General Plan (Note: The Broken Windows concept suggests that when neighborhoods appear to be broken down, disordered and unfriendly, they serve as magnets for delinquent behavior and crime, in which case law enforcement focuses on minor crimes (prostitution, vandalism, littering, loitering) to prevent major crimes.
716.	118.130	Add new Policy 12: "Ensure that the public is protected from hand guns and automatic weapons by prohibiting their public possession and use on Oahu." Add new Policy 13: "Provide safe street crossings protected with illuminated crosswalks lined with activated flashing lights embedded in the pavement." This is common and very successful in other cities and towns. Kapahulu Avenue is dangerous for pedestrians in crosswalks and has poor lighting at night.	Regarding a new Policy 12: This is a public policy issue that requires a level of agency consultation and public discussion than cannot be addressed by this Update effort. Regarding a new Policy 13: Reducing hazardous traffic conditions is addressed in Objective B, Policy 6. Illuminated crosswalks are a specific strategy for implementation that should be considered by the implementing agencies.
ROW 310. CHAPTER VIII. PUBLIC SAFETY, Objective B			
717.	42.26 44.29	"To protect residents and visitors of Oahu and their property against climate impacts, natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions." Add natural hazards including climate change impacts to the list of conditions that residents and visitors need protection from.	The second public review draft includes a new proposed policy to address climate change. Policy 9 states: "Plan for the impacts of climate change on public safety, in order to minimize potential future hazards."
ROW 312. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 2			
718.	8.5	"Require all developments in areas subject to floods, ~~and~~ tsunamis, and erosion to be located and constructed in a manner that will not create any health or safety hazard, while also ensuring the protection of natural and public resources." The historical tendency to protect beachfront properties from flooding and erosion with coastal armoring has contributed to the disappearance of miles of Oahu beaches.	Policy 2 has been revised in the second public review draft to include coastal erosion impacts and recognize the effects of all mentioned hazards on natural and public resources (changes between the first and second public review draft are shown): "Require all developments in areas subject to floods and tsunamis, and coastal erosion to be located and constructed in a manner that will not create any health or safety hazards or cause harm to natural and public resources.".
719.	42.27	"Require all developments in areas subject to floods and tsunamis, including increases in coastal and inland flooding attributed to climate change, to be located and constructed in a manner that will not create any health or safety hazard." This could also be expanded to include a statement that the FIRM maps do not include increased flooding which will be caused from increases in coastal and inland flooding caused from climate change, and sea level rise in particular.	See response to #718. See also Chapter III, Objective A, Policy 4, 5, and 12. The suggested revision is overly restrictive and premature at this point in time, as the Flood Insurance Rate Maps (FIRM) do not indicate the areas which will be subject to increased flooding due to climate change and sea level rise.
720.	44.30	Explain the need to understand and identify "climate change	See response to #718. See also Chapter III, Objective A,

	Comment Source	Summary of Written Comment	DPP Response
		impact zones," so that all developments in these areas are "located and constructed in a manner that will not create any health or safety hazard."	Policy 4, 5, and 12.
721.	115.26	"Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard. Review, update and implement construction standards and zoning for building in flood zones and tsunami designated areas."	See response to #718. This suggested action is an example of a good implementation action. Updating and enforcing safety regulations—such as standards for building in flood zones and tsunami areas—is supported by Objective B, Policy 1.
ROW 313. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 3			
722.	43.24	Policy, as currently written, suggests that the City should only "consider" the use of environmentally sensitive flood control strategies. Suggests that the City prioritize the use of environmentally sensitive flood management strategies, including the expansion of floodplain capacity and the reduction of stormwater channelization where appropriate and feasible.	Policy 3 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Participate with State and Federal agencies in the funding and construction of flood control projects, and prioritize ~~consider~~ the use of ecologically ~~environmentally~~ sensitive flood control strategies when feasible."
723.	118.131	"Routinely and regularly maintain culverts, streams and drainage systems; p~~P~~articipate with State and Federal agencies in the funding and construction of flood control projects, and adopt ~~consider~~ the use of environmentally sensitive flood control strategies."	Chapter III, Objective A, Policy 6 provides overarching guidance for the design and maintenance of surface drainage and flood control systems.
ROW 317. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 7			
724.	15.6	Suggests combining Policy 7 with Policy 8 to provide all hazards response and prevention efforts to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment. Would also allow for a comprehensive view of the City's various public safety agencies (HFD, Emergency Services Department, EMS Division), similar to the policy addressing adequate staffing for law enforcement agencies (Chapter VIII, Objective A, Policy 2).	Policies 7 and 8 were combined into a single more cohesive policy in the second public review draft (see Policy 7): "Provide adequate resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment." The DPP has also added a new Policy 8 to the second public review draft: "Create disaster ready communities that are mentally and physically prepared for disasters." This policy places emphasis on preparing residents to face disaster situations calmly and to always have necessary disaster supplies and emergency plans in place.
ROW 319. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 9			
725.	44.31	This policy "Design safe and secure public buildings and spaces" can be interpreted to include parks, right of ways, etc.	The DPP concurs with the comment.Policy 9 has been replaced with a new policy that reflects impacts to communities based on climate change and supports the State Climate Change Adaptation Priority Guidelines under the Hawaii State Planning Act, Chapter 226, HRS. Design of public structures and public streets is supported by Chapter VII, Objective F, Policies 7 and 8. Safe and secure public parks and recreational facilities are supported by Chapter X, Objective D, Policy 12.
ROW 322. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 12			
726.	88.30	Add new policy to regulate helicopter traffic over residential areas especially the use of Osprey Helicopters that have had several accidents. With only one way in and out of Lanikai, a helicopter landing or downing could have dire consequences. Considered to be "bad" policy.	Policies in the General Plan do not regulate specific activity but provide guidance for strategies and actions designed to achieve a desirable future for residents and visitors on Oahu. Chapter VII, Objective A, Policy 9 keeps major noise and air pollution sources away from

	Comment Source	Summary of Written Comment	DPP Response
			residential areas. See response to #400.
CH. IX. HEALTH AND EDUCATION			
727.	5.2	Requests that the City encourage preparation of Health Impact Assessments as part of the planning process. Information about HIAs is available from the World Health Organization (www.who.int/hia), Center for Disease Control and Prevention (www.cdc.gov/healthyplaces/hia.htm), and the American Planning Association (www.planning.org).	A new policy that recognizes the relationship between public health and land use planning has been added to the second Public Review Draft: "Objective A, Policy 4. Integrate public health concerns such as air and water pollution as a consideration in land use planning decisions." NOTE: Per Section 11□200□12, Hawaii Administrative Rules (HAR), public health is identified as one of the criteria used to determine the significance (impact) of a proposed action when completing a State EA/EIS documents. Hawaii State EIS law (Chapter 343, HRS) enables a health impact assessment whenever a proposed action may affect health.
ROWS 323-327. CHAPTER IX. HEALTH AND EDUCATION, Objective A and Policies 1-4			
728.	44.32	Statements seem more related to the previous chapter of Public Safety. Suggest combining Chapter 7 into "Health and Public Safety."	Chapter X. Public Safety focuses on law enforcement, emergency response, and emergency management functions. Objective A and its Policies 1—4 in Chapter IX focuses on public health and healthy living.
ROW 323. CHAPTER IX. HEALTH AND EDUCATION, Objective A			
729.	34.38	"To protect the health and well□being of residents and visitors of Oahu."	The DPP appreciates the suggestion. However, the added language is not necessary.
730.	118.132	Add introductory paragraph (moved from the PREAMBLE, ROWS 26□27). "The provision of health care services for the individual on Oahu is largely a function of the private sector. The City's concern concentrates on the accessibility of health facilities through planning and land use controls, and on the protection of environmental health through health codes and other regulations which mitigate against disease and pollution. Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities, appropriate facility location, and the promotion of Honolulu as a center for higher education in the Pacific."	This paragraph remains in the "Health and Education" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 327. CHAPTER IX. HEALTH AND EDUCATION, Objective A, Policy 4			
731.	23.101 30.72 118.134	Add new Policy 5: "Encourage healthy lifestyles including promoting consumption of locally grown produce, encouraging home gardens and urban farming."	Policy 5 has been added to the second public review draft to address this comment: "Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of fresh, locally grown foods." As proposed, the policy implicitly includes home gardens and urban farming.
732.	23.101 118.134	Add new Policy 6: "Encourage healthy lifestyles through walkable communities, safe street crossings and safe routes to schools, and parks for pedestrians and bicyclists."	Policy 6 has been added to the second public review draft as suggested.
733.	95.13	Add new policy that addresses the need to make health care affordable and accessible for everyone.	The DPP concurs that affordable health care is an important quality of life issue. This is a public policy issue that requires a level of agency consultation and public discussion that is outside the parameters of the General Plan Update. This topic, if deemed desirable by the implementing agencies, should be addressed at the State level.

	Comment Source	Summary of Written Comment	DPP Response
734.	118.133	Add new policy: "Encourage healthy lifestyles by supporting opportunities that increase access to toxin-free, ~~fresh,~~ locally grown fresh foods and that promote greater physical activity and reduced automobile dependency."	See response to #731. Policy 5 as proposed in the second public review draft promotes consumption of fresh, locally grown foods that may include "toxin-free" food and products.
735.	49.7	Add a new policy that "prohibits new residential development until all public schools have been repaired and air-conditioned." Funding for school repair and maintenance backlog, including air-conditioning systems, is inadequate. The only solution is to use the General Plan to mandate a moratorium on residential development until all schools improvements are completed.	While the provision of quality public educational facilities is important, the General Plan is not the appropriate channel to institute a moratorium on development as a means to force maintenance expenditures for our public school system.
ROW 328-333. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policies 1-5			
736.	95.14	Educational goals do not include training for vocational skills, life skills (e.g., financial management, decision making) or character education.	Policy 1 provides support for general education programs, which typically includes vocational training, life skills and character education.
ROW 329. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policy 1			
737.	34.39	"Support education programs that encourage the perpetuation of the Hawaiian culture and promote the development of employable skills."	The focus of Policy 1 is employable skills. Native Hawaiian culture is addressed by Chapter X, Objective A, Policies 1 and 2.
ROW 331. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policy 3			
738.	4.1	Questions rationale for this proposed new policy, and is requesting information about the reasoning for this change. Does not object to the policy, but has concerns about the realities of administering this.	It has been a long-standing City policy to encourage community use of school facilities and campuses during non-school hours. Schools are convenient and accessible places for the surrounding community to gather, and schools can help meet the need for recreational facilities and public meeting spaces in areas where such facilities are not readily available.
739.	4.2	No objection to encouraging after-hours use of school facilities, but notes the need for equal consideration to allow schools' the use of City park facilities during school hours. There must also be an acknowledgement about who should be held responsible for the maintenance, security and liability of such use.	The DPP notes your support of the proposed policy, and concurs that there are benefits to sharing school and park facilities, such that the DOE and City agencies should continue to work together on an agreement for such use. See response to #738.
740.	118.135	"Encourage the after-hours use of school buildings, playgrounds and fields, and facilities for family recreation, community meetings, and multi-use activities including gatherings and events for seniors."	School facilities and grounds are commonly used by community organizations after normal school hours. However, approval of school facilities and grounds and the purpose for allowing such use is at the sole discretion of the Department of Education (DOE).
ROW 332. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policy 4			
741.	4.1	Questions rationale for this proposed new policy, and is requesting information about the reasoning for this change. Does not object to the policy, but has concerns about the realities of administering this.	This is consistent with policy of promoting more compact development in recognition of general scarcity of land. Also, school facilities are evolving to be more flexible for instructional purposes and this policy is consistent with this policy.
742.	4.3	Concept of flexible facility design aligns with most of the facility design elements generated through DOE's current planning/design charette processes. Assuming that "high levels of use" is in reference to school enrollment and after-hours use, DOE notes that new school size is based on the estimated number of students anticipated by any new development and the amount accommodated by existing nearby schools.	The comment is consistent with the intent of the policy. High levels of use refer to how much the school facility is used, both in terms of enrollment and after hours use such as evenings and weekends.
ROW 333. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policy 5			
743.	4.1	Questions rationale for this proposed new policy, and is	No changes have been proposed; this is the existing

	Comment Source	Summary of Written Comment	DPP Response
		requesting information about the reasoning for this change. Does not object to the policy, but has concerns about the realities of administering this.	policy from the original General Plan (2002). The City, DOE, and UH system will continue to work together in planning future school facilities.
744.	4.4	DOE encourages facilitation between the City and DOE on the appropriate location of educational facilities, and is open to suggestions for improving coordination in planning discussions and allowing site reviews earlier in the development process.	The DPP appreciates this comment, and concurs that City agencies and the DOE should continue to work together on agreeing to the appropriate location of educational facilities.
ROW 334. CHAPTER IX. HEALTH AND EDUCATION, Objective C			
745.	15.7	Requests language to support the benefit of public safety training facilities, which can support public safety agencies and enhance the quality of service being delivered.	Public safety training facilities is supported by Chapter VIII, Objective A, Policy 2.
ROW 335. CHAPTER IX. HEALTH AND EDUCATION, Objective C, Policy 1			
746.	26.8	City should also encourage access to more affordable higher education opportunities.	See response to #747.
747.	37.19	"Encourage continuing improvement in the quality and affordability of higher education in Hawaii." City should be helping to address the problems associated with the high cost of higher education in Hawaii and elsewhere. The high cost is a barrier for lower□ and middle□income residents to get the education they need to enrich their lives and to make our community stronger and more vibrant.	The DPP concurs that the high cost of higher education in Hawaii is a concern for lower□ and middle□income residents. Policy 1 was revised in the second public review draft to recognize the need to consider the affordability of higher education (changes between the first and second public review draft are shown): "Encourage continuing improvement in the quality of higher education in Hawaii, as well as ways to make higher education more affordable."
ROW 338. CHAPTER X. CULTURE AND RECREATION, Objective A			
748.	34.40	"To foster the multiethnic culture of Hawaii while respecting, honoring, and perpetuating the host culture of our Native Hawaiian people."	Objective A was revised in the second public review draft (changes between the first and second public review draft are shown): "To foster the multiethnic culture of Hawaii, and respect the host culture of the Native Hawaiian people."
749.	118.136	Add introductory paragraph (moved from the PREAMBLE, ROWS 28□29). "Preservation and enhancement of Hawaii's multi□ethnic culture will be achieved through policies that preserve and respect the Native Hawaiian culture and its vital influence on the way of life on Oahu, recognize unique local cultures, values and traditions, directed toward people, our most important resource, and protect, restore and preserve and enhance cultural, historic and archaeological sites, buildings, and artifacts…" The use of leisure time is addressed through objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services that are readily available to all our residents." Use of "restore and preserve" shows intent to protect (not just improve) cultural and historic buildings and sites; the term "enhance" conveys change.	This paragraph remains in the "Culture and Recreation" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 339. CHAPTER X. CULTURE AND RECREATION, Objective A, Policy 1			
750.	30.73	This policy is more appropriate as Objective B, Policy 8.	The DPP prefers to keep this as the first policy of Objective A because it is meant to reinforce the importance of respecting the host culture of the Native Hawaiian people. This policy has been revised in the second public review draft to emphasize the need for cultural sensitivity and respect for the Native Hawaiian host culture (changes between the first and second public review draft are shown): "Encourage the

	Comment Source	Summary of Written Comment	DPP Response
			recognition of ~~Preserve and recognize~~ the Native Hawaiian host culture, including ~~and~~ its customs, language, ~~and~~ history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of Oahu's way of life."
751.	34.41	Strong support for this policy statement.	The DPP notes your support of the proposed policy.
ROW 340. CHAPTER X. CULTURE AND RECREATION, Objective A, Policy 2			
752.	23.102 30.74 118.137	"Promote ~~Encourage~~ the preservation and enhancement of local cultures, values and traditions." Reflects the need to be more proactive.	Policy 2 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Promote ~~Encourage~~ the preservation and enhancement of local cultures, values and traditions." The use of "promote" gives greater emphasis in recognizing the value of protecting and preserving local culture, values, and traditions through the current policies in the DPs, SCPs, and State and Federal rules and regulations.
753.	34.42	Amend as follows: "Support the enhancement of Oahu's communities by integrating Hawaiian cultural values and traditions into decision-making on land and resource management, activities and planning ~~Encourage the preservation and enhancement of local cultures, values and traditions~~."	The DPP has considered the suggestion, and prefers to keep the current language because the suggested revision changes the policy intent. Also, existing laws and regulations at the Federal, State, and county level require that Native Hawaiian cultural values and practices be considered during the planning and permitting process. See response to #752.
ROW 344. CHAPTER X. CULTURE AND RECREATION, Objective B			
754.	118.138	"To protect, preserve and restore ~~enhance~~ Oahu's cultural, historic, architectural, and archaeological resources."	The DPP has considered the suggestion, and prefers tto keep the current language. "Restore" is limited to fixing or rebuilding. "Enhance" implies fixing/rebuilding, making better and integrating.
ROW 345. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 1			
755.	23.103 30.75 118.139	"Promote ~~Encourage~~ the restoration and preservation of early Hawaiian structures, artifacts, and landmarks." Reflects the need to be more proactive.	Policy 1 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Promote ~~Encourage~~ the restoration and preservation of early Hawaiian structures, artifacts, and landmarks." The use of "promote" gives greater emphasis in recognizing the value of restoring and preserving early Hawaiian structures, artifacts, and landmarks through current policies in the DPs, SCPs, and State and Federal rules and regulations.
ROW 346. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 2			
756.	118.140	"Identify, ~~and to the extent possible,~~ preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance."	As written to include the phrase "to the extent possible," Policy 2 recognizes that it may not be culturally desirable or economically feasible to restore all historic/cultural resources.
ROW 348. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 4			
757.	115.27	"Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts. Manage public access to sensitive sites and encourage the use of smart phone applications to minimize the need for interpretive signs."	The DPP concurs that these are good implementation strategies to support this policy, but not appropriate to be included in the General Plan.
ROW 349. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 5			

	Comment Source	Summary of Written Comment	DPP Response
758.	118.141	"Seek public and private funds, and public participation and support, to protect, preserve and restore ~~enhance~~ social, cultural, historic, architectural, and archaeological resources." Enhance can be destructive and counter-productive to the intent of protection and preservation.	The DPP has considered the suggestion, and prefers the current language. "Restore" is limited to fixing or rebuilding. "Enhance" implies fixing/rebuilding, making better and integrating.
ROW 351. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 7			
759.	9.12	"Encourage the protection of areas that are ~~historically~~ important to Native Hawaiian and other cultural practices, in order to further preserve and continue these practices."	The DPP has considered the suggestion prefers to keep the current language because "historically" emphasizes the importance of timelessness.
760.	23.104 30.76 118.142	"Encourage the protection of areas that are historically important to Native Hawaiian and other cultural practices, in order to further preserve and recognize cultural significance and continue these practices."	This policy focuses on protecting areas used for cultural practices. The suggested revision changes the policy intent.
761.	30.76	"Promote ~~Encourage~~ the protection of areas that are historically important to Native Hawaiian and other cultural practices, in order to further preserve and continue these practices."	The DPP has considered the suggestion, and prefers to keep the current language.
762.	115.28	"Encourage the protection and preservation of historical sites and ~~of~~ areas that are historically important to Native Hawaiian and cultural practitioners ~~other cultural practices, in order to further preserve and continue these practices~~."	This policy focuses on protecting areas used for cultural practices. The suggested revision changes the policy intent.
ROW 355. CHAPTER X. CULTURE AND RECREATION, Objective C, Policy 3			
763.	118.143	"Provide permanent high-quality art in appropriate City public buildings and places." Current efforts by HCDA and others to "help" graffiti artists and vandals off the streets are allowing crude and offensive wall murals. This is a regressive approach that desecrates the urban landscape and sets a bad precedent. Blighting what could be a beautiful city degrades the quality of life ion Oahu, and is not what people want.	The addition of "high-quality" is a subjective term that is difficult to define.
764.	118.144	Add new policy: "Foster and promote productive creativity for misdirected vandals by providing *interior* facilities for their works to combat public blight and vandalism on walls and other public and private structures in public view."	This is a specific action that is more appropriate as an implementation program, rather than a policy.
ROW 356. CHAPTER X. CULTURE AND RECREATION, Objective D			
765.	158.5	Provide more protection for nearshore resources, and improve public safety and facilities in these areas (e.g., comfort stations, lifeguards, parking, facility maintenance, etc). The health of coastal resources is being challenged by the number of residents and locals using the resource.	The DPP concurs that protection of coastal resources and the provision of quality beach parks and related facilities are important to residents' quality of life. Policy 2 and Policy 6 in the second public review draft supports adequately sized and properly maintained public recreational facilities. Policy 7 in the second public review draft has been replaced with a proposed new policy that addresses access and protection of natural and cultural resources: "Ensure and maintain convenient and safe access to beaches, ocean environments and mauka recreation areas in a manner that protects natural and cultural resources."
766.	30.77	"To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu ~~and that balance access to natural areas with the protection of those areas~~." Delete new wording because it changes the focus from city parks under the City's jurisdiction to natural areas, which are under the State's jurisdiction. It is unclear what is being proposed – does the	The intent of this proposed addition in the first public review draft is to ensure that natural areas (such as beach parks, beaches, hiking trails) are not degraded or overused. The comment inaccurately implies that all natural areas are under State's jurisdiction; the City manages and provides access/right-of-ways to some

	Comment Source	Summary of Written Comment	DPP Response
		City intend to take over more natural areas?	natural areas (Lanikai/Kailua Beach Park, Kualoa Beach Park, Hanauma Bay, etc.).
ROW 357. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 1			
767.	30.78	"Develop and maintain community-based parks to meet the needs of the different communities on Oahu." Original wording reflects the need for city parks throughout the island.	Policy 1 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Develop, ~~and~~ maintain, and expand a community-based park~~s~~ system to meet the needs of the diverse ~~different~~ communities on Oahu."
768.	61.16	Good idea to "develop and maintain community-based parks to meet the needs of the different communities." Make it 30% of the land area and make provisions for motor sports. There is more to culture than team sports and opera.	The DPP notes your support of the proposed policy. The City has development standards to calculate the amount of recreational space new developments need to provide. The DPR's "Standards and Design Precepts for Future Park Development" (December 2004) is the long-range plan for park facilities on the island of Oahu. The two classifications of parks consist of "community-based parks" and "island-based parks." DPR's standard for community-based parks is 2 acres/1,000 resident population, and 25 acres/1,000 de facto population for island-based parks.
769.	118.145	"Develop ~~and~~ maintain and expand a community-based park~~s~~ system to meet the needs of the diverse ~~different~~ urban, suburban and rural communities on Oahu."	See response to #767. The DPP concurs that these policies recognize that park space must keep up with Oahu's growing population and the increasingly diverse recreational interests of residents and visitors.
ROW 358. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 2			
770.	23.105	"Develop and maintain a system of regional parks and specialized recreation facilities, based on the ~~cumulative~~ demand of residents ~~and visitors~~." Combined demand for tourist recreational facilities created by 8 million tourists and 900,000 residents is insatiable. Need/demand must be based on residents' need, as this Plan is for residents, not tourists.	It is important to include visitor demand in calculating the need for regional parks and specialized recreation facilities because visitors frequent many of these resources.
771.	30.79	"Develop and maintain a system of regional parks and specialized recreation facilities~~, based on the cumulative demand of residents and visitors~~." Delete new wording because it is unclear how cumulative demand would be determined and why visitors would be included in calculating any demand and need for new parks. The General Plan is the residents plan; City and community needs/desires should not be based on visitor i.e. tourists demand.	See response to #770.
772.	44.33	Notes that "based on the cumulative demand of residents and visitors" is written twice in the Public Review Draft – Part II.	This has been revised in the second public review draft.
773.	115.29	"Consult and involve local communities in the planning and management of ~~Develop and maintain a system of regional parks and~~ specialized recreational facilities in their neighborhoods ~~, based on cumulative demand of residents and visitors~~." There is a growing frustration among residents that tourism is overwhelming local neighborhoods (e.g., Kailua, Lanikai, North Shore) and degrading natural resources (Hanauma Bay, Mokulua Islands), due to increased demand on infrastructure systems and public facilities, traffic, and commercialization of public beach parks. Plans for "specialized recreational facilities" to attract tourists to local communities should be developed only with the active involvement of the community they would potentially impact.	The DPP prefers to maintain Policy 2 as proposed in the first public review draft because park space must keep up with Oahu's growing population and the increasingly diversified recreational interests of residents and visitors. When City parks are planned, the community has multiple opportunities to be involved (e.g., during the environmental review stage, rezoning, or public infrastructure map revisions, etc.).

	Comment Source	Summary of Written Comment	DPP Response
774.	118.146	“Develop and maintain a system of regional parks and specialized recreation facilities, based on the defined carrying capacity of each park and facility to accommodate the public within its vicinity ~~cumulative demand of residents and visitors~~.” Cumulative demand is outdated thinking, and is the source of overcrowding and deterioration of Oahu’s public parks. Parks have exceeded capacity, especially with multiple, simultaneous events. Alternative venues, such as school playgrounds, ball fields and recreational facilities should be incorporated in partnership with the State to meet these growing public needs. The combined demand for tourist recreational facilities created by 8 million tourists and 900,000 residents is insatiable. Need/demand must be based on residents’ need, as this Plan is for Oahu residents, not tourists.	It is important to include visitor demand in calculating the need for regional park and specialized recreation facilities because visitors frequent many of these resources (e.g. Hanauma Bay, Kailua Beach/Lanikai, Laniakea’s, Waikiki Beach). The suggested revision suggests an approach that calculates park space based on the number of individuals in the service area, which is a similar approach to calculating the demand of residents and visitors in the service area. The difference is that the proposed approach establishes a maximum occupancy/threshold based on the physical attributes of the facility. This is not realistic or achievable, given the lack of available land in developed areas, and therefore, can focus on the level of recreational service offered or available land.
ROW 359. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 3			
775.	118.147	“Develop ~~and~~ maintain and restore urban parks, squares, and beautification areas in high density urban places.” Examples of places in need of restoration: Aloha Drive Park in Waikīkī; Mother Waldron Park in Kaka‘ako; Irwin Park at Aloha Tower.	Policy 3 has been revised in the second public review draft (changes between the first and second public review draft are shown): “Develop, ~~and~~ maintain, and improve urban parks, squares, and beautification areas in high density urban places.”
ROW 360. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 4			
776.	118.148	“Encourage public and private nature reserves, botanic and zoological parks on Oahu to foster an awareness and appreciation of the natural environment.”	Policy 4 has been revised in the second public review draft (changes between the first and second public review draft are shown): “Encourage public and private nature reserves and botanical and zoological parks ~~on Oahu~~ to foster greater ~~an~~ awareness and appreciation of the natural environment.”
ROW 361. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 5			
777.	118.149	“Encourage the State to develop, expand and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.”	Policy 5 has been revised in the second public review draft (changes between the first and second public review draft are shown): “Encourage the State to develop, improve and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.”
ROW 362. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 6			
778.	9.13	“Ensure and maintain convenient and safe access to beaches, ocean environments, and mauka recreation areas in a manner that protects natural and cultural resources.”	This policy appears as Objective D, Policy 7 in the second public review draft. It has been revised in the second public review draft as suggested.
779.	23.106 118.150	“Ensure and maintain ~~convenient and~~ safe access to beaches, ocean environments and mauka recreation areas.” Add “Ensure access at least every ¼ mile along Oahu’s coastlines, to all beaches,” as this is consistent with policies to provide public access.	This policy appears as Objective D, Policy 7 in the second public review draft. Access to the shoreline and mauka recreation areas is addressed in all of the DP’s/SCP’s via land use policies regarding park and open space. Public access is also addressed in Chapter III, Objective B, Policy 4; and the policies in Chapter X, Objective A.
ROW 364. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 8			
780.	23.107	“Discourage ~~Encourage~~ ocean and water-oriented recreation activities that do not adversely impact the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.”	The DPP prefers to maintain the Policy 8 as proposed in the first public review draft.
781.	38.8	Agrees with proposed change, which aligns with their	The DPP notes your support of the proposed policy.

	Comment Source	Summary of Written Comment	DPP Response
		organization's mission.	
782.	115.30	"Monitor ~~Encourage~~ ocean and water-oriented recreation activities to ensure no adverse impacts to ~~that do not adversely impact~~ the natural environment and cultural assets, and establish regulations to prevent ~~or result in~~ overcrowding or overuse of beaches, shoreline areas and the ocean in order to maintain water quality and ensure public health and safety."	The DPP prefers to maintain Policy 8 as proposed in the first public review draft.
783.	118.151	"Discourage ~~Encourage~~ ocean and water-oriented recreation activities that ~~do not~~ adversely impact the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and parks, or the ocean."	The DPP prefers to maintain Policy 8 as proposed in the first public review draft.
ROW 365. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 9			
784.	61.17	Good idea to "require all new developments to provide their residents with adequate recreation space." Make it 30% of the land area and make provisions for motor sports. There is more to culture than team sports and opera.	See response to #768.
785.	118.152	"Require all new developments to provide their residents with sufficient ~~adequate~~ recreational open space based on the national standard of 2 acres per 1000 capita."	The DPP appreciates the comment, however, this level of specificity is beyond the intent of the General Plan. See response to #768.
ROW 367. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 11			
786.	118.153	"Encourage the after-hours, weekend, and summertime use of public school playgrounds, ball fields and facilities for recreation and community needs."	The DPP prefers to maintain Policy 8 as proposed in the first public review draft. Playgrounds and ball fields and assumed to be part of public school facilities, and there is another policy in Chapter IX that supports the after-hours use of school buildings, grounds and facilities (see Chapter IX, Objective B, Policy 3)
ROW 370. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 13			
787.	23.108	Add new Policy 14: "Require the City to have and adhere to preventive maintenance schedules for all of its park facilities."	A new Policy 14 is unnecessary. Policies 1 through 5, and Policy 7 in the second public review draft support maintenance of park facilities.
788.	30.80	Add new policy: "Provide public beach access at least every 1/4 mile along Oahu's coast."	See response to #779.
789.	115.31	Add new policy: "Limit recreational use of land identified as ground nesting sites for endangered waterbirds during the nesting season."	As proposed, the policy is overly specific for the General Plan. Protection of Hawaii's unique species and habitats is addressed by Chapter III, Objective A, Policy 8.
790.	118.154	"Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use needed and desired by the community."	The DPP prefers to maintain this policy as proposed in the first public review draft. The suggested revision limits the City's ability to encourage land transfers to instances when the land area is "needed and desired by the community." It may be in the City's interest to encourage land transfers that increase the City's landholdings available for future recreation use, regardless of community sentiments at the time of the transfer.
791.	118.155	Add new Policy 14: "Require the City and County to establish, coordinate and adhere to preventive maintenance schedules for all of its park facilities."	See response to #787.
CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT			
792.	130.10	Restore the Planning Department. DPP is approving permits at the	This is unrelated to the General Plan. This is an

	Comment Source	Summary of Written Comment	DPP Response
		expense of planning, while the City has a responsibility to maintain Oahu's limited resources.	executive decision that requires a Charter amendment.
ROW 371. CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT, Objective A			
793.	34.43	Include new policy to encourage taxing policies that maintain lowest rates for owner□occupied units, incrementally higher rates for non□resident property owners.	Specific taxing policies are beyond the scope of this General Plan Update. Property taxes for owner□ occupied units versus non□residents should be handled by the City Council.
ROW 374. CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT, Objective A, Policy 3			
794.	61.18	Show respect for people by minimizing wait times for government services. If 30 people wait 1 hour for service, it's the same as another tax.	This is a staffing/personnel issue at the Department level. Objective A, and Policies 1 and 3 support improved government services.
ROW 376. CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT, Objective A, Policy 5			
795.	23.109	Add new Policy 5: "Every 10 years require a Zero□Based Budgeting approach for all entities; i.e., they justify their budget from the bottom□up as opposed to just making adjustments on previous budgets."	This is a specific issue about the methodology used to balance the City's budget. Objective B, and Policies 1 and 2 support fiscal responsibility. This level of specificity is beyond the intent of the General Plan.
ROW 380. CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT, Objective B, Policy 3			
796.	37.20	"Require ~~Encourage~~ accountability and transparency in government operations."	Policy 3 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Ensure ~~Encourage~~ accountability and transparency in government operations.

ATTACHMENT 1

The agencies, organizations and individuals that submitted written comments on the Public Review Draft are listed in this section.

FEDERAL

1. Navy Region Hawai'i/ NAVFAC Hawai'i

STATE

2. Hawai'i Housing Finance and Development Corporation
3. DBEDT, Strategic Industries Division
4. Department of Education
5. Department of Health, Environmental Planning Office
6. DLNR, Land Division
7. Department of Transportation
8. DLNR, Office of Conservation and Coastal Lands
9. Office of Hawaiian Affairs
10. Office of Planning

CITY AND COUNTY OF HONOLULU

11. Dept. of Design and Construction
12. Dept. of Community Services
13. Dept. of Emergency Management
14. Dept. of Parks and Recreation
15. Honolulu Fire Department
16. Honolulu Police Department
17. Honolulu Authority for Rapid Transit

UTILITY COMPANIES

18. Board of Water Supply
19. Hawaiian Electric Company

NEIGHBORHOOD BOARDS

20. Diamond Head/Kapahulu/St. Louis Heights Board No. 3
21. Hawai'i Kai Board No. 1
22. Kahalu'u Board No. 29
23. Kailua Board No. 31
24. Kuliouou/Kalani Iki Board No. 2
25. Waialae□Kahala Board No. 3

PUBLIC AND PRIVATE ORGANIZATIONS

26. The Aikea Movement
27. Castle & Cooke Homes Hawai'i
28. East O'ahu County Farm Bureau
29. Ewa Beach Community Association
30. Hawai'i's Thousand Friends
31. Kahala Community Association
32. Keep It Kailua
33. Keep the North Shore Country
34. Koolaupoko Hawaiian Civic Club
35. Lani□Kailua Outdoor Circle
36. League of Women Voters of Honolulu
37. Unite Here! Local 5 Hawai'i
38. MĈlama Ka'ohao
39. Save O'ahu's Neighborhoods
40. Save Our North Shore Neighborhoods
41. Turtle Bay Resort
42. NOAA Coastal Resilience Network (CREST) Project, UH Richardson School of Law
43. Water Resources Research Center UH□Manoa
44. Sea Grant College Program, SOEST, UH□Manoa
45. Waikţkţ Hawaiian Civic Club

INDIVIDUALS

46. ACHITOFF, Jacob
47. ACKLEY, Norman & Angela
48. ANIXT, Andrea
49. BERG, Tom
50. BERMUDEZ, Ricky
51. BERMUDEZ, Richard Sr.
52. BERSSAN, Cynthia
53. BETETA, Jonathan
54. BRANDT, Stephen
55. BRITTEN, Angela
56. BURTON, Barbara
57. CREPS, Norma
58. CABILES, Christina Puanani
59. CAMPBELL, Shelly
60. CAPELOUTO, Dean Kalani
61. CARPENTER, Dan
62. CHANG, Alan
63. CHING, Laurie
64. CHRISTENSEN, Laura
65. CONNORS, Clare
66. CONNORS, Betsy
67. CROFT, Marcia
68. CROWLEY, Mrs.
69. CROW, Merle & Doris
70. CROZER, Lois
71. CUMMINGS, Susan
72. DAVIS, Andrea
73. DAVLANTES, Nancy
74. DEVERE, Todd & Theresa
75. DEWEY, Ann
76. DIBERARDINO, David
77. DUDLEY, Kioni
78. EGGE, Dennis
79. EVANS, Dale
80. FINK, Alice
81. FONOIMOANA, Raynae
82. FOTI, John
83. FOTI, Mollie
84. FOTI, Phillip

85. FRAZER, Neil
86. GEBHARD, James
87. GILBERT, Steven
88. GILBERT, Suzanne
89. GOODROWE, Mark
90. HAGSTROM, Dick
91. HAGSTROM, Francine
92. HAMPTON, Bob
93. HASENYAGER, Shirley
94. HAZENFIELD, Hugh & Barbara
95. HEIDEL, John
96. HETHERINGTON, Cheryl
97. HORNE, Rebecca
98. ISHII, Dana
99. IZUMI, Dana
100. JAMES, Choon
101. KAHANA, Barbara
102. KAIO, Nina
103. KOENNECKE, Marga
104. KRASNIEWSKI, Barbara
105. KRASNIEWSKI, Keith
106. KRASNIEWSKI, Stan
107. Lau, Questor
108. LEE, Katherine
109. LEE, Lois
110. LEINAU, Bob
111. LETTS, DeeDee
112. LINDSAY, Laurie
113. LUM, Melissa
114. LUM, Wendell
115. MACNEIL, Pauline
116. MANDANAS, Roberto
117. MARTEN, Lisa
118. MATSON, Michelle
119. MATTOON, Creighton
120. MCARTHUR, James
121. McELHENY, LARRY
122. McKEAGUE, Bernard & Maureen
123. McNULTY, Kandis
124. McNULTY, Michael
125. MEEKER, Heidi
126. MERZ, Jeff
127. MOODY, Judy
128. MOONIER, Jim
129. MORGAN, Barrie
130. MORI, Arthur
131. MURAI, Daisy
132. NAGAMINE, John
133. NAKAMURA, Jennifer
134. NATIONS, Bill
135. NELSON, Paul & Judith
136. NGUYEN, Marisa
137. NGUYEN, Thinh
138. NICOLAY, James
139. NIEBUHR, Jay
140. NIEBUHR, Leslie
141. NIHEU, Kalamaokaaina
142. O'HARA, Michael & Nancy
143. OSULLIVAN, James Kaeo
144. O'SULLIVAN, Lloyd & Diane
145. PAGE, William
146. PAHINUI, Kathleen
147. PEREZA, Leona
148. PFALTZGRAFF, Debra
149. PYLES, John and Lucinda
150. QUINLAN, Bill
151. RESS, Alex
152. RESS, Bob
153. RESS, Paula
154. RETHERFORD, Leah
155. RETHERFORD, My Hanh
156. RETHERFORD, Robert
157. RETHERFORD, Ursula
158. REZENTES, Cynthia
159. RING, Stewart
160. ROTH, Susie
161. RUTTENBERG, Kathleen
162. S., Teri
163. SAUER, Lisa
164. SCHROEDER, Barbara
165. SHIGEKUNI, Vincent
166. SHIMIZU, Karen
167. SIMCOCK, Brennan
168. SIMMONS, Stu
169. SIROSKEY, Ella
170. SLATER, Bobbie
171. SLUSHER, David Lee
172. SMITH, Barbara
173. SMITH, Robert
174. SOMEDA, Nelson
175. SPADARO, Linda
176. STEVENS, Katelyn
177. STOTT KELLEY, Tracey
178. TAKARA, Kathryn
179. TAM, Paulette
180. TAYLOR, Nancy
181. TOWEY, Max
182. TOWEY JOYER, Anne
183. VILLIGER, Steve
184. VIOLA, Caroline
185. WALKER, Helen
186. WATSON, Trisha Kehaulani
187. WENTZ, Gary
188. WHITE, John and Yoko
189. YAMANE, Steven
190. YAMANE, Alli Kim

191. YOUNG, Crystal
192. ZIELKE, Aydee
193. ZINGALIE-ADAMS, Mary Lou

194. PETITION WITH 296 SIGNATURES
195. INDIVIDUALS SUBMITTING “PETITION” VIA EMAIL

ACHITOFF, Jacob
ACHITOFF, Lauren
ACKERMAN, Alan Anthony Douglas
AHQUIN, S.K. Moot
ALLEN, Jesse Ryan
ALLEN, Melissa
ALLEN, Norman
ALLEON, Willow
AMBERG, Joanne
ANIXT, Andrea
BAR, Milica
BARRECA, Rob
BEATTY, Raymond
BERLIN, Holly
BERLIN, James
BESCHEN, Kendyl & Gavin
BLACK, Fraser
BLACK, Janice
BLAIR, Patricia
BLAISDELL, Rochelle
BLATTAU, James
BOINVILLE, Telma
BREENE, Angela
BRITOS, Erin
CALDWELL, Patrick
CAMBRA, Darron
CANNON, Victoria
CHEN, Emmanuel
COLE, Don
COLE, Judy CORTES,
Susan CROSLEY,
Thomas
CUNNINGHAM, Mark
DAVENPORT, Peter & Yukali
DELVENTHAL, Erin
DeVASQUEZ, Alexcia
DOMINGO, Claire Ann
DOMINGO, Robert
DUBIEL, Rexann
DUNCAN, Jane
EBANEZ, Julie
EASTLACK, Kathleen
EBEL, Frederika
FABER, Paul
FARRANT, Jan
FARANT, Nick
FERGUSON, Aukai
FLORENCE, Steven
FONOIMOANA, Kent
FORNEAR, Jane
FOXX, Gregory
FRAZER, Stephanie
FUNG, Keala
GABRIEL, Diane
GALINDO, Lauryn
GERARD, ENO
GLADE, Graeme
GLADE, Jim
GONZALES, Dave
GRASSADONIA, Joseph
GRIFFIN, Carter
HAGEN, Joshua
HAIOLA, Dannell
HAYAKAWA, Mitsuko
HENDERSON, Doug
HENRY, Mike
HESKETT, Marvin
HIGA, Charlene
HOGAN, Robert
HOLT-COLLEADO, Lehua
HORNBECK, Mychal
HUGHES, Jeremy
HYLTON, Travis
KAUHANE, George
KELLY, Kevin
KIFER, Jamie KENDALL,
Scott KIERAN-VAST,
Angela KILLEBREW,
Katherine KNUTSON,
Corinne KNUTSON,
Mark KNUTSON, Judy
KOCHER, Jamie
KOFF, Joan
KOVALCIK, Chris
KRAYNEK, Christopher
LANDON, Lynette
LEILI, Mark
LEITH, Maria
LENNARD, Alan
LINDSTROM, Jenny
LUCHINSKAS, Matthew
LUNT, Ginger
MACEY, James
MAGUIRE, Mark
MARTINSON, Jean
MATSON, Michelle
MAY, Stanley
MAYES, Joanne
MCELHENY, Larry

MCGOVERN, Nancy
MEMEA, Raina
MERRACHO, Bart
MERRACHO, Mark
MIRONSECO, Monique
NAKAMITSU, Stephen
NATIONS, Bill
NELSON, Paul & Judith
NIHIPALI, Michelle
NOBRE, Julie
NOORANI, Snehal
OCHOA, Cynthia
OMAHONY, Karin
PAHIA, Kekoa
PAHIA, Vicki
PARADISO, Maxine
PEREIRA, Rochelle
RAZON, Victor
RECTOR, Thais
RIVIERE, Gil
RIVIERE, Liz
ROBERTSON, Doug
RODRIGUES, Darlene
RODRIGUES, Laila
ROMERO, Emily
ROSE, Cody
ROSE, Yuri ROSS,
Maya ROTHMAN,
Eddie SAN JUAN,
Philip SANFELICI,
Juliana SESLAR,
Donna
SF, Dana
SHAFER, Ben
SHEA, Linda
SILVA, Carol
SILVER, Joy
SIMRELL, Louise
SMITH, Moriah
STREETER, L.
SOYLAND, Lori
SPATES, Cab
SPEAR, Thomas
SPEYER, Leigh
STELOW, Mary
STOHL
STOHL, John
SUMMERS, Joey
THOMPSON, John
TORRES, Marisol
TSUTSUI, Kelly
TUFAGA, Lima
TURNER, Sheri
VANDEVEER, Timothy
VIERRA, Maxine
WALL, Jessica
WALSH, James
WESTERLY, Suzanne
WESTFALL, Wayne
WILLEFORD, Sharon
WILLIAMS, Jade
WILLIAMSON, Janice and Wayne
WONG, Jessica
WOODS, Andrea
WRIGHT, Teresa
WROBLEWSKI, Mark
YOU, Lucia
YOUNG, Koa

M

COMMUNITY MEETING NO. 3

O'ahu General Plan Update. Your Island. Your Future.

JOIN US AT THE PUBLIC MEETING

Tuesday, March 7, 2017
McKinley High School
Hirata Hall (on mauka side of cafeteria parking lot)
1039 South King Street, Honolulu, HI 96814

6:00 – 6:30 pm
Doors Open and Sign-In

6:30 – 8:30 pm
Presentation, Questions, and Feedback

Join the City Department of Planning and Permitting (DPP) to learn about the changes proposed in the 2nd Public Review Draft and how you can share your input. There will be an informational briefing to start the meeting, followed by time to ask questions and talk to the planners.

CHECK OUT THE 2nd PUBLIC REVIEW DRAFT

The 2nd Public Review Draft and accompanying Report on Proposed Changes are posted on DPP's website: honoluludpp.org/Planning/GeneralPlan.aspx.

Changes to the 2nd Public Review Draft are based on the many comments received after the 1st Public Review Draft was released in November 2012. To view comments: http://honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPcomm_respFEB17.pdf

SEND YOUR WRITTEN COMMENTS

We ask that written comments include your name and physical address.

Send your comments by **May 8, 2017** to:

Email
gp2035@hhf.com

Mail
HHF Planners
ATTN: O'ahu General Plan
733 Bishop Street, Suite 2590
Honolulu, HI 96813

FOR MORE INFORMATION

Visit the website
www.honoluludpp.org/Planning/GeneralPlan.aspx.

Call
Tim Hata
DPP project manager at
(808) 768 – 8043

If you require special assistance, auxiliary aid and/or service to participate in this event (i.e., sign language interpreter, interpreter for language other than English, or wheelchair accessibility), please call Tim Hata, DPP project manager, at (808) 768–8043, or email your request to info@honoluludpp.org at least three business days prior to the event.

SHARE THIS MESSAGE AND FORWARD TO OTHER INTERESTED PARTIES

HHF PLANNERS
places for people

MEETING SUMMARY

Meeting Date: Tuesday, March 7, 2017

Meeting Time: 6:00-8:30 PM

Project Name: O'ahu General Plan Update

Location: Hirata Hall, McKinley High School

Recorded by: Corlyn Orr

Reviewed by DPP: April 7, 2017

Attendees: see attendance record

Subject: Community Meeting 3, Second Public Review Draft

This community meeting for the O'ahu General Plan Update Project was held at McKinley High School's Hirata Hall on Tuesday, March 7, 2017. The purpose of the meeting was to present the Second Public Review Draft of the General Plan Update, answer questions and receive input.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Scott Ezer, meeting facilitator, called the meeting to order at 6:30 PM, and introduced Mayor Kirk Caldwell. Mayor Caldwell offered welcoming remarks, which included thanking everyone for their participation in the update process, recognizing community leaders in the audience, and highlighting the importance of the General Plan as a living, breathing document that determines how we live, how and where we grow, and how we accommodate future development. Mayor Caldwell also shared his personal views on O'ahu's two most valuable assets: the island's natural beauty and the people that give the island life.

Kathy Sokugawa, Acting Director of the Department of Planning and Permitting (DPP), then offered introductory remarks from DPP. Kathy expressed appreciation for all in attendance, and explained that the first public review draft—which was originally meant to be a focused update on a few key topics—resulted in a greater number of comments covering a wider range of topics than anticipated. DPP decided to add the second public review draft in response to the public comments on the first draft.

Scott Ezer then introduced the planning team (including DPP staff), reviewed the meeting agenda and housekeeping items, and provided a project briefing.

QUESTION AND ANSWER SESSION

Meeting participants were asked to submit their questions in writing. Scott read each of the following questions out loud and provided a response. Both the questions and responses have been documented nearly verbatim to maintain both the accuracy and authenticity of the statement. Due to meeting time constraints, not all of the questions were answered (SEE ATTACHMENT A for questions/responses that were not answered during the meeting)

1. **Will the O'ahu General Plan identify significant features such as the Ala Wai Canal that impacts the Waikīkī shoreline, golf course, Iolani School and other public uses in Waikīkī and the Convention Center?**

The General Plan does not get into that level of detail. It is a very broad umbrella of statements that we adopt as a community that directs us on how we should make decisions that affect land use. It doesn't specifically call out these kinds of issues in the text of the General Plan. Kathy just reminded me that the City is in the process of getting ready to update the development plan for the Primary Urban Center, so those kinds of questions will be addressed in the update to the Primary Urban Center DP.

2. **Why the special emphasis on the word "communities"? I assume that refers to the sustainable communities plans?**

The individual who submitted the question provided additional clarification: I noticed where old words like "districts" and "areas" were being replaced with the word "communities," "communities," "communities." I just wondered why this was such a special word this time?

RESPONSE: Well, you know, planning's an interesting profession, and buzz words change over time. "Communities" is en vogue right now. It's a word that people identify with. It says something. That's why we use the word communities a lot.

3. **Please provide the revision status of the General Plan and the each of the eight Development/Sustainable Communities Plans. What is the date of the last comprehensive revision (by year date of City Council adoption); status of next update process (at DPP, at Council); year date that next update is/was due—and identify how to access information on each of the plans and contact its project manager/team.**

RESPONSE: I think we covered the progress of the General Plan, and that we hope to have it adopted by the end of this year. The eight development plans: North Shore update was adopted in 2010; the Ko'olau Poko Sustainable Communities Plan is in progress right now, it is before the City Council for adoption; Ko'olau Loa Sustainable Communities Plan is before the City Council and it's waiting adoption; Central O'ahu will be submitted to the Planning Commission in the next two or three months, and that will then follow up to the City Council for adoption; the PUC is being worked on; East Honolulu is being worked on; 'Ewa was adopted recently, like in the last year or so; and Wai'anae was adopted in 2011, around there. Then the date of the last comprehensive revision? I can't remember all of the SCPs and DPs, although most of them, their adoption dates were either in the late 1990s—'98, '99—or very early 2000s—2000, 2001, 2002, 2003. The status of the next update process? It's not going to happen for a while. By Charter, the SCPs and the DPs are supposed to be updated every five years. As the Mayor said, the General Plan's supposed to be comprehensively updated every ten. As you know, we have not been able to hold to that schedule. And identify how to access information on each of the project manager teams? If you go to the DPP website, there's a link to Planning, you click on Planning, and it has a link to Development Plans. Click on that, and it lists all eight of the SCPs and the DPs. Each SCP and DP has its own website, and there's an awful lot of information on each of those pages. I believe it does identify project manager, so if you need to call or talk to anybody, you can do that.

4. **TOD throughout the entire island sets us up for future problems. Why not keep TOD on rail corridor only? TOD use at bus stations gives the impression that development is planned in the future. Do we have to use TOD throughout?**

RESPONSE: I think the primary use of TOD in the City and County relates to the areas directly around the rail stations themselves. The ordinances that are working through City Council right now are land use controls that would directly deal with development in and around each one of the rail stations. I think a number of them have been adopted.

ADDITIONAL RESPONSE FROM K. SOKUGAWA: There are eight TOD neighborhood plans covering 19 of the 21 stations. We don't cover two of them because they're in Kaka'ako, and we don't have zoning responsibility for the Kaka'ako area. So of the eight plans, some of them cover just one station, like Ala Moana, and some of the plans cover three stations, like the Aiea-Pearl City plan. They have varying levels of geographic span, and they are in the process of being adopted. The plans cover the stations all the way to East Kapolei. The City Council has adopted the plans for Waipahu and Aiea-Pearl City, they're in the process of looking at the Kalihi and Downtown plans, and Ala Moana plan. We have the draft

Aloha Stadium available for review, the Airport plan is about to be distributed for comment, and we need to update the East Kapolei plan.

The individual who submitted the question provided additional clarification: Is a park-and-ride being referred to as TOD outside of the corridor of the rail? I was under the impression that the General Plan is looking at using TOD throughout the island, as the question was asking. And so, are we now going to look at park-and-rides and bus stations throughout the island as TODs just to be consistent with verbiage?

RESPONSE (K. SOKUGAWA): The first tier is the rail corridor, so where's the train going to go—which is East Kapolei to Ala Moana—and so that is where we're concentrating on the TOD right now. But as we create a more vibrant, stronger connection with the bus system, then you can see some connection. Right now, the TOD corridor is limited just to the rail corridor, it's not an island-wide policy. The General Plan does not look at that at the present time either. The rail corridor is just the 20 miles between East Kapolei and Ala Moana and Kapolei, and eventually to the University and Waikīkī, and maybe Mililani.

5. **Do the people of the North Shore really want the City to facilitate further resort growth at Turtle Bay?**

RESPONSE: I think the issues related to the Turtle Bay Resort have been resolved. A limit has been agreed to on the number of resort units and other residential units that will be allowed at Turtle Bay. In exchange, there has been a significant amount of land put in Conservation easement, and I believe that was part of the Koʻolau Loa SCP that is working its way through Council.

6. **Where did the idea to designate Lāʻie a resort area come from?**

RESPONSE: There's always been a small hotel associated with the Brigham Young University Hawaiʻi at Lāʻie campus and PCC. There's been a resort node identified as part of the language in the General Plan at Lāʻie going back to 1977, and that's been carried over in the second draft of the General Plan.

7. **Why are you permitting short term vacation rentals in non-resort areas?**

RESPONSE: Again, this is really a hot button topic that has been the subject of many, many meetings both in neighborhoods on the North Shore, neighborhoods on Windward Oʻahu, at City Council—lot of discussion within DPP on how to deal with vacation rentals in residential neighborhoods. The City has proposed, more than once, rules and regulations intended to try to give them more regulatory teeth, to make sure that they can regulate that. It's an ongoing conversation, and I think the language that we refer to that's going into the General Plan makes it clear that the intent, at a policy level, is only to allow these kinds of facilities in residential neighborhoods if they're discussed with the community and there are appropriate regulations that will enforce their use.

8. **Did the people on the Waiʻanae coast really ask for Mākaha Valley to be designated a resort area?**

RESPONSE: There has been a resort designation for an area in Mākaha that goes back, I think to the '70s. The Waiʻanae Sustainable Communities Plan was adopted—again—2011, with a resort component at Mākaha.

9. **If we believe in climate change, why are we building close to the water?**

RESPONSE: Climate change is a really interesting subject. I think most people that are familiar with looking at it will agree that climate change is occurring and that sea-level rise is happening. What people do not agree with, or do not understand completely, is how to characterize how sea level rise is going to occur within a certain period of time. I'm working on a project right now that involves a property on the ocean, and I've been working very closely with a group of ocean engineers. If you look at

climate change out to the year 2100 and intermediary points at 2130, 2150, and 2170, NOAA—which is the federal agency responsible for understanding how climate change works—provides a wide range of projections as to how sea level rise will occur over that time period, and they present each one of those time points as a range. So there's the "least bad" projection and then there's one that's the "worst bad"—I don't know what else to call it. Those numbers range considerably. I was looking at numbers today out to the year 2070, and that number can range anywhere from 0.8 feet to 2.3 feet, that's for the year 2070. The question is why are we approving development on the shoreline? Well, the State and the counties have adopted policies to provide guidance on how to review development projects that are on the ocean. There's a requirement to consider sea level rise in any new development. You have to put that into any environmental impact statement you write. If you're an agency, any building or any facility that you construct HAS TO—there's no maybes about it—you HAVE TO consider the effects of sea level rise and how you plan for that building. In many instances, particularly if you're talking about highways or wastewater treatment plants, the guidance is to adopt the worst case scenario when you're looking at how things are going to play out. I think all we can do is follow the science over the next few years—and whether that's in my lifetime or your children's lifetime or your grandchildren's lifetime—and follow what happens and the science and the metrics on what sea level is doing and what climate is doing. We all read the stories in the newspaper everyday, and we know about all the wacky weather. So, the long answer to the short question was, we are looking at it, and it is becoming a very everyday fact of how you deal with development on the shoreline.

10. **Hawaiʻi's public education system is so poor as to not prepare children for the future. This will impede many objectives in this plan. Oʻahu holds most of Hawaiʻi's population. Shouldn't Oʻahu be supplementing what the State can offer?**

The County does not have oversight on education. That's a State function. The General Plan is not necessarily the forum to try and solve the problem of education.

11. **RE: Primary Urban Center? Downtown, Nuʻuanu, Makiki, UH, Waikīkī. How will people working and living in above areas move to higher grounds as advised by Oʻahu Disaster Preparedness Guide?**

RESPONSE: This question refers to the tsunami evacuation zones and how that works. There are maps that have been given a lot more distribution and awareness in the last 3-5 years, I think particularly because of the recent Japan tsunami and other things that have been happening on ensuring that people know, if you're in a low-lying area, how do you move to safety. I think it's incumbent on everybody to understand where they live and work with respect to tsunami inundation and evacuation zones. These maps are published online. They're published in all kinds of places. I know that if there were disaster, our transportation systems are going to be taxed. You need to know where you need to get to, and when the siren rings, you need to get there.

12. **Is there a way to see how effective the General Plan has been and who uses it (i.e., private vs. public)?**

RESPONSE: This is a really interesting question. The General Plan is a document that not many people are familiar with. It is referred to frequently when there are proposals for development or policy that are before decision-making bodies like the City Council or the Land Use Commission or within agencies. It's a guiding document, and I think that particularly when you get to the level of preparing the sustainable communities plans and the development plans, the guidance that the General Plan provides to those documents is important. I'm not sure that there's been any study to provide metrics on how effective the General Plan is, but that's what it's there for.

13. As a professional planner, do you feel the 2002 Plan initiatives were/are successfully used as a guideline over the past 10-15 years by City agencies, departments and politicians? If not, what is the purpose of the current exercise?

RESPONSE: Well if you make an assumption that this is a futile exercise, then we're all in trouble. The General Plan is an important document. It HAS set out—going back to 1977—the manner in which the island has intended to develop. I think, by and large, the island has developed according to the blueprint that the General Plan provided, and it goes back to 1977. Now, we may not all be completely happy with some of the ways that has happened and some of the details on that, but I think the general pattern of development has reflected what was in the General Plan. To respond to all of the other detail policies and objectives, I'm not sure I'm the person to ask at this point.

14. In planning circles, relative to the O'ahu General Plan, is the concept of carrying capacity ever considered? Do you planners believe that growth can continue indefinitely on an island or does there come a point whereby residents and visitors overwhelm the environment, jeopardizing everyone's health, safety and well-being?

RESPONSE: Carrying capacity was a very popular subject back in the 1980s, and even when I was in planning school in the early-mid-1970s. The thought was that there's only so many resources—whether that be water, AG land, transportation networks—that can sustain a population before the whole system collapses. The carrying capacity concept kind of went out of vogue because it was very difficult to empiricize, very difficult to create numbers and come up with numbers on what carrying capacity really meant. Now, we live on an island, we all understand that. We have a finite amount of land, we have a finite amount of water, yet the population continues to grow. One of the things we cannot control is—I forget which article in the Constitution allows freedom of travel within the United States. We can't control people moving here, we don't control birth rates. We don't control—YET—immigration (chuckle) from a number of countries from around the world. So we have to make an assumption that our community is going to grow. It's going to grow in terms of population. We need to be able to understand how many housing units we're going to need in the next 30 years. We need to understand where those housing units are going to be. We need to understand how much water we're going to need. We need to understand where those water resources are coming from. Carrying capacity was something that was considered, but it is not part of this review.

15. Will the General Plan support Native Hawaiian gathering rights, including on City property?

RESPONSE: That's an interesting question. I haven't heard that that has been an issue. The General Plan does support Native Hawaiian gathering rights. I'm not sure if there's a specific instance that this person is thinking of, but there is Supreme Court law in the State of Hawai'i that supports and allows and requires Native Hawaiian gathering rights. If gathering rights are being suppressed, then the people who feel that that's occurring can go to court and make sure that they're allowed, regardless of who the property owner is.

16. One of the policies mentions making O'ahu "the home of nations knowledge." What does this mean?

RESPONSE: There's a quote here that speaks of the center of higher education in the Pacific. I can't remember it specifically, other than there's a desire to ensure that O'ahu becomes an important educational center, and is looked upon by communities outside of O'ahu from other areas in the Pacific.

17. Can we separate affordable housing from homelessness?

RESPONSE: I don't think we can. I know the City Council is working very hard and the Mayor is and the Governor is. It's one of those issues that just seems to elude solution. I think there are a lot of people working very hard to try to make it right, and we have to work together to make sure that happens.

The individual who submitted the question indicated that the response did not address the question. The individual elaborated on the question: You had homelessness as a category when you showed the General Plan priorities. You lumped it with affordable .housing, which has nothing to do with homelessness. When you think of affordable housing, you think of the middle class. When you think of homeless people, you think of public housing or low-income housing. The two are so far—affordable housing vs. homelessness—that they don't really belong in the same category. It's very disingenuous to speak about affordable housing and homelessness. Every forum I go to, you have directors of housing—both State and City—talking about affordable housing and homelessness, and they all get tied together. As soon as I hear it, I think it's shibai.

RESPONSE: The suggestion was that affordable housing and homelessness lumped together should not occur, that they are very different, and we need to address both individually. I would not argue with that comment. If in your review of the General Plan, you find you don't like the way that's written, please send us a written comments. I can tell you very honestly that many changes have been made to this draft because of comments that we received from people like you during review of the first draft, so thank you for your question.

18. Does the General Plan address the State of Hawai'i renewable energy 2045 goal?

RESPONSE: I don't believe that there's a specific reference. There's language to increase energy self-sufficiency and reduce dependence on fossil fuels, but again, if the person who wrote this question believes that is important that we do that, please give us a written comment.

19. Mahalo for this presentation to the public. Have you had smaller meetings with community groups and stakeholders such as developers? If so, how many, when, and with whom?

RESPONSE: When the budget for this contract was agreed to back in 2008, we had a very specific scope of work that told us what we were to do over the course of the project. At that time, we had a number of community meetings, focus group meetings, and other meetings, and City folks went to neighborhood boards. Because of the overwhelming response that we received to the first public review draft—which was really wonderful that there were so many people that were interested in the General Plan to send us comments—the City decided it was important. Initially we were just going to go from the first public review draft straight to the Council. Because of the overwhelming response to the first draft, even though it took a number of years, the City added an extended comment and review period, and this meeting. So initially this was not budgeted, and moneys had to be scraped together to facilitate this. This is going to be the only public meeting involved for the second public review draft. DPP would go to neighborhood boards, if requested to attend.

The individual who submitted the question elaborated on the question: Specifically I wanted to know if you had discussions about the General Plan particularly with private developers, and if so, who and when, because developers seem to have the inside track on a lot of stuff.

RESPONSE: The answer to that question is, no, that has not happened.

20. Why does the development plan still create primary dependence on the automobile when it could design walking to neighborhood shopping? The dependence on cars is not reflected in improved road capacity?

RESPONSE: The General Plan is now full of references to live-work-play type communities, transit, and multi-modal transportation. If you take the time to read what's in there, I think you hopefully will be surprised and happy.

21. What does sustainability mean? Is that the new vogue word for carrying capacity?

RESPONSE: Sustainable goes back to the 1980s. There was an international convention in Europe (the Brundtland Commission) that came up with the term sustainability as it applies to land use and community development. It has three basic components to it, and hopefully they all intersect. If you envision this as a Venn diagram, there will be circles related to the social environment, the economic environment, and the natural environment. Everything, all decisions that should be made related to us as a community, should be made with those three components in mind, and not at the expense of any one of the three. There's been a lot of talk about, with sustainability, you leave something behind that is the same as you found it and that can be used for future generations. The Hawaiian culture has an interesting approach to understanding—beyond the ahupua'a system—what sustainability is. There's a reference I've heard many times as I've worked around the island on plans, on sustainable communities plans and other things. Try to look ahead seven generations. The seven generations concept is you should be making decisions about how you use your resources so that those who come seven generations after you have the availability of those resources. Sustainable has certainly taken over a large part of how we address development in the last 30 years or so, but it's a very important concept and even though we may over use it, it's something that is part of all of the land use policies for the City and County.

22. When will ordinances be reviewed to reflect changes in the DPs/SCPs?

The individual who submitted the question offered additional details: When the department was reviewing the Ko'olau Poko Sustainable Communities Plan, we were told that the ordinances would be changed when all of the development plans are approved. Just the statutes. We're now finishing the development plans, and we've jumped ahead without completing the development plans. We're into the General Plan, so there doesn't seem to be any order anymore. It used to the General Plan, then the development plans, then the ordinances. My question is regarding the ordinances.

RESPONSE (K. SOKUGAWA): You're absolutely right. We were thinking about that, we didn't get enough support to do that. Right now, we are actually implementing the development plans with respect to agriculture and rural quality and character, so we're looking literally at the land use ordinance and the subdivision ordinance, looking at other programs that tie into to help preserve and beef up our policies and implementing the policies regarding AG and rural. Some of the other things? Yes, we haven't had enough time and resources to develop yet, but on an ongoing basis, again as Scott was mentioning, these are guidelines for decision-making of all kinds. Standard form of content on an EIS, or environmental assessment is, "How is this project consistent with the General Plan and the development plans?" So that is helping to make a better decision about what is proposed. All I can tell you right now is we're concentrating on AG-rural implementation. We've done the TOD plans, which are kind of like the special area plans called for for the PUC DP. We are very excited about the Important Agricultural Lands—some of you, I know, have gone to those meetings, and so we should be bringing them up forward to the City Council hopefully later this year. Again, mostly through the TOD plans, we're looking at new urbanism, mixed-use development, more compact development, implementing the development plans so that we really are getting a more livable, high-quality, high-amenity urban core in the primary urban center so we can keep the rural areas country.

23. The HCDA—which is the Hawaiʻi Community Development Authority which has control over Kakaʻako and is a State agency—is taking more and more of Oʻahu for development fast tracking. How accommodating is the General Plan to this accelerated development?

RESPONSE: In recent years, the HCDA started out and the only land area within their jurisdiction was Kakaʻako. They have since added the former lands at the Barbers Point Naval Air Station, now referred to as Kalaeloa. That is under the jurisdiction of HCDA. They also have an area in Heʻeia. Because they have taken over those lands, they have cut the County out of their jurisdiction. The County doesn't have any say in ultimately how those lands will be used or developed. All things being equal, the State should be looking at the County General Plan to see how their decisions in those areas affect what's going on on Oʻahu, but the City does not have the regulatory authority to prevent the State from doing what it wants in those areas.

24. Will the General Plan encourage incorporation of historic sites in developments such as in Kakaʻako, Waikīkī, etc.?

RESPONSE: There is a lot of language in the General Plan that deals with the preservation of historic and cultural sites and their importance to us as an island community and ensuring that they be preserved.

PARTICIPANTS' COMMENTS

Meeting participants wishing to speak were asked to sign up in advance of speaking. Each speaker was given two minutes to speak. Each speaker's comments have been documented nearly verbatim to maintain the accuracy and authenticity of their statement.

1. Flora Obayashi: My name is Flora Obayashi, and I'm the chair of Kahaluʻu Neighborhood Board. Our meeting is tomorrow night. Our board has been working on the Koʻolau Poko Sustainable Communities Plan. I just wanted to remind everybody that we do have a constitutional mandate to protect our agricultural lands. We also have a Kahaluʻu Community Master Plan that governs the activities in our area. I wonder if you know that after the public comment period on Koʻolau Poko Sustainable Communities Plan, there were three development projects that had been submitted and they were not supported by DPP for some very good reasons. However, on February 1st, our representative introduced a change to the urban growth boundary, and the Mayor spoke about the urban growth boundary. By including this development project at the base of the Koʻolau mountains, it will destroy a riparian buffer zone. It will destroy a watershed area. There's no infrastructure to support this, and our community is very concerned about it. It's called externalities, which is the economic term for all the people that are going to be affected by this transaction. I just wanted to say that even though we have in the General Plan about natural environment and resource stewardship, and we have these wonderful sustainable communities plans, those plans can be disregarded at the last minute. What was very, very hard for the community was that they did not know that that development project was at a hearing because it had been introduced the day of the hearing, and so they did not know. We wonder about this. This General Plan, and the Koʻolau Poko Sustainable Communities Plan, and the Kahaluʻu Community Master Plan, and how that's all disregarded to damage our watershed. One more thing. Remember a 16-inch water main was built in the last two years under Kamehameha Highway to take Kahaluʻu water all the way out to supplement Hawaiʻi Kai. So our water is important and destroying and developing and putting a housing subdivision on watershed land damages all of us.
2. Andrea Anixt: I'm Andrea Anixt, Kaʻaʻawa Community Association board. My plan is basically no more development in Koʻolau Loa. There are over 4,300 vacant, urban-zoned lots that are available to build on and that will be built on. Population and the addition of this is 20,780 at U.S. Census

standard of 5 per household. We have less than 17,000 people in our moku as it is, and so this will add another 21,000 people. We've also got the development of Turtle Bay Resort happening. This is a partial count—that figure of 4,300 lots—by the DPP at the Planning Commission in 2013, and this is something that the Planning Commission didn't pass on for some reason to the City Council, even though this would more than double the population on our trafficked road, which is falling into the ocean at Kaʻaʻawa. We also have the problem with all of the TVUs, they're called transient vacation unit rentals. Our particular moku in Koʻolau Loa, has 69% of all rentals are these TVUs. There's not enough housing being kept for people that live in this area. It makes more homeless people, and then we will all get to pay for this subsidized housing that will have to be built, while other people are making money with these illegal vacation rental units. The obvious thing is that, so far, DPP has shown no ability to enforce effectively the rental of these places, and now they want to put more in the General Plan in the neighborhoods? It just does not make sense. Even if Airbnb's…..1000-plus units in Hawaiʻi, that's only one of the many websites that there are. We have a person in our neighborhood who gets people from Russia. They have another website in Germany. I just think that it's obvious that there's no ability to enforce effectively anything to do with the TVUs, which will only cause more housing problems.

3. Larry McElheny: Aloha. My name is Larry McElheny. I've lived on the North Shore, in Pūpūkea, for about 50 years. Our group—several groups—have had pretty significant success preserving open space out there--1,100 acres at Pūpūkea-Paumalū, Turtle Bay, Waimea Valley. The reason I'm here tonight, I have some very, very serious concerns about the language that I see in the population section of the new document. I have to say that I strongly disagree with the Mayor's assessment about growth, as well as Scott's. I just don't believe that you can continue to grow and add additional population on an island such as we live on. If you follow that rationale, this is what you end up with (showing photo of gridlock traffic). Particularly in the area where I live, we have a two-lane highway servicing the side of the island from Haleiwa to Kahaluʻu, and the highway is eroding and falling into the ocean. This idea that we can continue to grow and add additional population, it just doesn't make sense to me. There has to be a limit. I think we need at least a limit, or we're at least very close to it, with the gridlock and so on that we see. This plan—this is the 1990 version, revised in 2003—this is the General Plan that we're supposed to be operating under now. I'd like to reach you couple things about what this plan says about population. "Objective A: To control the growth of Oʻahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions." Policy 1: Control over population growth. Policy 2: Reducing in-migration. Policy 5: Encourage family planning. Policy 6. This is the key policy as far as I'm concerned. "Policy 6: Publicize the desire of the City and County to limit population growth." This is all good stuff. Most of this language has been removed from the current version. Very, very concerning to me. I'd like to know who requested that that language be removed.

4. Choon James: I completely concur with Larry McElheny. I'm Choon James from Kahuku, Lāʻie. I was an English major, and it is very painful to read through the documents and see the wordsmithing at play. I honestly don't know whether you need a more talented wordsmith or you need a more talented planner. It's just so hard. The word games are just really, really insulting—I think—to the public intelligence. In my opinion, like what Larry is saying, we are not amending the General Plan, we are REPLACING the General Plan. Would you agree with that? There's so much. We are not just amending, we're replacing, with a lot of very drastic changes. It is so drastic that if we allow this General Plan to go on, we will not recognize Oʻahu in the next 20 years. Just look at Ala Moana now. I cannot even recognize Ala Moana anymore because there's been so much change. We are not against development, but we want the City to respect, adhere, and follow the Oʻahu General Plan

because we think it is a good plan. It has been planned by many people in the 1970s through many stakeholders, and it is a versatile plan enough to give everybody a little bit of everything. You get to grow in Kapolei, you get to grow in Honolulu, but for goodness sakes, we need to protect our farmland, our agriculture, our water, our quality of life, our sanity. Nobody wants the whole of Oʻahu to turn into a huge parking lot. Thank you.

5. Mark James: Aloha. I wanted to first pay my respects to Governor Ariyoshi because this is his greatest legend and legacy for us because this Plan—it is a living document—and I hope that we will sustain it and keep it moving forward, that we might be able to preserve that great idea that he had for us. Unfortunately, the Plan is a guide. We heard that term earlier, and in that sense it's a little like the Bible. It's a guide, but often neglected and rarely read. And that's unfortunate. I want to touch base just briefly on two particular points. I'm going to use the number in that left hand column to talk about them. Point Number 340 says, "Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, and neighborhood rehabilitation." That is a sad recognition that TOD devices are about to explode all along the rail corridor, and we are going to be replacing and relocating—whatever you want to call it—a lot of people and that scares me. The last point I'd like to refer to is Point Number 320. It talks about "Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible and modest adjustments to growth boundaries and to maintain an adequate supply of housing for future generations." That language is dangerous to me. That's just not letting the camel's nose in the tent, that is letting the genie out of the bottle, and there is no going back. I strongly recommend that 320, Policy 6 be stricken as a new suggestion in the second draft. Thank you.
6. Guy Archer: Aloha. I'm looking at this General Plan. The devil is in the details. Looking at this particular General Plan, and looking at this Section 3, page 27 from the Oʻahu General Plan, contains a section entitled Natural Environment and Resource Stewardship. In that section, there's a number of policies set forth. All very noble and winsome policies, but when you look at them a little more carefully—for example, Policy 2—"Seek the restoration of environmentally damaged areas and natural resources." It makes me wonder, Policy 3 is simply, "Protect, restore and enhance." That's clear. Why is Policy 2—when we're talking about environmentally damaged areas and natural resources—why are we saying "seek the restoration?" Why don't we just say "restore" and be a little bit more clear about it? Over the years, I don't specialize in reading General Plans, but I have from time to time been in situations where I had to look at General Plan language. This stuff is so generic. There's nothing dynamic here. We've seen it before. It may be even worse based on some of the text that I've seen than it was before. It's just too vague and general. That's my comment. Thank you.

ADJOURNMENT

Scott thanked meeting participants for taking the time to attend the meeting, and encouraged everyone to take a look at the document on line and send in written comments. He asked that written comments be specific, including references to specific sections being commented on and suggestions for alternative wording. The meeting was adjourned at 8:30 PM.

Attendance Record

1. Anthony Aalto, Sierra Club
2. Barbara Altemus
3. Roy Amemiya
4. William J. Ammons, Ala Moana-Kakaʻako Neighborhood Board No. 11
5. Andrea Anixt, Kaʻaʻawa Community Association
6. Guy Archer
7. Bob Armstrong
8. Wilfred Au
9. Erin "Bear" Braich, UH-DURP
10. Matt Canning
11. Dan Carpenter
12. Ernest Caravalho
13. Carleton Ching
14. Mahealani Cypher, Koʻolau Poko Hawaiian Civic Club
15. M. Elliott
16. Kayla Emineth
17. Bob Fort
18. George Foyt
19. Michelle Foyt
20. Konia Freitas
21. A. Funk
22. Matthew Gonser, Hawaiʻi Sea Grant Program
23. Marina Grey, Livable Hawaiʻi Kai Hui
24. Tanya Harrison
25. Jim Hayes
26. Tom Heinrich, Senator Brian Taniguchi's Office
27. Matt Hom
28. Nicole Hori
29. Takeo Ito
30. Natalie Iwasa
31. Choon James
32. Mark James
33. Lena Ipolani Johnson
34. Naomi Kalauokalani
35. Ivan Kaisan
36. Norren Kato, State Department of Transportation
37. Richard Kawano, Makiki/Lower Punchbowl/Tantalus NB No. 10
38. Ann Kobayashi
39. Dale Kobayashi, Manoa Neighborhood Board No. 7
40. Richie Kong
41. Michelle Kwock
42. Jodi Malinoski, Sierra Club
43. Michelle Matson
44. H. Doug Matsuoka, Hawaiʻi Guerrilla Video Hui
45. Juliana McCreedy
46. Rich McCreedy

47. Larry McElheny
48. Rob Miyasaki, State Department of Transportation
49. Umeyo Momotaro
50. Paul Morgan
51. Daisy Murai
52. Amy Muroshige
53. Karen Murray
54. Lester Ng, AHL Design
55. Flora Obayashi
56. Javier Ocasio
57. Christine Olah
58. Myrna Pulmano
59. Anthony Quintano, Hawaiʻi Civil Beat
60. Elizabeth Reilly
61. Cynthia Rezentes
62. Karl Rocco
63. Judith Schachter
64. Danielle Schaeffner, State Department of Health
65. Sharon Schmiede
66. Brandon Soo, UH-DURP
67. Larry Sumida, Kamehameha Schools/Bishop Estate
68. Ryan Tam, Ala Moana-Kakaʻako Neighborhood Board No. 11
69. Ken Tatsuguchi, State Department of Transportation
70. Ann Towey Joyer
71. Max Towey
72. Mark Watanabe, City Council District 9
73. Donna Wong

Mayor Kirk Caldwell
Kathy Sokugawa, DPP Acting Director Curtis Lum, DPP Public Relations
Eugene Takahashi, DPP
Tim Hata, DPP
Judy Sakamoto, DPP
Jeff Lee, DPP
Chandelle Takahashi, DPP
Curtis Lum, DPP
Scott Ezer, HHF Planners
Corlyn Orr, HHF Planners

ATTACHMENT A | OTHER QUESTIONS

The following questions were not addressed during the Question-and-Answer portion of the meeting due to time constraints.

a. Rather than always relying on mainlanders, why not tap into young, new-thinking innovative students of UH? Utilize the young of Hawai'i nei. Experience does not necessarily equate to new ideas and ways.

RESPONSE: The planning team is comprised of local, Hawai'i-based planners, most who were born, raised and educated in Hawai'i. In fact, all members of the planning team (both from DPP and HHF Planners) graduated from UH-Manoa School of Urban and Regional Planning, and have spent their professional careers working in Hawai'i. It's idealistic to work with UH students. Unfortunately, the City does not always have flexibility with their project schedules, staffing, and funding to take on additional responsibilities of managing/supervising UH students.

b. How does the General Plan address affordable housing and the houseless population?

RESPONSE: Proposed revisions to housing policies in Chapter IV emphasize the need for affordable housing, and new policies are being added to address homelessness (see Chapter IV, Objective A, Policies 16 and 17). This was touched upon during the briefing/presentation. A few examples of the policy statements in the second public review draft that address low-income housing and homelessness were presented in the briefing.

c. How does the General Plan deal with illegal rentals for vacation homes?

RESPONSE: There are new policies in the second public review draft to address this issue. Specifically, as highlighted in the project briefing, two new policies are proposed, including Chapter II, Objective B, Policy 10 and Chapter VII, Objective F, Policy 5. This was discussed during the briefing/presentation.

d. How do the elected officials plan to deal with displaced residents once the General Plan is fully executed? Not everyone will be able to afford these additional buildings.

RESPONSE: Affordable housing is a long-standing, complex issue for Hawai'i. The State and City are working to ensure that the demand for affordable housing is met. For the General Plan, this is addressed in statements that call for a mix of housing types and choices for different income levels.

e. If population for the PUC is projected downward, how will this affect rail ridership and TOD's plan for increased density?

RESPONSE: TOD—transit oriented development—which typically incorporates mixed-use, higher-density development around rail stations, should help to attract population back into the urban core along the rail corridor.

f. Very concerned with disaster preparedness. Resilience/what can we do to prepare for a Category 5 hurricane hitting O'ahu?

RESPONSE: The State and City emergency management agencies are responsible for planning and preparing for natural disasters such as hurricanes, earthquakes, tsunamis, etc. While government can help with coordinating preparedness and providing adequate emergency facilities/services, it is contingent on each of us to be individually prepared.

g. How does DPP plan to "strengthen regulatory and enforcement strategies to address the presence of inappropriate non-residential activities"? In regards to vacation rentals.

RESPONSE: This is in reference to Chapter VII, Objective F, Policy 5. Implementation of this policy will involve new ordinances and/or rules adopted at the City Council and department levels.

h. Are there actions that can be taken to encourage population growth, if an increase in growth was desired? If so, please elaborate on how increased population could be obtained.

RESPONSE: For an island community like ours, managing or slowing population growth is a far greater and more realistic concern than encouraging an increase in population. In regards to the population projections which indicate a continual, steady decline in resident population in the PUC, there are strategies that could help to encourage population growth in this area, such as the government investing in infrastructure and public facilities in the PUC, or the City offering incentives for new development in the PUC as a means to attract residents to redeveloped areas.

i. Where is the voice of the Native Hawaiian people in the visioning and planning of the future of Hawaiʻi?

RESPONSE: Native Hawaiian culture is not recognized in the current General Plan. New language in the second public review draft recognizes the host culture of the Native Hawaiian people, and encourages greater respect and value for Native Hawaiian practices. Native Hawaiian interests were represented in the focus group discussions on agriculture and the visitor industry. Like all other ethnic groups and community interests, Native Hawaiians could have chosen to participate in the community meetings.

j. As the large population of "baby boomers" grows and creates a demand for elder care facilities, how is this addressed in the Plan?

RESPONSE: Yes, the second public review draft includes new language for an age-friendly city and planning for an aging population (see Chapter IX, Objective A, Policies 8 and 9).

k. As "boomers" with homes pass away, would this offer opportunities to house younger families?

RESPONSE: Yes, that is the assumption. However, given that people are living longer, the growth in our aging population is affecting demand for certain housing types.

l. Projected impact of military on housing?

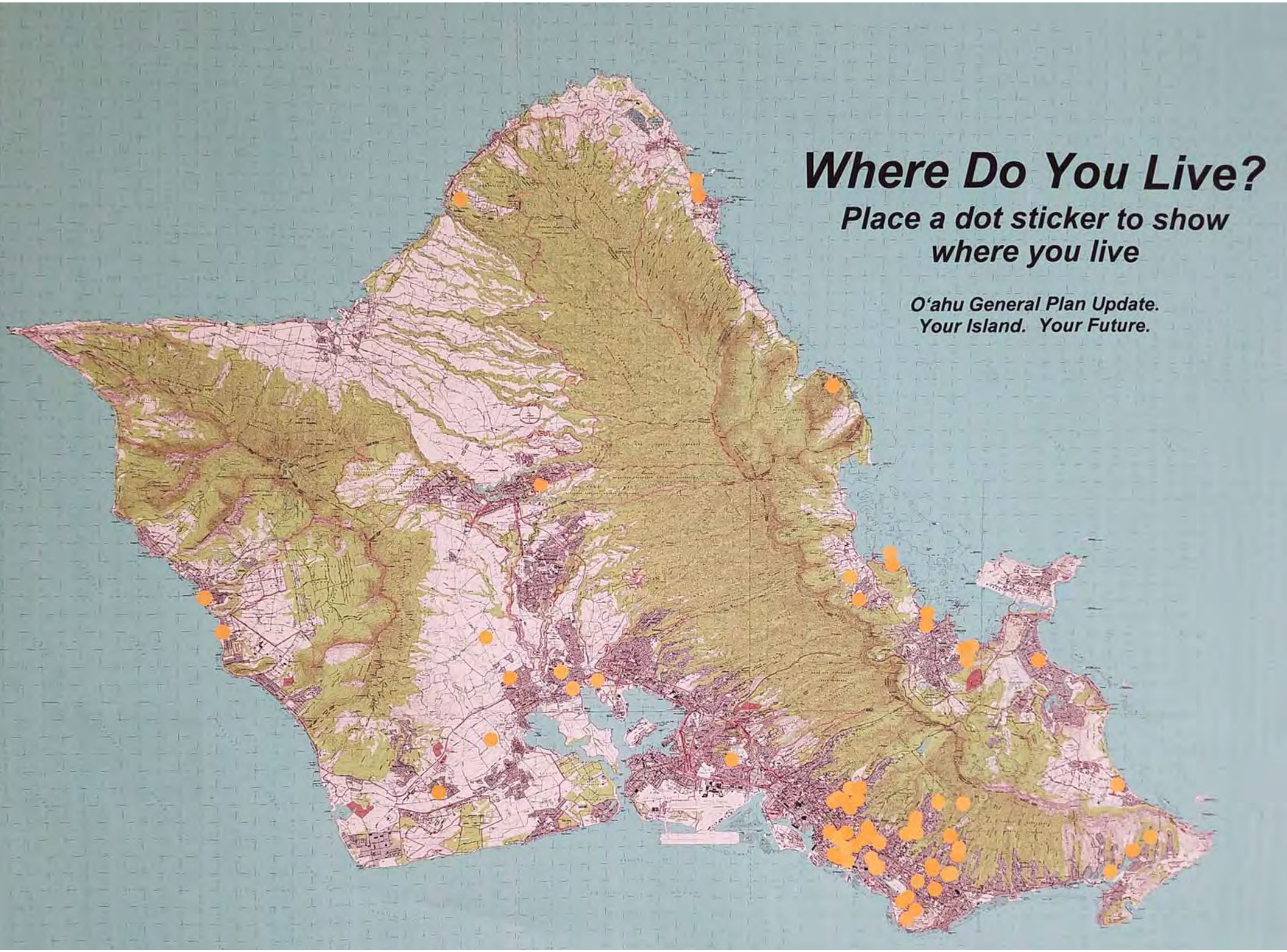
RESPONSE: When military families live off-base, it takes away housing inventory that would otherwise be used for local families and increases the cost of housing. The second public review draft includes a new policy that encourages the military to provide housing on military bases and in military housing areas.

m. What is meant by adjustments to the urban fringe?

RESPONSE: There are four distinct categories identified on the conceptual map of Oʻahu's development pattern in Chapter I of the General Plan. The four categories are: (1) Primary Urban Center; (2) Secondary Urban Center (3) Urban-Fringe; and (4) Rural. Urban-Fringe refers to the suburban areas around the island outside the PUC and the secondary urban center in ʻEwa (e.g., East Honolulu, Kailua, Kāneʻohe, ʻĀhuimanu, Mililani, Makakilo). The second public review draft proposes several modifications to the urban-fringe areas shown on the conceptual map to incorporate the current boundaries of Oʻahu's developed areas and areas approved for future development.

n. No mention of island finite carrying capacity! While the General Plan is broad-brush, how can rampant high-density TOD development and island-wide visitor accommodations spread with the continued absence of defined carrying capacity for domestic water supply and sewer infrastructure (relating to Chapter V, Objective B)—as well as the national planning standard of 2-2.5 acres per 1,000 capita of localized recreational space (relating to Chapter X, Objective D)?

RESPONSE: Carrying capacity was discussed in the Q-and-A session. See response to Question #14.


Where Do You Live?
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O'ahu General Plan Update.
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O'AHU GENERAL PLAN UPDATE.

Your Island. Your Future.

Community Briefing 3 | March 7, 2017

City and County of Honolulu
Department of Planning and Permitting

HHF PLANNERS
places for people

PLANNING TEAM

- Department of Planning and Permitting
  - Kathy Sokugawa, Acting Director
  - Eugene Takahashi, Planning Division, Acting Chief
  - Tim Hata, Project Manager
- HHF Planners
  - Scott Ezer, Principal
  - Corlyn Orr, Project Manager

PURPOSE AND ROLE OF THE GENERAL PLAN

HONOLULU'S LAND USE PLANNING SYSTEM

Revised Charter of Honolulu, Section 6-1508. General Plan.
"Sets the city's objectives and broad policies for the long-range development of the city"
"Contains statements of the general social, economic, environmental and design objectives....for:
- the general welfare and prosperity of the people...and
- the most desirable population distribution and regional development pattern."

DEVELOPMENT PLAN AND SUSTAINABLE COMMUNITIES PLAN AREAS

FAST FACTS AND TRIVIA FROM DPP

- Current General Plan was adopted in 1992; most recently amended in 2002
- Since the General Plan was first adopted in 1977, amendments were made in '79, '82, '85, '87, '89, '90 and '91
- City Council adopts the General Plan and revisions as resolutions; DPs and SCPs are adopted as ordinances
- City Charter Section 6-1510.4 requires a comprehensive review at least once every 10 years
- 41 objectives + 246 policy statements in 11 chapters make up the current General Plan (2002 edition)

CHAPTERS OF THE GENERAL PLAN

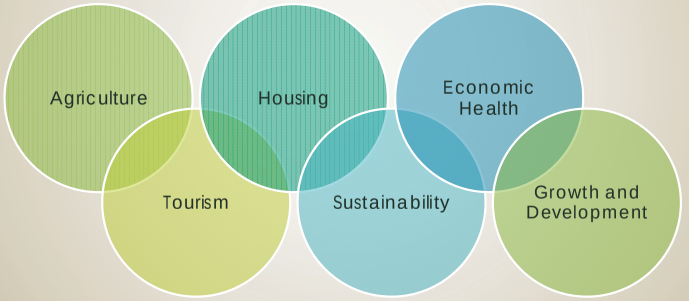
- Introduction and Preamble
- I. Population
- II. Economic Activity
- III. Natural Environment
- IV. Housing
- V. Transportation & Utilities
- VI. Energy
- VII. Physical Development & Urban Design
- VIII. Public Safety
- IX. Health and Education
- X. Culture & Recreation
- XI. Govt. Operations & Fiscal Management

GENERAL PLAN KEY CONCEPTS

- A high-level policy document made up of 286 objectives and policies
- Sets the direction and framework for O'ahu's residential population distribution and regional development pattern
- Includes 1 generalized map that shows conceptually O'ahu's development pattern
- No parcel-specific maps, and no recommendations for implementing actions, projects, or programs

PROJECT PURPOSE AND NEED

- To conduct a focused update of the General Plan, with emphasis on specific topics:



"The General Plan is intended to be a dynamic, useful document, expressing the aspirations of the residents of O'ahu….a living plan, rather than a static, fixed, one-time prescription for administrative action."
-Mayor Frank F. Fasi, 1992

GENERAL PLAN UPDATE PROCESS

COMMUNITY INPUT ON THE FIRST PUBLIC REVIEW DRAFT (NOV-2012 EDITION)

Comments are posted on the project website:
honoluludpp.org/Planning/GeneralPlan.aspx

Comments on the November 2012 Public Review Draft General Plan
- Table of Comments and Responses for the 1st Public Review Draft

373 individuals/organizations sent in comments between December 2012 and April 2013

Amounts to 796 individual comments

COMMENTS BY AFFILIATION

AFFILIATION	COMMENTS (% Total)
Federal agencies	1 (0.2%)
State agencies	9 (2.4%)
City agencies	9 (2.4%)
Neighborhood boards	6 (1.6%)
Public and private organizations/associations	20 (5.4%)
Individual citizens	328 (88%)
TOTAL	373 (100%)

SCOPE OF UPDATE WAS EXPANDED IN RESPONSE TO COMMUNITY INPUT

Key Planning Issues (2011)
- Tourism
- Agriculture
- Housing
- Sustainability
- Growth and development

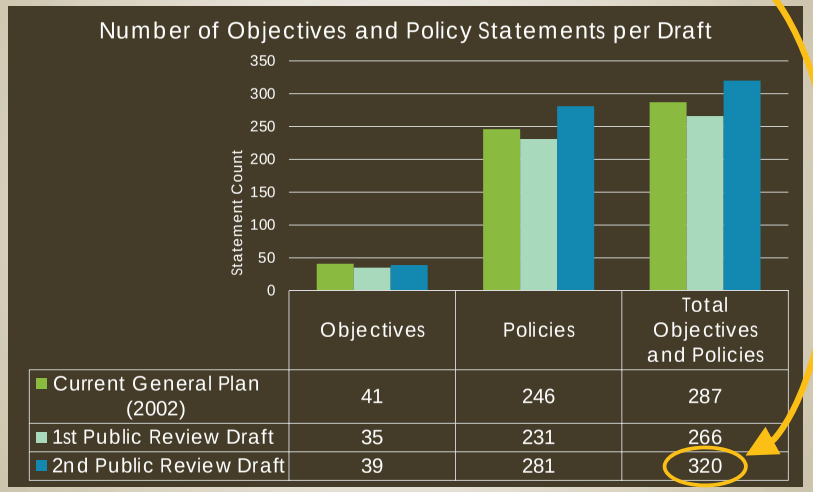
+

Additional Concerns (2014)
- Regional population growth and development
- Higher-density and transit-oriented development
- Economic diversification
- Quality of life issues
- Affordable housing and homelessness
- Resource stewardship
- Climate change
- Community resiliency
- Native Hawaiian culture

=

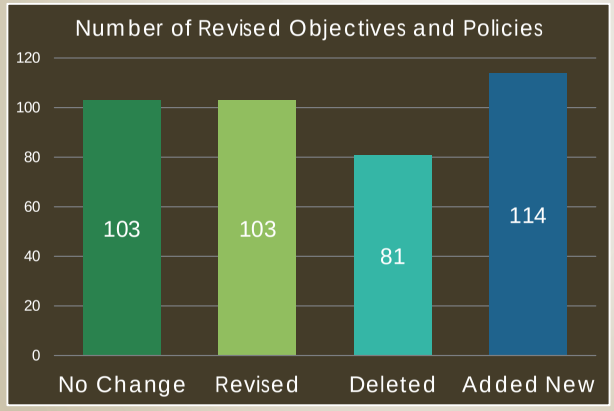
Second Public Review Draft (2017)

THE EXPANDED SCOPE ADDS MORE OBJECTIVES AND POLICIES TO THE SECOND PUBLIC REVIEW DRAFT



	Objectives	Policies	Total Objectives and Policies
Current General Plan (2002)	41	246	287
1st Public Review Draft	35	231	266
2nd Public Review Draft	39	281	320

SECOND PUBLIC REVIEW DRAFT TALLY OF REVISIONS



Like the previous draft, revisions are proposed in every chapter of the 2nd Public Review Draft

Proposed revisions are presented in the *"REPORT ON PROPOSED CHANGES"*

BASIC THEMES AND FRAMEWORK FOR O'AHU'S DEVELOPMENT REMAIN UNCHANGED

Directed growth policy calls for full development of the PUC, and urban development in 'Ewa and Central O'ahu
- Higher-density development supported by rail transit in the PUC
- Managed development in urban fringe / rural areas (East Honolulu, Ko'olau Loa, Ko'olau Poko, North Shore and Wai'anae)

Tourism, agriculture and Federal spending as O'ahu's primary industries
- Development of Waikīkī and secondary resort areas support the visitor industry
- Viability of agriculture in Ewa, Central, North Shore, Windward and Waianae
- Military-related employment at existing military bases

Desirable conditions for the general welfare and prosperity of O'ahu's people
- Natural environment—i.e., scenic, environmental and recreational resources—is O'ahu's greatest asset
- Reduced dependency on outside sources of energy
- Public safety, health and education, culture and recreation

HOW DO I REVIEW THE PROPOSED CHANGES?

honoluludpp.org/Planning/GeneralPlan.aspx

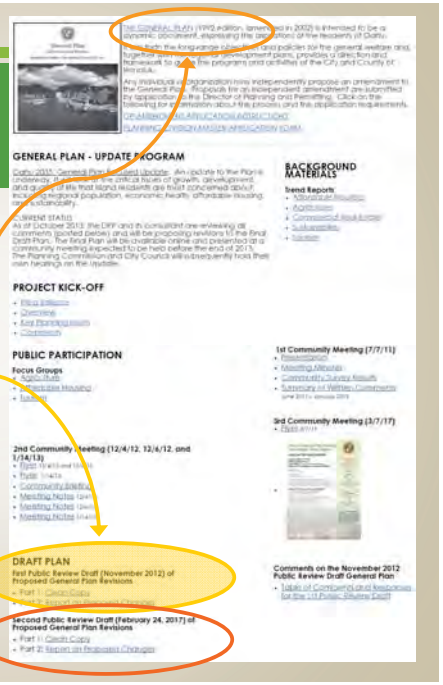
Click here for the CURRENT GENERAL PLAN (2002 edition)

Click here for the FIRST PUBLIC REVIEW DRAFT (2012)

- Part 1: Clean Copy
- Part 2: Report on Proposed Changes

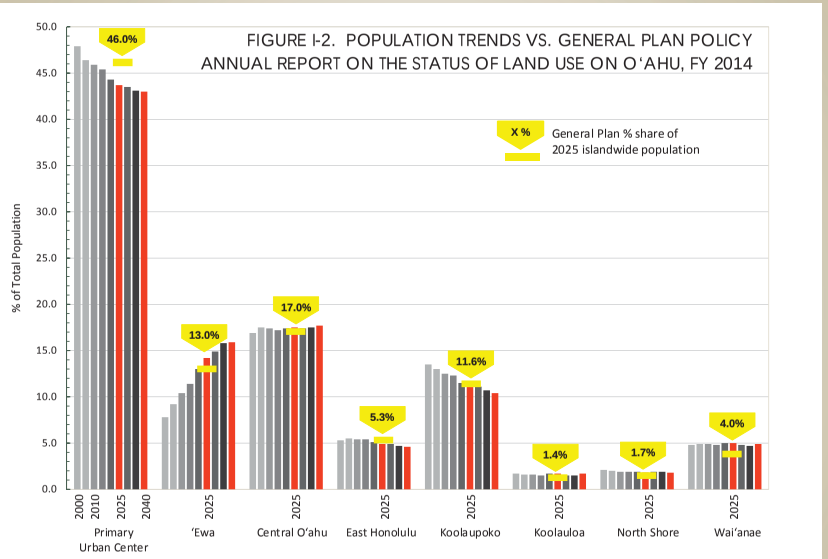
Click here for the SECOND PUBLIC REVIEW DRAFT (2017)

- Part 1: Clean Copy
- Part 2: Report on Proposed Changes



A SAMPLING OF REVISIONS IN THE SECOND PUBLIC REVIEW DRAFT

- PRESENTED BY SUBJECT MATTER
- READ THE "REPORT ON PROPOSED CHANGES" TO SEE LINE-BY-LINE REVISIONS



UPDATED REGIONAL POPULATION DISTRIBUTION GUIDELINES

Policy 4 updated to 2040 based on DBED&T's latest population projections and the 2010 Census

NOTE: Population percentages reflect the % share of Oahu's total population desired for each region (not the percent of population growth)

CHAPTER 1, OBJECTIVE B, POLICY 4

Policy 4
Direct growth according to Policies 1, 2, and 3 above by providing development capacity and needed infrastructure to support ~~a goal~~ ~~a 2025~~ distribution of O'ahu's residential population that is consistent with the following table: ~~as follows:~~

Distribution of Residential Population

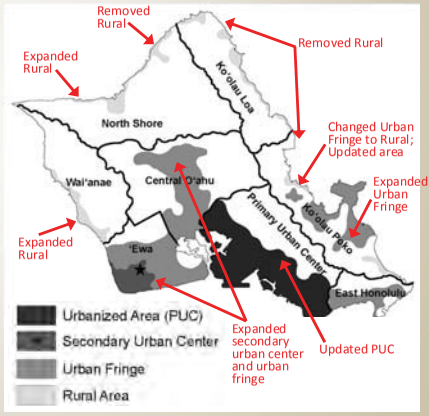
LOCATION	% DISTRIBUTION OF 2040 O'AHU ~~SHARE OF 2025~~ ISLANDWIDE POPULATION*
Policy 1 Area:	
Primary Urban Center	43% ~~46.0%~~
Policy 2 Areas:	
'Ewa	16% ~~13.0%~~
Central O'ahu	18% ~~17.0%~~
Policy 3 Areas:	
East Honolulu	5% ~~5.3%~~
Ko'olau Poko	10% ~~11.6%~~
Ko'olau Loa	1% ~~1.4%~~
North Shore	2% ~~1.7%~~
Wai'anae	5% ~~4.0%~~
	100.0%

REVISED CONCEPTUAL MAP OF O'AHU'S DEVELOPMENT PATTERN

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

CURRENT GENERAL PLAN (2002) EDITION

SECOND PUBLIC REVIEW DRAFT



VISITOR INDUSTRY

Chapter II, Objective B

To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates our unique sense of place, natural beauty, Native Hawaiian culture, and multi-cultural heritage.

Policy 1

Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents.

Policy 3

Guide the development and operation of visitor accommodations and attractions in a manner that avoids unsustainable increases in the cost of providing public services and which also respects existing lifestyles, cultural practices, and natural and cultural resources.

STATEMENTS RESPONDING TO VACATION RENTALS IN RESIDENTIAL AREAS

Chapter II, Objective B, Policy 10

Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively.

Chapter VII, Objective F, Policy 5

Seek to protect residents' quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities

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http://www.thewallpapers.org/photo/51192/small-hotel.jpg

AGRICULTURE

Chapter II, Objective C	• To ensure the long-term viability and continued productivity of agriculture on O'ahu.
Policy 1	• Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business, to ensure the continuation of agriculture as an important component of O'ahu's economy.
Policy 2	• Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown food available for local consumption.
Policy 6	• Encourage landowners to actively use high quality agricultural lands for agricultural purposes.
Policy 7	• Encourage landowners to permanently preserve agricultural land with high productivity potential for agricultural production.
Policy 8	• Prohibit the urbanization of high-value agricultural land located outside the City's growth boundaries.

HOMELESSNESS AND LOW-INCOME HOUSING

Chapter IV, Objective A, Policy 9

Encourage the replacement of low-and moderate-income housing in areas which are being redeveloped at higher densities.

Policy 16

Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness.

Policy 17

Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed.

AFFORDABLE HOUSING

Chapter IV, Objective C, Policy 1

Ensure that residential developments offer a variety of homes to people of different income levels and to families of various sizes to reduce large household sizes and alleviate the existing condition of overcrowding.

Chapter VII, Objective A, Policy 6

Facilitate transit-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.

Chapter VII, Objective E, Policy 5

Encourage the development of a variety of housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.

CLIMATE CHANGE

Chapter III, Objective A, Policy 12

Plan and prepare for the impacts of climate change on the natural environment, including strategies of adaptation.

Chapter V, Objective D, Policy 5

Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near O'ahu's coastal areas.

Chapter VII, Objective A, Policy 10

Encourage siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise.

Chapter VII, Objective B

To plan and prepare for the long-term impacts of climate change.

SUSTAINABILITY AND RESOURCE STEWARDSHIP

Preamble	• "A future which is sustainable is of great importance for an island community interested in the current and future well-being of its people…"
Chapter I, Objective A	• To plan for future population growth in a manner that considers the limits of O'ahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions.
Chapter IV, Objective A, Policy 10	• Promote the design and construction of dwellings which take advantage of O'ahu's year-round moderate climate and use other sustainable design techniques.
Chapter V, Objective A	• To create a multi-modal transportation system which moves people and goods safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions….
Chapter VI, Objective A, Policy 2	• Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce O'ahu's dependence on fossil fuels as its primary source of energy.

COMMUNITY RESILIENCY

Chapter II, Objective A, Policy 7	•Explore and encourage alternate economic models that reflect traditional cultural values and improve economic resilience, i.e., subsistence, barter and a culture of reciprocity and sharing.
Chapter III, Objective A, Policy 5	•Require sufficient setbacks from O'ahu's shorelines to minimize threats to life and property and to minimize the future need for protective structures or relocation of structure.
Chapter VIII, Objective A, Policy 8	•Create disaster-ready communities that are mentally and physically prepared for disasters."
Chapter VIII, Objective B, Policy 7	•Provide adequate resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment.

NATIVE HAWAIIAN CULTURE

Chapter II, Objective B, Policy 2
Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience.

Chapter III, Objective A, Policy 3
Protect, restore, and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational and Native Hawaiian cultural resources.

Chapter X, Objective A, Policy 1
Encourage the recognition of the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O'ahu's way of life.

Chapter X, Objective B, Policy 7
Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices.

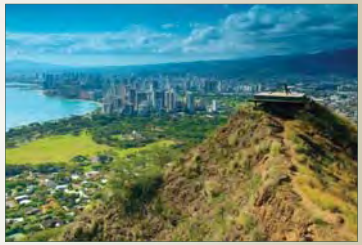
QUALITY OF LIFE

TRANSPORTATION AND UTILITIES
- Connectivity and mobility
- An efficient and convenient multi-modal transportation system and upgraded utilities

RECREATION
- Well-maintained parks and public facilities
- Diverse opportunities to enjoy the natural environment

PUBLIC SAFETY
- Healthy lifestyles
- Plan for an aging population
- Safer communities
- Honolulu as an "age-friendly city"

HEALTH AND EDUCATION
- Honolulu as an international crossroads, becoming home to the wisdom of nations



a.travel-assets.com/findyours-php/viewfinder/images/res60/37000/37465-Diamond-Head.jpg

HOW DO I SUBMIT COMMENTS?

Send comments, including your name and physical address **by May 8, 2017** to:

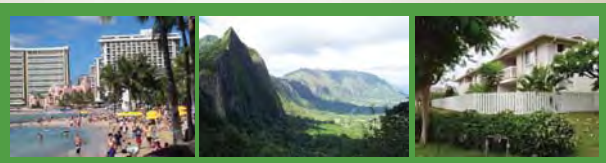
HHF Planners
ATTN: O'ahu General Plan
733 Bishop Street, Suite 2590
Honolulu, HI 96813

EMAIL: gp2035@hhf.com

http://www.utilidad.com/sites/default/files/imagecache/article_image/images/secretary_letters_writing_job_rules_1.jpg

http://www.wikihow.com/images/c/cc/Write-a-Persuasive-Letter-Using-Pros-and-Cons-Charts-Step-8-Version-2.jpg

QUESTIONS?



SPEAKER'S GROUND RULES

- Sign in before you approach the speaker's area
- Tell us your name, organization (if any) and where you are from
- Be brief, two-minute time limit per speaker
- Always be respectful and courteous
- Honor differing opinions

Meeting will close on time. Individuals who do not get a chance to speak will be asked to submit written comments for the meeting record.

Mahalo

O'AHU GENERAL PLAN UPDATE.

Your Island. Your Future.

TALLY OF QUESTIONNAIRE RESULTS

O‘AHU GENERAL PLAN UPDATE
COMMUNITY MEETING 3
MARCH 7, 2017

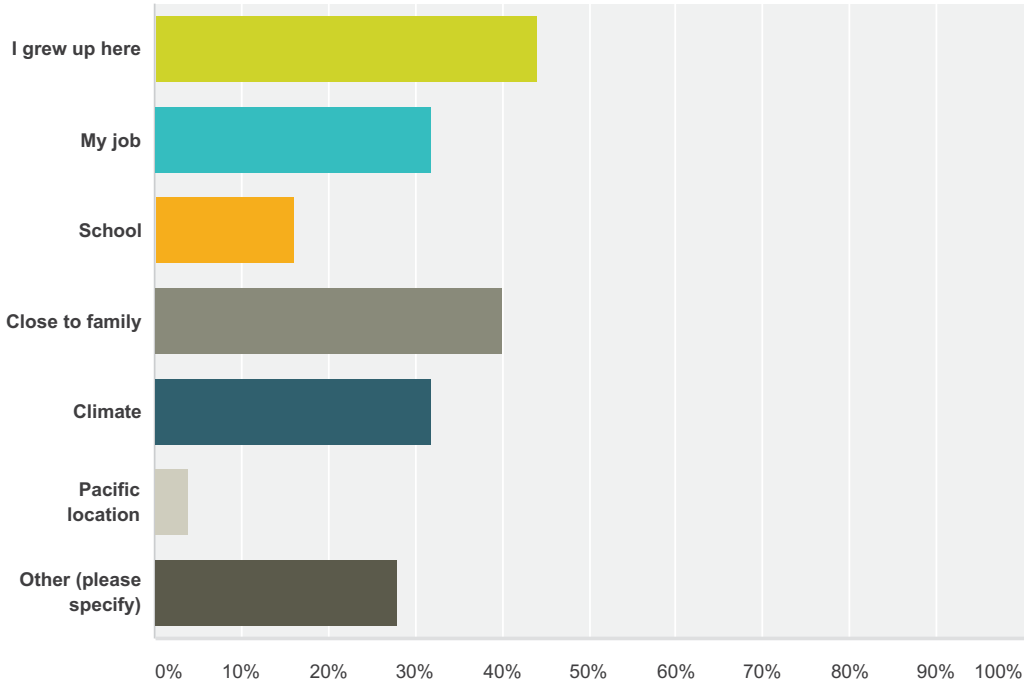
Meeting attendees at the March 7, 2017 community meeting were asked to complete a questionnaire (see the last two pages of this document for a copy of the two-page questionnaire). In total, 25 completed questionnaires were received. While the majority of completed questionnaires were submitted at the meeting, a few were received via postal mail or email.

A tally of the questionnaire results follows.

For questions, please call Tim Hata, DPP Project manager, at 808-768-8043.

Q1 What is your main reason for living on O‘ahu?

Answered: 25 Skipped: 0

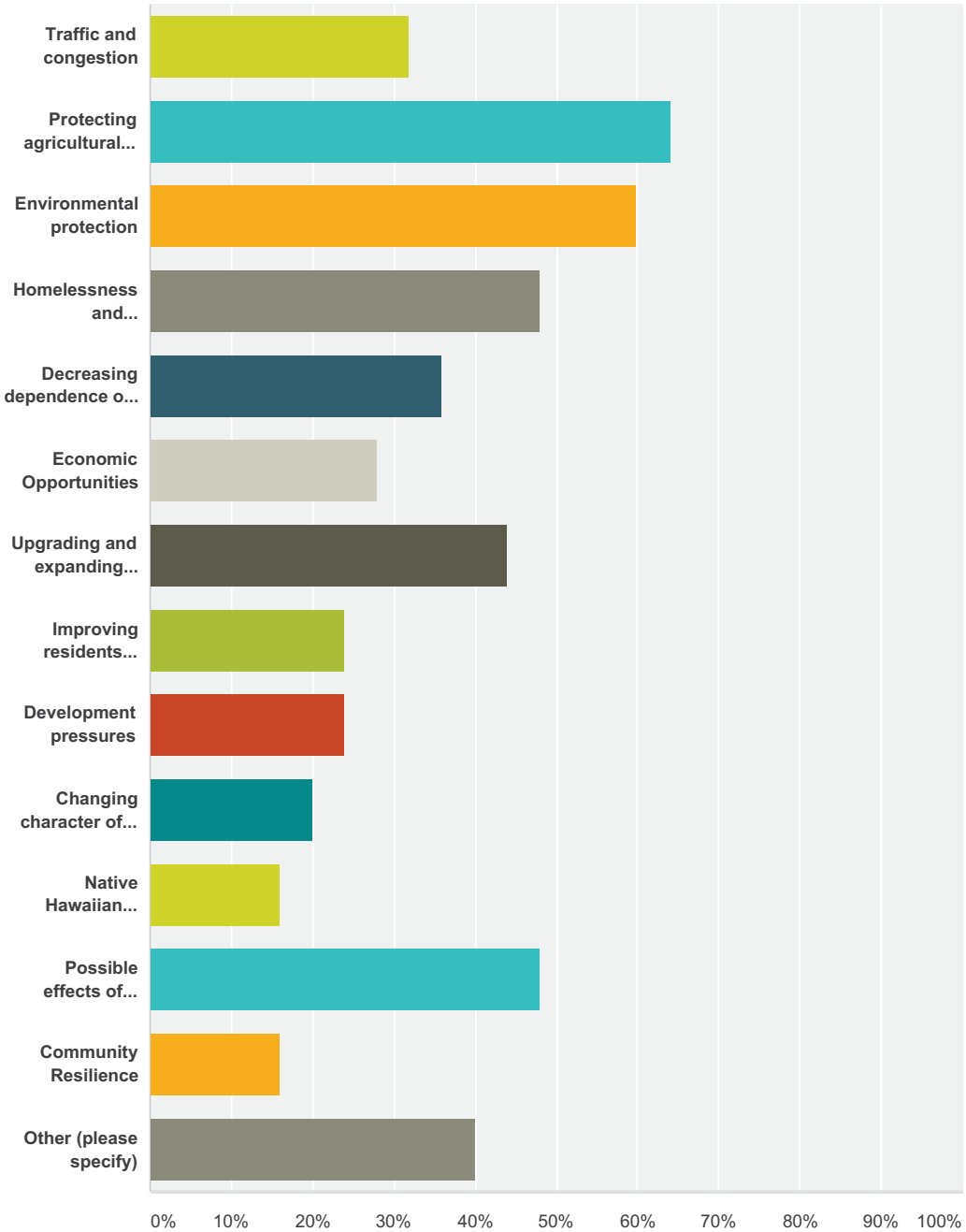


Answer Choices	Responses	
I grew up here	**44.00%**	11
My job	**32.00%**	8
School	**16.00%**	4
Close to family	**40.00%**	10
Climate	**32.00%**	8
Pacific location	**4.00%**	1
Other (please specify)	**28.00%**	7
Total Respondents: 25		

#	Other (please specify)	Date
1	Moved home after being away. Husband got a job here.	3/15/2017 1:36 PM
2	I am concerned about the direction we are heading with respect to land use/planning and sustainability.	3/15/2017 1:30 PM
3	Diverse culture actively practicing their heritage	3/15/2017 1:12 PM
4	I have lived here for 3 years	3/15/2017 1:04 PM
5	moved and made a life here	3/15/2017 1:01 PM
6	I have been here for 30 years, arrived accidently, suppose the climate and surf has made me sta	3/15/2017 12:35 PM
7	grew up on Kauai but spent lots of time on Oahu before coming here for school	3/15/2017 12:34 PM

Q2 What are the five most important issues that need to be addressed by the General Plan Update? (check only five)

Answered: 25 Skipped: 0



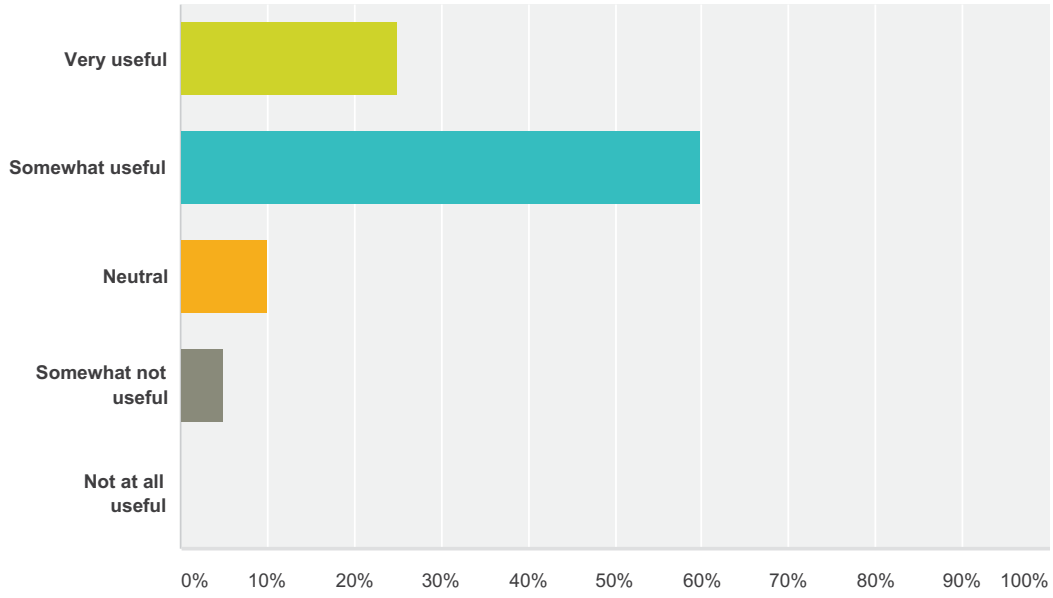
Answer Choices	Responses	
Traffic and congestion	32.00%	8
Protecting agricultural land and increasing agricultural production	64.00%	16
Environmental protection	60.00%	15

Homelessness and availability of housing	**48.00%**	12
Decreasing dependence on fossil fuels	**36.00%**	9
Economic Opportunities	**28.00%**	7
Upgrading and expanding capacity of infrastructure systems	**44.00%**	11
Improving residents quality of life	**24.00%**	6
Development pressures	**24.00%**	6
Changing character of existing neighborhoods	**20.00%**	5
Native Hawaiian cultural issues	**16.00%**	4
Possible effects of rising sea level and flooding due to climate change	**48.00%**	12
Community Resilience	**16.00%**	4
Other (please specify)	**40.00%**	10
Total Respondents: 25		

#	Other (please specify)	Date
1	reaching the renewable energy goal of 2045	3/15/2017 1:34 PM
2	recognition of natural limits	3/15/2017 1:30 PM
3	Allocating land/areas for sustainable/renewable energies	3/15/2017 1:24 PM
4	Basically keeping the country country	3/15/2017 1:12 PM
5	Health issues relating to noise and stress.	3/15/2017 1:04 PM
6	protect the watershed. we need to move away from using GMO products/food	3/15/2017 1:01 PM
7	concern about agricultural land	3/15/2017 12:41 PM
8	embrace change (welcome new arrivals)	3/15/2017 12:35 PM
9	Impact of tourism on local lifestyle	3/15/2017 12:31 PM
10	1. Adequate hurricane shelter 2. Zoning that allows high-quality, dense housing in the urban core (at least as dense as grandfathered buildings, high tax for equitable legalization of ohana units, and lower parking requirements near bus lines, etc.)	3/15/2017 12:30 PM

Q3 How useful was this presentation to your understanding of the process to update the General Plan?

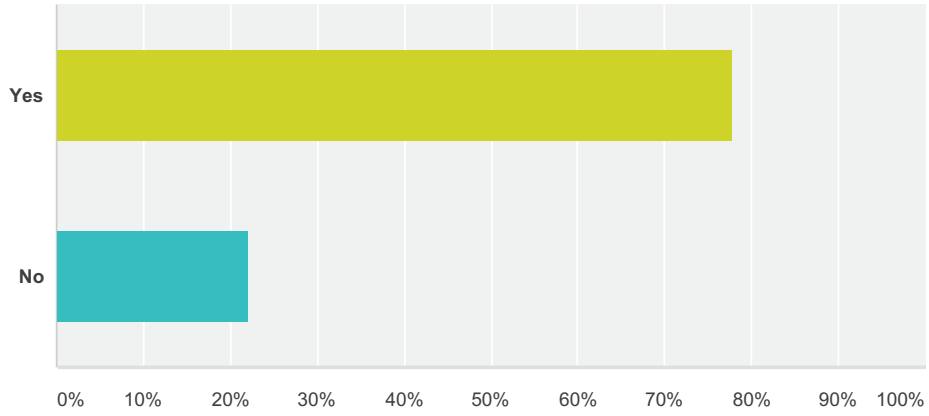
Answered: 20 Skipped: 5



Answer Choices	Responses	
Very useful	**25.00%**	5
Somewhat useful	**60.00%**	12
Neutral	**10.00%**	2
Somewhat not useful	**5.00%**	1
Not at all useful	**0.00%**	0
Total		**20**

Q4 Do you feel more educated about the long-range pattern of development desired for O‘ahu because of this meeting?

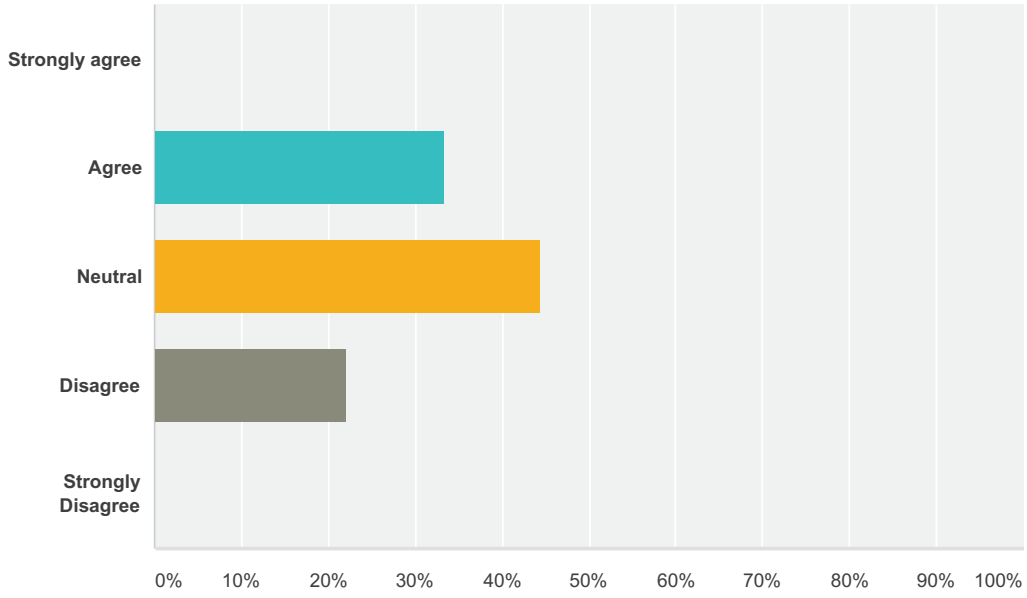
Answered: 18 Skipped: 7



Answer Choices	Responses	
Yes	**77.78%**	14
No	**22.22%**	4
Total		**18**

Q5 Do you agree with the proposal that revises the regional population distribution guidelines based on current population projections for 2040 and 2010 Census data?

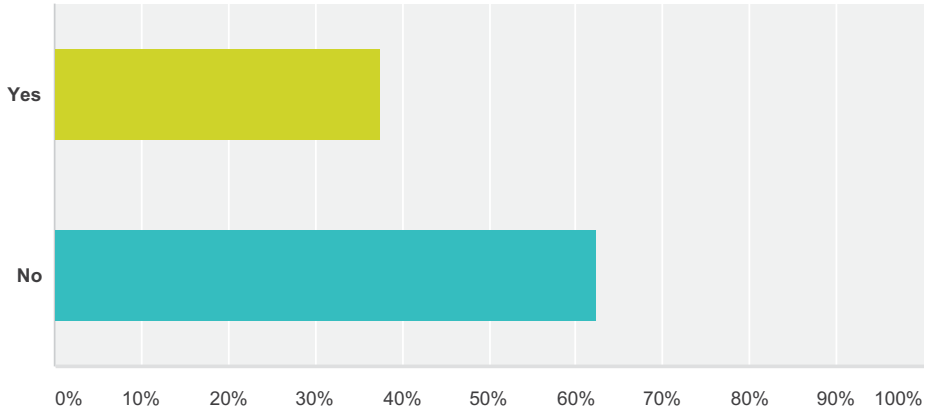
Answered: 18 Skipped: 7



Answer Choices	Responses	
Strongly agree	**0.00%**	0
Agree	**33.33%**	6
Neutral	**44.44%**	8
Disagree	**22.22%**	4
Strongly Disagree	**0.00%**	0
Total		**18**

Q6 Were your concerns noted during tonight's meeting?

Answered: 16 Skipped: 9



Answer Choices	Responses	
Yes	**37.50%**	6
No	**62.50%**	10
Total		**16**

Q7 If not, what are they?

Answered: 11 Skipped: 14

#	Responses	Date
1	Renewable energy, storm water management	3/15/2017 1:34 PM
2	Why isn't Hawaii striving to create industries so we don't have to rely on tourism and industry?	3/15/2017 1:28 PM
3	While TOD and rail transit is still in process, are there any plans to mitigate traffic and congestion during peak hours?	3/15/2017 1:27 PM
4	I agree with Larry McElheny, continued growth is NOT SUSTAINABLE. The C&C are not planning for sustainability.	3/15/2017 1:24 PM
5	I would like to hear more about the steps the City plans to take now and not just talk, talk, and more talk.	3/15/2017 1:15 PM
6	Plans are disregarded by other Council members.	3/15/2017 1:12 PM
7	It is disappointing to learn the Plan was not reviewed by developers. They hold us all in bondage.	3/15/2017 1:08 PM
8	There are really only 2 questions: 1. When will development occur? and 2. Who will profit from it?	3/15/2017 1:04 PM
9	overdevelopment was only somewhat addressed	3/15/2017 1:01 PM
10	Over-building in some areas, not able to maintain and repair what we already have,	3/15/2017 12:41 PM
11	Community members expressed concern over population growth	3/15/2017 12:31 PM

Q8 Is there anything that remains confusing or unclear?

Answered: 8 Skipped: 17

#	Responses	Date
1	The utility of how the GP does/does not influence the other elements of the planning hierarchy--specific examples: CIP expenditures? Reference in DPs/SCPs? Etc? Vision/visionary statement for the island?	3/15/2017 1:41 PM
2	I need to read the Plan.	3/15/2017 1:36 PM
3	Why is the update being done by a private firm? Is the DPP swamped with too much work?	3/15/2017 1:34 PM
4	How is the Plans enforced if its disregarded and ignored?	3/15/2017 1:12 PM
5	In the slide presentation, the commentators were mostly "individuals from the community." I expected the employees of City and State agencies would have the best input and ideas.	3/15/2017 1:08 PM
6	zoning too vague	3/15/2017 12:41 PM
7	Exactly how is the General Plan being used by the City and developers to benefit those that need the most help.	3/15/2017 12:38 PM
8	The GP contains numerous contradictions. Thus, is it the City's position that political process is the mechanism to overcome those conflicting policies?	3/15/2017 12:31 PM

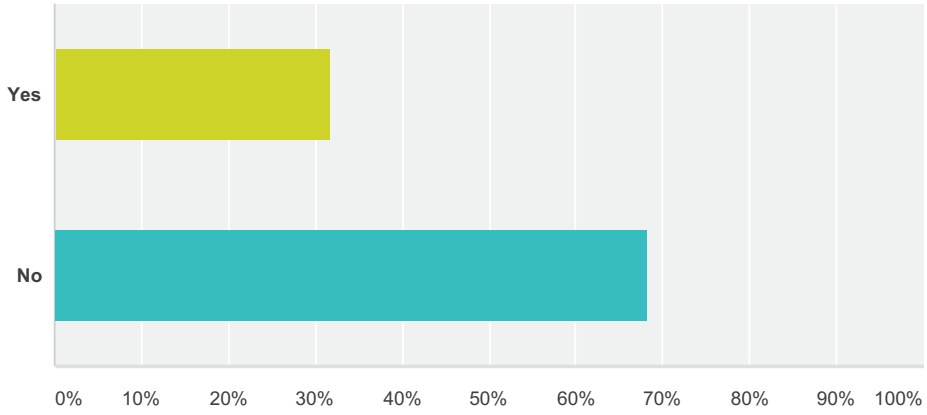
Q9 Do you have any additional feedback you would like to share with DPP?

Answered: 14 Skipped: 11

#	Responses	Date
1	It's great to be exposed to this process. Thank you.	3/15/2017 1:42 PM
2	Climate change references would benefit from additional language specific to the differences between MITIGATION and ADAPTATION. And then these distinctions could be articulated in the various sections, eg., (1) urban design and/or transportation, (2) walking/biking is a mitigation measure (no emissions) and a resilience health benefit (returns on investment). I will work to submit/provide additional comments. Explicit references to other initiatives with similar time horizons: e.g., HCEI, 2045 Clean Energy legislation. Mahalo for the responses during the Q and A.	3/15/2017 1:41 PM
3	Please work with the University of Hawaii Manoa Planning Department. Students and teachers have reached out, but the DPP has not answered. As a master's student, it would be an amazing opportunity to work with practicing City planners.	3/15/2017 1:34 PM
4	If proper planning/development occurs within each population area, there is no reason for an expensive rail. If there are jobs, hotels, malls in Kapolei, why would someone need to commute downtown? Thank you for holding a public forum.	3/15/2017 1:24 PM
5	I wish faster progress is made to implement changes in the revised General Plan, and to take action on important issues immediately. Seven years to revise this plan is way too slow. I am tired of waiting.	3/15/2017 1:15 PM
6	Plans are great but not applicable to the facts and actual changes.	3/15/2017 1:12 PM
7	The General Plan needs to be marketed better to the public and the politicians making decisions.	3/15/2017 1:08 PM
8	1. Preserve agriculture and parkland by building vertically; 2. No more cul-de-sacs allowed in subdivisions; 3. Walk to shopping for neighborhoods--don't drive; 4. Curbs and sidewalks required for all residential areas.	3/15/2017 1:04 PM
9	Please do not use "sustainable development" when you mean unending development. This is NOT sustainable. "Sustainable development" is an oxymoron.	3/15/2017 1:01 PM
10	will review plan online and submit by email	3/15/2017 12:58 PM
11	Under TOD, builders tend to overbuild, cutting back on parking spaces and set backs.	3/15/2017 12:41 PM
12	There is no mechanism for tracking how the General Plan has been used by the City, State, public or private parties as a tracking measure of its effectiveness or usefulness.	3/15/2017 12:38 PM
13	1. Critically important--building truly affordable workforce housing/rental and ownership 2. Complete and expand rail--UH/Waikiki, Kapolei towards Ko Olina, to Mililani	3/15/2017 12:34 PM
14	I would like to see more tall, dense housing tower developments geared towards working class. I used to live in Japan and Korea, and saw dense tower developments surrounding large parks, or near rail stations. I'd like to see this around rail stations and major bus transfer points--but not the luxury stuff such as found in Ala Moana/Kakaako. Will need to improve the bus system. I'd also like to see a bridge from Ewa across the mouth of Pearl Harbor, or a ferry.	3/15/2017 12:34 PM

Q10 Did you read the Second Public Review Draft before tonight's meeting?

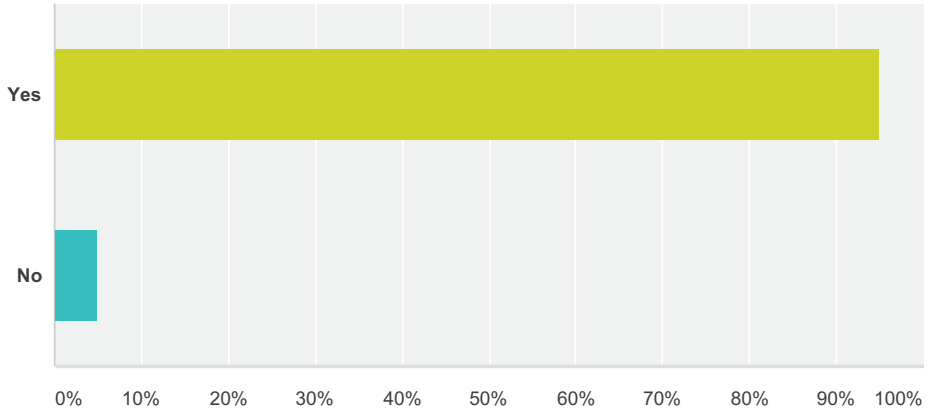
Answered: 22 Skipped: 3



Answer Choices	Responses	
Yes	**31.82%**	7
No	**68.18%**	15
Total		**22**

Q11 Do you plan to read the Second Public Review Draft after tonight?

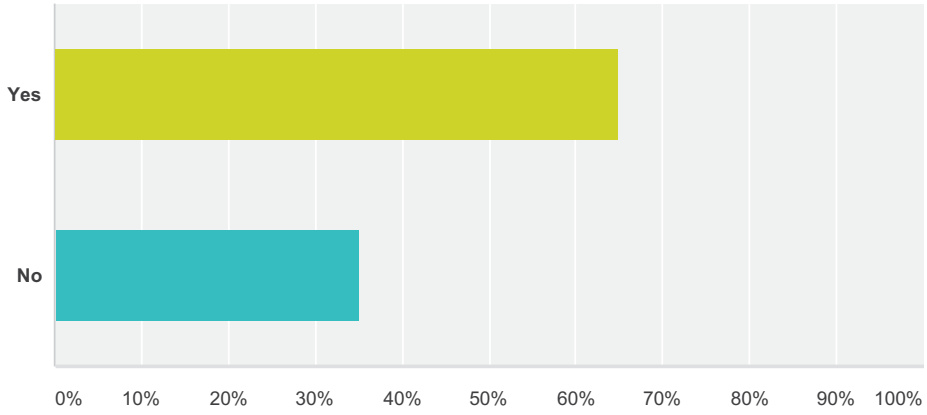
Answered: 20 Skipped: 5



Answer Choices	Responses	
Yes	**95.00%**	19
No	**5.00%**	1
Total		**20**

Q12 Would you like to be added to our email list to receive project updates?

Answered: 20 Skipped: 5



Answer Choices	Responses	
Yes	**65.00%**	13
No	**35.00%**	7
Total		**20**

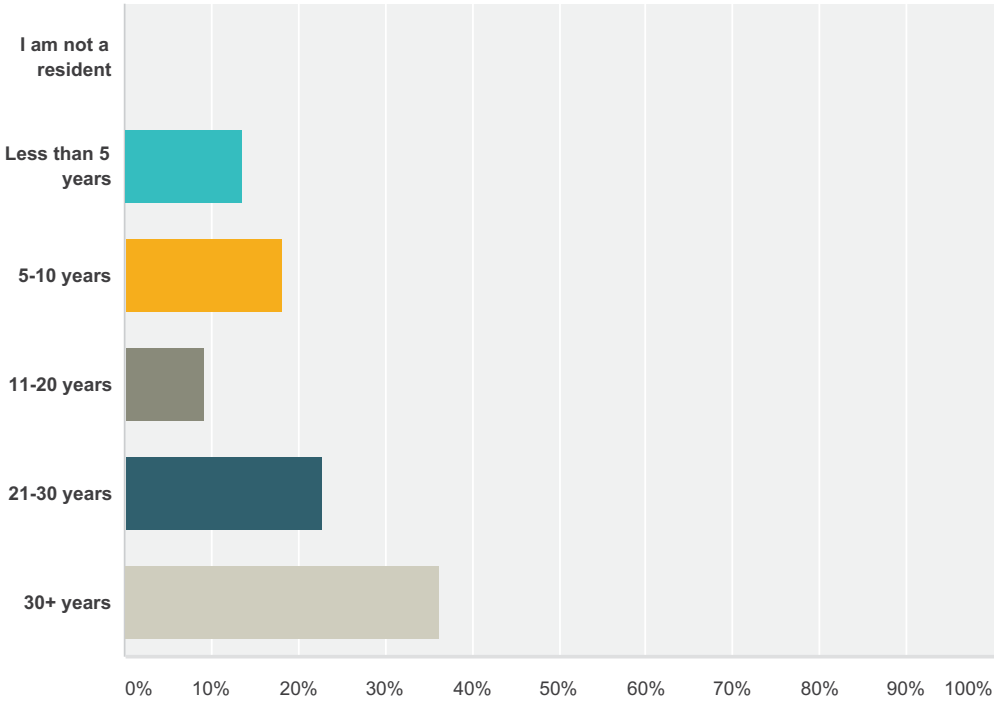
Q13 Email address to be added to email list?

Answered: 13 Skipped: 12

#	Responses	Date
1	lng@ahl.design	3/15/2017 1:42 PM
2	gonserm@hawaii.edu	3/15/2017 1:41 PM
3	stys808@gmail.com	3/15/2017 1:36 PM
4	ebraich@hawaii.edu	3/15/2017 1:34 PM
5	bsoo@hawaii.edu	3/15/2017 1:28 PM
6	michellek303@yahoo.com	3/15/2017 1:15 PM
7	tropicalhawaii@aol.com	3/15/2017 1:08 PM
8	dic9944@yahoo.com	3/15/2017 1:04 PM
9	pfmorgan@aol.com	3/15/2017 12:58 PM
10	parthenonprime@gmail.com	3/15/2017 12:38 PM
11	kawanorichard@hotmail.com	3/15/2017 12:34 PM
12	tanyaha@hawaii.edu	3/15/2017 12:34 PM
13	amuroshige@hawaiiantel.net	3/15/2017 12:33 PM

Q14 How long have you lived on O‘ahu?

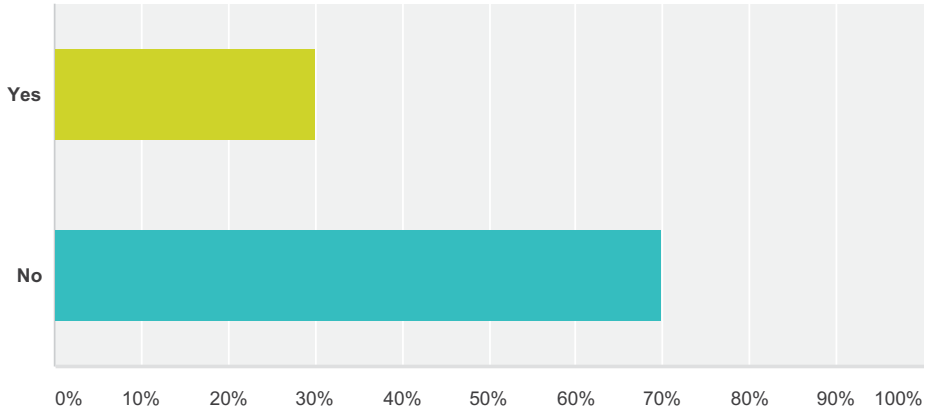
Answered: 22 Skipped: 3



Answer Choices	Responses	
I am not a resident	**0.00%**	0
Less than 5 years	**13.64%**	3
5-10 years	**18.18%**	4
11-20 years	**9.09%**	2
21-30 years	**22.73%**	5
30+ years	**36.36%**	8
Total		**22**

Q15 Are you a lifelong resident of O‘ahu?

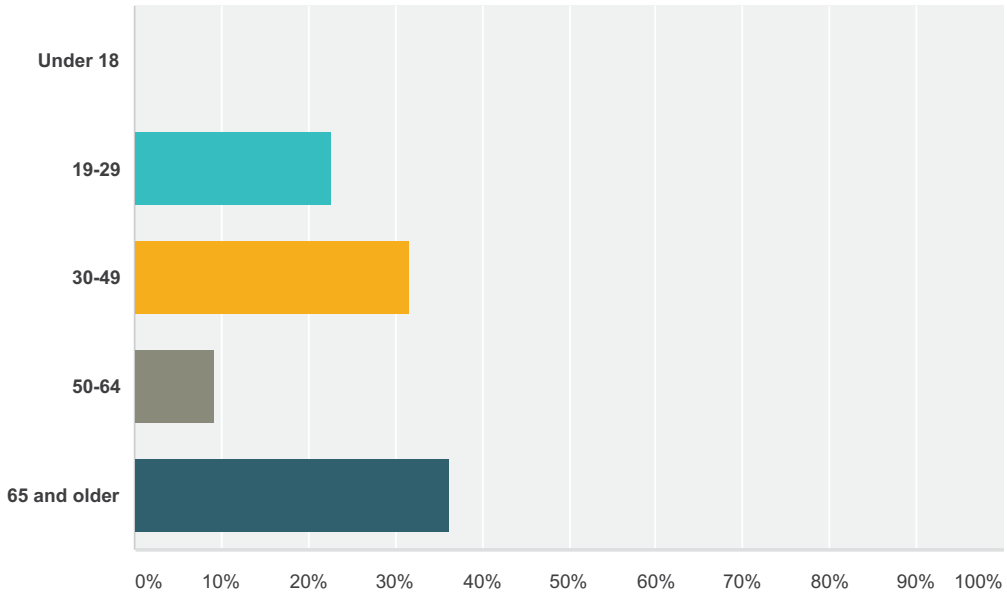
Answered: 20 Skipped: 5



Answer Choices	Responses	
Yes	**30.00%**	6
No	**70.00%**	14
Total		**20**

Q16 What is your age?

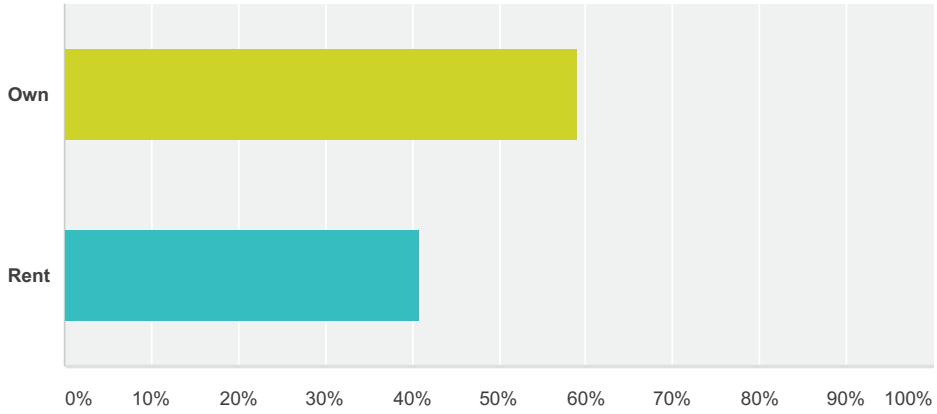
Answered: 22 Skipped: 3



Answer Choices	Responses	
Under 18	**0.00%**	0
19-29	**22.73%**	5
30-49	**31.82%**	7
50-64	**9.09%**	2
65 and older	**36.36%**	8
Total		**22**

Q17 Do you own or rent your home?

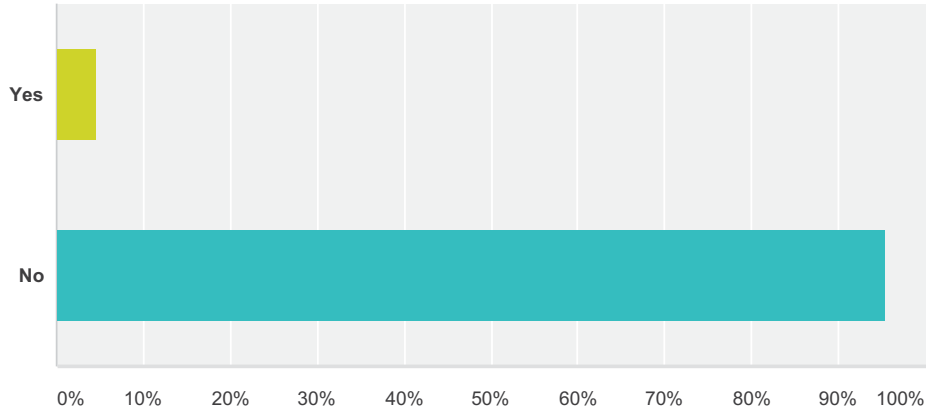
Answered: 22 Skipped: 3



Answer Choices	Responses	
Own	**59.09%**	13
Rent	**40.91%**	9
Total		**22**

Q18 Do you have school-aged children under the age of 18 living at home?

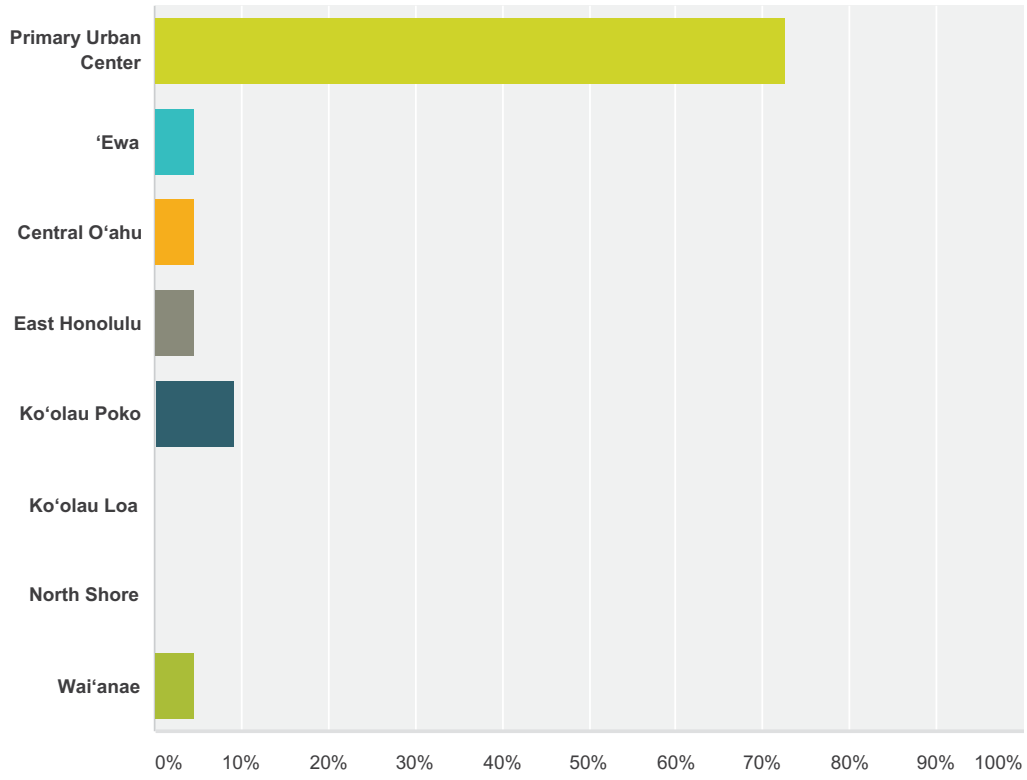
Answered: 22 Skipped: 3



Answer Choices	Responses	
Yes	**4.55%**	1
No	**95.45%**	21
Total		**22**

Q19 Where do you live?

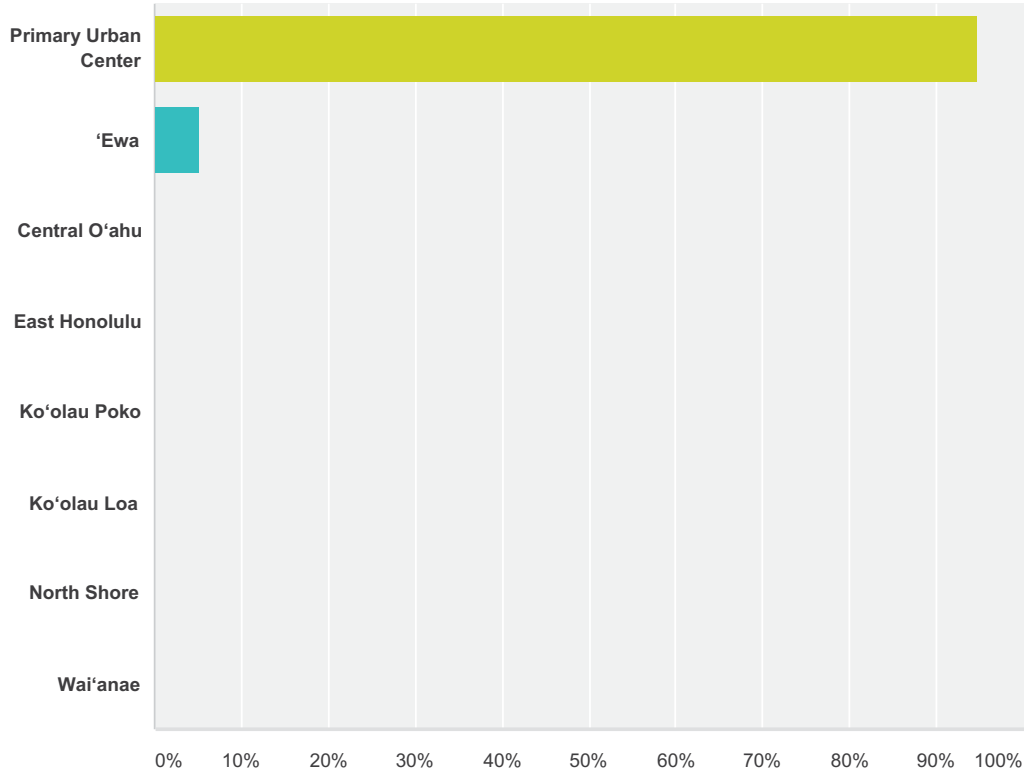
Answered: 22 Skipped: 3



Answer Choices	Responses	
Primary Urban Center	**72.73%**	16
‘Ewa	**4.55%**	1
Central O‘ahu	**4.55%**	1
East Honolulu	**4.55%**	1
Ko‘olau Poko	**9.09%**	2
Ko‘olau Loa	**0.00%**	0
North Shore	**0.00%**	0
Wai‘anae	**4.55%**	1
Total		**22**

Q20 Where do you work?

Answered: 19 Skipped: 6



Answer Choices	Responses	
Primary Urban Center	**94.74%**	18
‘Ewa	**5.26%**	1
Central O‘ahu	**0.00%**	0
East Honolulu	**0.00%**	0
Ko‘olau Poko	**0.00%**	0
Ko‘olau Loa	**0.00%**	0
North Shore	**0.00%**	0
Wai‘anae	**0.00%**	0
Total		**19**

O‘ahu General Plan Update.
Your Island. Your Future.

Mahalo for being a part of tonight’s meeting. We appreciate your efforts to participate, and want to make sure we understand your opinion. Please be candid with your responses. Completed forms should be placed in the box at the registration table.

1. What is your main reason for living on O‘ahu?

☐ I grew up here ☐ My job ☐ School
☐ Close to family ☐ Climate ☐ Pacific location
☐ Other (please specify) _____

_____

_____

2. What are the five most important issues that need to be addressed by the General Plan Update? (check only five)

☐ Traffic and congestion
☐ Protecting agricultural land and increasing agricultural production
☐ Environmental protection
☐ Homelessness and availability of housing
☐ Decreasing dependence on fossil fuels
☐ Economic Opportunities
☐ Upgrading and expanding capacity of infrastructure systems
☐ Improving residents quality of life
☐ Development pressures
☐ Changing character of existing neighborhoods
☐ Native Hawaiian cultural issues
☐ Possible effects of rising sea level and flooding due to climate change
☐ Community Resilience
☐ Other (please specify) _____

_____

_____

_____

_____

3. How useful was this presentation to your understanding of the process to update the General Plan?

☐ Very useful ☐ Somewhat useful ☐ Neutral ☐ Somewhat not useful ☐ Not at all useful

4. Do you feel more educated about the long-range pattern of development desired for O‘ahu because of this meeting?

☐ Yes ☐ No

5. Do you agree with the proposal that revises the regional population distribution guidelines based on current population projections for 2040 and 2010 Census data?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

6. Were your concerns noted during tonight’s meeting?

☐ Yes ☐ No
☐ If not, what are they _____

_____

_____

_____

7. Is there anything that remains confusing or unclear?

_____

_____

_____

_____

Turn for page 2

8. Do you have any additional feedback you would like to share with DPP?

_____

_____

_____

_____

_____

_____

_____

_____

9. Did you read the Second Public Review Draft before tonight’s meeting?

☐ Yes ☐ No

10. Do you plan to read the Second Public Review Draft after tonight?

☐ Yes ☐ No

11. Would you like to be added to our email list to receive project updates?

☐ Yes (Name and Email) _____

☐ No

The following questions are optional. This information is helpful when analyzing the responses, and is for statistical purposes only.

12. How long have you lived on O‘ahu?

☐ I am not a resident
☐ Less than 5 years
☐ 5-10 years
☐ 11-20 years
☐ 21-30 years
☐ 30+ years

13. Are you a lifelong resident of O‘ahu?

☐ Yes
☐ No

14. What is your age?

☐ Under 18
☐ 19-29
☐ 30-49
☐ 50-64
☐ 65 and older

15. Do you own or rent your home?

☐ Own
☐ Rent

16. Do you have school-aged children under the age of 18 living at home?

☐ Yes
☐ No

17. Where do you live?

☐ Primary Urban Center
☐ ‘Ewa
☐ Central O‘ahu
☐ East Honolulu
☐ Ko‘olau Poko
☐ Ko‘olau Loa
☐ North Shore
☐ Wai‘anae

18. Where do you work?

☐ Primary Urban Center
☐ ‘Ewa
☐ Central O‘ahu
☐ East Honolulu
☐ Ko‘olau Poko
☐ Ko‘olau Loa
☐ North Shore
☐ Wai‘anae

MAHALO!

Please leave your completed questionnaire at the registration table, return via postal mail to HHF Planners, ATTN: O‘ahu General Plan, 733 Bishop Street Suite 2590, Honolulu, HI 96813 or email to gp2035@hhf.com

N 1

SECOND PUBLIC REVIEW DRAFT
"REPORT ON PROPOSED CHANGES"

SECOND PUBLIC REVIEW DRAFT

O‘AHU GENERAL PLAN

Your Island. Your Future.

WITH PROPOSED CHANGES SHOWN

Department of Planning and Permitting
City and County of Honolulu

February 2017

SECOND PUBLIC REVIEW DRAFT

O‘AHU GENERAL PLAN

Your Island. Your Future.

WITH PROPOSED CHANGES SHOWN

Prepared for:
Department of Planning and Permitting
City and County of Honolulu

Prepared by
Helber Hastert & Fee Planners, Inc.

February 2017

HOW TO SUBMIT COMMENTS

HOW DO I REVIEW THE PROPOSED CHANGES?

This document presents the proposed changes between the current General Plan (2002 edition) and the second public review draft of the City's Revised General Plan.

Text proposed to be added is shown underlined, and text proposed to be deleted is shown in strikethrough format. Corrections for spelling errors (including Hawaiian punctuation) and typographical errors (spelling, capitalization, and punctuation) are not indicated as a change. Individual paragraphs and statements are numbered for reviewing purposes.

A standard, uniform format of the second public review draft which shows the final form of the Revised General Plan in "clean" copy is available on-line through DPP's project website. Information about the on-going General Plan Update Program and the November 2012 First Public Review Draft is also posted on the website: http://honoluludpp.org/Planning/GeneralPlan.aspx

The current General Plan (2002 edition) can be viewed on-line at: http://honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPReport.pdf

HOW DO I SUBMIT COMMENTS?

Include your full name and physical address with your written comments, and send via postal mail or email to:

Mailing Address: HHF Planners
ATTN: O'ahu General Plan Update
733 Bishop Street, Suite 2590
Honolulu, Hawai'i 96813

Email: gp2035@hhf.com

Written comments on the Revised General Plan Second Public Review Draft are being accepted through May 8, 2017.

WHO DO I CONTACT FOR QUESTIONS?

For questions, send email to gp2035@hhf.com or call Tim Hata, DPP Project Manager, at 808-768-8043.

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OVERVIEW OF THE UPDATE PROCESS AND SUMMARY OF CHANGES

The General Plan is the City's basic planning document. It sets forth both the City's long-range objectives for the general welfare and prosperity of the people of O'ahu and also the broad policies needed to attain these objectives. The current General Plan (2002 edition) that is under revision is available at:
http://dev.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPReport.pdf

The General Plan Update is being carried out in conformance with the City Charter, which mandates that the Director of Planning and Permitting (DPP) shall undertake a comprehensive review of the General Plan at least once every ten years (Revised Charter of the City and County of Honolulu, Section 6-1510).

This is the second public review draft of the Updated O'ahu General Plan. The first public review draft was published in November 2012, after an extensive information-gathering and background research effort that resulted in five technical studies and agency and community consultations (including an on-line community survey, a July 2011 community meeting, subject-area focus group meetings to gather input on key topics of concern, and an extended written comment period).

This second draft—the Proposed 2017 edition—presents the proposed changes between the current General Plan (2002 edition) and the second public review draft of the City's Revised General Plan. It incorporates comments from government agencies, Neighborhood Boards, public and public private organizations/associations, and individuals that participated in the review of the first public review draft. The public comment period extended from December 1, 2012 to April 15, 2013, and was accompanied by three regional public meetings[1]. A total of 373 separate comment letters and email submissions were received during the public comment period, the majority (88%) of which were from individual citizens. A summary of all comments received by DPP is available on the project website:
http://honoluludpp.org/Planning/GeneralPlan.aspx

The table at the end of this section identifies the number of objectives and policies in each chapter of the current General Plan (2002 edition), and presents the number of proposed changes, deletions and additions in the Second Public Review Draft. The current General Plan includes a combined 287 objectives and policy statements comprised of 41 objectives and 246 policies. In comparison, the Second Public Review Draft includes a combined 320 objectives and policy statements, consisting of 39 objectives and 281 policies. Of the total 320 statements in the Second Public Review Draft, 103

TABLE 1: COMMENTS BY AFFILIATION

AFFILIATION	COMMENTS (% TOTAL)
Federal agencies	1 (0.2%)
State agencies	9 (2.4%)
City agencies	9 (2.4%)
Neighborhood boards	6 (1.6%)
Public and private organizations/associations	20 (5.4%)
Individual citizens	328 (88.0%)
TOTAL	**373 (100.0%)**

[1] Public meetings to present the public review draft were held on December 4, 2012 in Honolulu, December 6, 2012 in Mililani, and January 14 in Kāne'ohe.

(36% of the total) objectives and policies from the current General Plan remain unchanged, 103 statements (36%) include proposed revisions, and 114 objectives and policies (35%) are new statements being introduced. An additional 81 statements (5 objectives and 76 policy statements) from the current General Plan are proposed to be deleted. The Introduction and Preamble also include revisions to reflect current trends, and the titles of four separate chapters are also being revised.

At the onset of the update project, DPP intended to focus the update on five key planning issues: tourism, agriculture, housing, sustainability, and growth and development. As a result of community input, the scope was expanded to cover a broader range of community concerns, including regional population growth and development; higher-density and transit-oriented development; economic diversification; quality of life; agriculture; affordable housing and homelessness; sustainability and resource stewardship; climate change; and community resiliency. Recognizing the importance of Native Hawaiian culture is also included in this update.

A summary of the proposed revisions is provided below.

Introduction and Preamble

- Adds a brief discussion on sustainability.

Chapter I Population

- Deletes statements about controlling population growth, with continued focus on managing population growth.
- Slight adjustments to the population distributions for each Development Plan area to be consistent with the General Plan's directed growth policy.

Chapter II Economy

- Emphasizes economic diversification.
- Recognizes the relationships between the visitor industry, residents' quality of life, and Native Hawaiian culture.
- Affirms Waikīkī as the primary resort area and identifies secondary resort areas.
- Reshapes policies about Waikīkī's future redevelopment to focus on maximizing the quality of the visitor experience, rather than applying technical growth controls.
- Recognizes expanded options for visitor accommodations, including community hotels and alternate lodging.
- Incorporates Papahānaumokuakeā National Marine Monument.
- Supports the diversified agricultural industry, increased food security and self-sufficiency.

Chapter III Natural Environment and Resource Stewardship

- Adds "Resource Stewardship" to the chapter title to recognize the importance of the long-term care and protection of natural resources.
- Introduces new objectives and policies to address planning for climate change and natural disasters.

Chapter IV Housing and Communities

- Adds "Communities" to the chapter title to recognize the importance of developing whole communities that are integrated with surrounding land uses and the natural environment.

- Emphasizes the importance of growth boundaries.
- Updates policies on affordable housing to address the needs of low-income, elderly, disabled and homeless populations.
- Promotes mixed-use and higher density development, and transit-oriented development.
- Addresses the impacts of climate change, sea level rise, and natural hazards.

Chapter V Transportation and Utilities

- Emphasizes connectivity, and the creation of multi-modal transportation systems and improvements to existing transportation facilities that include buses, bicycling, walking, and rail.
- Updates statements that support improvements to existing utility systems.
- Adds policies to recognize climate change and sea level rise in planning public infrastructure.

Chapter VI Energy

- Supports reducing O‘ahu’s dependence on fossil fuels and the use of alternate forms of energy, and renewable energy.
- Revises and adds new policies to promote sustainable energy practices and increased energy efficiency to reduce O‘ahu’s dependency on imported fossil fuels.
- Emphasizes managing resources and developing communities in line with our long-term goals of net-zero to net-positive performance in the areas of energy, low carbon emissions, waste streams, all City utilities, and food security.

Chapter VII Physical Development and Urban Design

- Introduces new and revised objectives and policies to strengthen communities through “context sensitive design”, transit-oriented development, and design solutions to prepare for impacts from natural hazards related to climate change and sea level rise.
- Defines the development character desired for rural areas and specifies that rural areas be allowed to grow in an organic fashion that accommodates future generations of residents with childhood ties to the area.
- Deletes policies calling for a comprehensive urban design plan.

Chapter VIII Public Safety and Community Resilience

- Adds “Community Resilience” to the chapter title
- Introduces principles of community resilience with new and revised objectives and policies that address public safety, emergency issues, and the ability of communities to address post-disaster issues resulting from natural or man-made threats to public safety, property and the environment.
- Adds policies for creating disaster-ready communities that are mentally and physically prepared for disasters.

Chapter IX Health and Education

- New or revised objectives and policies emphasize planning that supports healthy lifestyles and accommodates a growing and aging population, creating safer communities, and promoting Honolulu as an “age-friendly city”.
- Adds new policies that promote Honolulu to become home to the wisdom of nations, befitting its status as an international crossroads.

Chapter X Culture and Recreation

- Adds objectives and policies to recognize and respect Native Hawaiian culture, language and history, and greater sensitivity for all cultures.
- New or revised objectives and policies to provide recreational facilities and opportunities for the increasingly diversified recreational interests of residents and visitors.

Chapter XI Government Operations and Fiscal Management

- Refines policies that address accountability and greater efficiency in government operations.

Second Public Review Draft Summary of Changes

	OBJECTIVES						POLICIES					
Chapter	# Current GP	# Revised GP	Proposed Change	No Change	Deleted	Added New	# Current GP	# Revised GP	Proposed Change	No Change	Deleted	Added New
I. Population	3	2	2	0	1	0	12	9	3	4	5	2
II. Economic Activity	7	7	5	2	0	0	37	48	15	7	15	26
III. Natural Environment and Resource Stewardship	2	2	1	1	0	0	15	16	7	5	3	4
IV. Housing and Communities	3	3	2	0	1	1	25	30	13	7	5	10
V. Transportation and Utilities	4	4	4	0	0	0	30	32	11	5	14	16
VI. Energy	5	3	2	0	3	1	18	21	5	2	11	14
VII. Physical Development and Urban Design	6	7	1	5	0	1	44	48	14	16	14	18
VIII. Public Safety and Community Resilience	2	2	1	1	0	0	21	21	3	14	4	4
IX. Health and Education	3	3	1	2	0	0	11	19	2	9	0	8
X. Culture and Recreation	4	4	3	1	0	0	27	29	8	14	5	7
XI. Government Operations and Fiscal Management	2	2	0	2	0	0	6	8	0	6	0	2
TOTAL	**41**	**39**	**22**	**14**	**5**	**3**	**246**	**281**	**81**	**89**	**76**	**111**

O‘AHU GENERAL PLAN
TABLE OF CONTENTS

Page #

Introduction 3

Preamble 7

Objectives and Policies

I. Population 21

II. The Economy ~~Economic Activity~~ 25

III. Natural Environment and Resource Stewardship 33

IV. Housing and Communities 35

V. Transportation and Utilities..... 39

VI. Energy..... 45

VII. Physical Development and Urban Design 49

VIII. Public Safety and Community Resilience..... 57

IX. Health and Education 61

X. Culture and Recreation 65

XI. Government Operations and Fiscal Management 69

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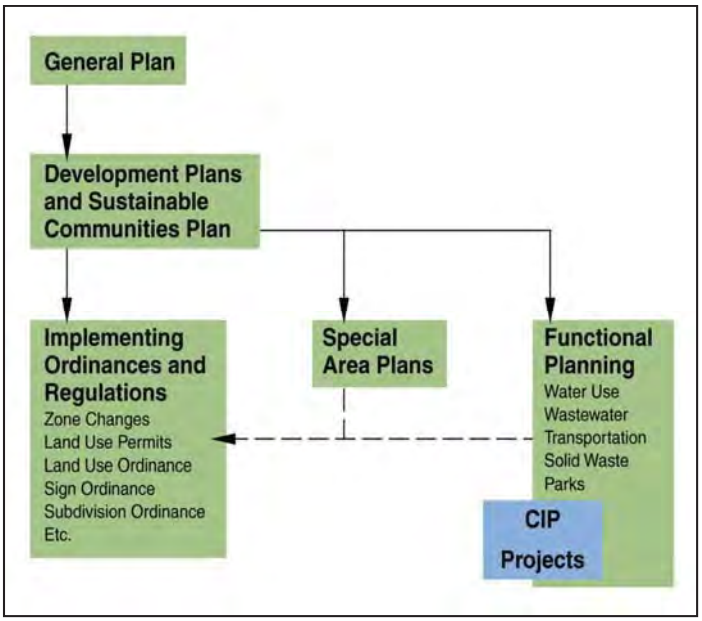
INTRODUCTION

1. The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of O‘ahu’s residents and the strategies of actions to achieve them. It is the first tier ~~focal point~~ of and lays the foundation for a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides direction to accommodate ~~for~~ the future growth projected for O‘ahu. ~~of the metropolitan area of Honolulu.~~

2. The City’s planning process is comprised of three distinct tiers. As the first tier of planning, the General Plan establishes policy guidance for O‘ahu as a whole, with all subsequent plans and implementing regulations of the City and County of Honolulu required to be consistent with the General Plan. The second tier consists of the eight regional Development Plans (DPs) and Sustainable Communities Plans (SCPs). These plans relate to specific regions of the island, and (1) conceptually describe the pattern of land use desired for the region, (2) provide guidance for functional infrastructure planning, and (3) identify areas within the DP/SCP boundary that might benefit from more detailed planning. The third tier is comprised of the specific mechanisms to implement the two higher levels of the planning hierarchy. These include the implementing ordinances and regulations (i.e., the Land Use Ordinance (Honolulu's zoning code), the Subdivision Rules and Regulations, and the City's Capital Improvement Program), public facilities and infrastructure functional plans, and special area plans that give specific guidance for specific portions of the DP or SCP area.

3. 

4. Since the adoption of the General Plan in 1977, various plan ~~a number of~~ amendments have been made over the years, including this update. ~~were subsequently adopted in 1979, 1982, 1985, 1987, 1989, 1990, 1991, 1992, and 2002.~~ However, in spite of these changes, the basic themes and directions for growth remain valid, and require continued pursuit.

5. ~~The Department of Planning and Permitting strives to maintain the dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions, as well as new opportunities and planning approaches. The emergence of any particular issue of Citywide concern may also activate the need for our department to reassess pertinent objectives and policies of the plan.~~

6. ~~In this way, we can assist our policy makers and decision makers in assuring that the objectives, policies and planning priorities are kept current.~~

7. This revised ~~1992~~ edition of the General Plan reinforces this planning concept. It supersedes all previous editions ~~and includes all changes which were adopted through the end of 1991~~.

8. The City and County of Honolulu was incorporated as a city in 1907, and today encompasses the entire island of Oʻahu and also the Northwestern Hawaiian Islands. The city of Honolulu, which is the largest city in the State, is also the State capital.

   Oʻahu is the third largest of the eight main Hawaiian islands, with a total land area of approximately 600 square miles and nearly 230 miles of shoreline. Nicknamed the “Gathering Place,” Oʻahu is the most populated and developed island, and is the island that has experienced the greatest population growth and development transformation since the introduction of western culture to these islands. With the resident population increasing from about 60,000 in 1900 to 953,000 in 2010, Oʻahu’s population accounts for 70% of the state’s total population. In addition, Oʻahu reports the highest number of visitors per year.

   No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as Oʻahu. Oʻahu’s urban core, stretching from Waiʻalae-Kāhala to Pearl City, is home to the state’s financial center (downtown Honolulu), the state’s most well-known visitor destination (Waikīkī), and the state’s main commercial harbor and international airport. Beyond the urban core, suburban and rural communities are surrounded by scenic vistas and open spaces, including active farmlands. The Koʻolau and Waiʻanae Mountain Ranges, other geological landmarks such as Diamond Head, and the island’s shorelines and beaches contribute significantly to Oʻahu’s natural beauty and recreational amenities. Although future population projections indicate a slower rate of growth

in the future due to an aging population and mature economy, O‘ahu will continue to maintain its prominence as the state’s economic, political, and population center.

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9. Purpose of the General Plan

The General Plan for the City and County of Honolulu, a requirement of the City Charter, is a written commitment by the City and County government to a future for the island of O‘ahu which it considers desirable and attainable. The Charter assigns the responsibility for the preparation of the General Plan and its revisions to the Department of Planning and Permitting. The General Plan and revisions are adopted by the Honolulu City Council as a resolution.

Under the Revised Charter of the City and County of Honolulu, Chapter 15, Section 6-1508, the General Plan shall set forth the City's objectives and broad policies for the long-range development of the island. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the City and the most desirable population distribution and regional development pattern.

The General Plan is a two-fold document. ~~:~~ First, it is a statement of the long-range physical, social, cultural, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. These objectives contain both statements of desirable conditions to be sought over the long run and statements of desirable conditions which can be achieved within an approximate 20-year time horizon. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives of the General Plan.

10. The General Plan is a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens. It is intended to guide land use and development decisions and to influence actions in 11 ~~eleven~~ areas of concern:

1) population;
(2) the economy; ~~economic activity;~~
(3) the natural environment and resource stewardship;
(4) housing and communities;
(5) transportation and utilities;
(6) energy;
(7) physical development and urban design;
(8) public safety and community resilience;
(9) health and education;
(10) culture and recreation; and
(11) government operations and fiscal management.

11. Content of the General Plan

The 11 ~~eleven~~ subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County which addresses all aspects of the health, safety, and welfare of the people of O‘ahu.

12. In preparing the statement of objectives and policies, the fair distribution of social benefits was held to be of paramount importance. It shall continue to be of paramount importance in the pursuit and implementation of these objectives and policies.

13. A future which is sustainable is also of great importance for an island community interested in the current and future well-being of its people. The principles of sustainability recognize that there are limits to the complex network of systems (environmental, economic and social) that define our lifestyles and our overall well-being. A sustainable Honolulu would have the capacity to support the current generation’s demand and use of its resources without compromising the ability of future generations to meet their own needs. To do this, the City and County shall seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable place:

- environmental protection
- economic health, and
- social equity.

14. As the 21st century continues to unfold, the movement to foster sustainability will influence decisions about future land use, growth, and economic development on O‘ahu. To achieve sustainability requires recognition of the relationships and linkages between all resources within defined boundaries, similar to the value system of traditional Native Hawaiian land use management and contemporary watershed management. It requires active stewardship of the island’s limited natural resources, and consideration for the health of the environment and the economy, in relation to the community’s overall well-being. Objectives and policies that support the major elements of sustainability are interwoven into each of the 11 areas of concern. Examples of what sustainability means in practice are:

- compact and mixed-use development patterns that encourage higher densities and conserve energy
- preservation and protection of agricultural, natural, and open space resources
- multi-modal transportation networks and transit-oriented developments to reduce automobile use
- energy-efficient building design and technology to reduce energy consumption

- greater public awareness of and actions to reduce waste and excessive consumption
- greater recycling and waste stream reduction
- use of renewable energy sources to reduce dependence on imported fossil fuels where economically and environmentally appropriate
- greater consumption of locally-grown food and locally-produced products,
- economic diversification that emphasizes the well-being of O‘ahu’s residents and is resilient to changes in global conditions, and
- greater awareness that the collective “social capital” within communities is vital to maintaining a strong and productive society.

15. The 11 areas of concern are summarized in the following section.

16. **POPULATION**

The population objectives and policies encompass two ~~three~~ distinct thrusts. The first is ~~: First, to control population growth to the extent possible to avoid social, economic, and environmental disruptions. Second,~~ to plan for anticipated future population growth in a manner that considers the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, economic and environmental disruptions. The second is ~~And, finally,~~ to maintain a pattern of population distribution that will allow people to live, ~~and~~ work, and play in harmony. The map at the end of Chapter 1 conceptually shows the development pattern on O‘ahu in relation to Policy 4. The distribution of residential population percentages in Policy 4 and the map are not regulatory, but are guides to population growth in each of the DP and SCP areas.

17. **THE ECONOMY ~~ECONOMIC ACTIVITY~~**

The objectives and policies for economic activity attempt to address the needs for an adequate standard of living and an improved quality of life for residents and future generations, and an economy that contributes to O‘ahu’s long-term sustainability. Issues of employment opportunities, viability of major industries, diversification of the economic base and its resiliency to changes in global conditions, and the location of jobs are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our people. A new policy also promotes a 21st century economy that respects our traditional cultural values.

18. **NATURAL ENVIRONMENT AND RESOURCE STEWARDSHIP**

The natural environment ~~of our island~~, next to the island’s ~~our~~ people, is O‘ahu’s ~~our~~ greatest asset. Protecting the island’s natural resources is essential to ensuring the long-term health and quality of life of the community. Besides an array of biologically-rich and diverse ecosystems, there are the ~~The~~ pleasures of a year-round mild and amiable climate, beautiful mountains, attractive beaches,

scenic vistas, and freshwater and marine environments that ~~natural drinking water~~ are enjoyed by residents and visitors alike. ~~those of us who reside in the community as well as those who visit here.~~ The City's policies seek to protect and enhance ~~our~~ O‘ahu’s natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets. The objectives and policies recognize the importance of not only protecting the natural environment but the importance of stewardship to protect it for future generations.

19. **HOUSING AND COMMUNITIES**

Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of O‘ahu, and is a primary concern of the General Plan. This section recognizes the importance of developing whole communities that are well integrated with the surrounding land uses and natural environment.

20. The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter. ~~provide a choice of living environments, affordable housing, and a reduction of inflationary speculation.~~

21. **TRANSPORTATION AND UTILITIES**

A~~n~~ safe, efficient, and cost effective multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our economic productivity and quality of ~~the~~ life. ~~and economic productivity of a community.~~ The cost of building and maintaining the various elements of a comprehensive transportation system to service the island is a major public investment. Coordinated planning of accessibility and circulation requirements and integration of ~~and~~ the transportation system with existing and planned developments is important in the management of urban growth. The transportation objectives and policies address the need for a balanced ground transportation system that allows safe, comfortable and convenient travel for all users, including ~~the~~ pedestrians, bicyclists, ~~bikeway,~~ public transportation riders, and motorists.~~the automobile.~~

The airports and harbors are State facilities and are under State jurisdiction. The City’s role is limited to regulating surrounding land uses, providing connectivity to these key facilities, and processing certain needed permits.

22. Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication,

electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered.

Reliability, cost-effectiveness, and capacity are necessary attributes of a highly functioning utility system. In addition to emphasizing the importance of these attributes, the objectives and policies for utilities emphasize the need for efficient and dependable transmission and service, adequate supplies of water, and environmentally sound waste disposal systems.

23. **ENERGY**

There is no more salient example of the direct impact of world events on an ~~our~~ island community than ~~in~~ the provision of energy. With about 90% of O‘ahu’s electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride towards sustainability. Revised objectives and policies recognize that nature is all around us-even in urban areas. Renewable e~~E~~nergy development, efficient energy utilization, ~~and~~ conservation, and reducing energy demand are addressed with the goals of reducing ~~stress on the reduction in~~ dependence on outside sources, increasing the resiliency of energy systems, and promoting sustainable energy practices. Policies have been revised to support net zero to net positive performance in the areas of energy, low carbon emissions, waste streams, all City facilities and security.

24. **PHYSICAL DEVELOPMENT AND URBAN DESIGN**

Physical development and urban design is concerned with the quality of growth that occurs within the various parts of the Island. The objectives and policies in this area of concern deal with the coordination of public facilities and land development, compatibility of land uses, and specification of certain land uses at particular locations. It also deals with creating active, vibrant communities linked not only physically but digitally and through social media and other forms of technology to promote public participation in the planning process to create not only a better society but a digital society. New policies emphasize the need to recognize and prepare for the long-term impacts of climate change.
Urban design emphasis is contained in objectives to create and maintain attractive, meaningful, and stimulating environments and to promote and enhance the social and physical character of O‘ahu’s older towns and neighborhoods. Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed to grow in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities.

The General Plan now also contains an objective on climate change and sea level rise. It calls for all public and private organizations to prepare for the future problems caused by rises in sea level, rises in groundwater levels, and more

frequent and severe storms, shifts in local rainfall patterns, and higher urban temperatures. The Climate Change Adaptation Priority Guidelines of the Hawai‘i State Planning Act, HRS 226, support planning and preparing for future disruptions and dislocations due to climate change.

25. **PUBLIC SAFETY AND COMMUNITY RESILIENCE**

Many of the City's services derive from the concern for the safety of the people. The prevention and control of crime and maintenance of public order are one aspect of public safety. The City's policies reflect the roles of the citizen, Honolulu Police Department, and City Prosecutor in providing for the safety of residents and visitors ~~to our island~~. Another aspect deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions. This includes creating disaster-ready communities that are mentally and physically prepared for disasters, including those caused by climate change and sea level rise.

26. **HEALTH AND EDUCATION**

Public health and health care services are a joint State, City, and private sector responsibility. The City provides ambulance services, regulates hospital structures, helps to enforce the State health code, and promotes healthy lifestyles. New policies also promote active lifestyles, ~~and~~ enhance personal health, and supporting age-friendly cities.

~~The provision of health care services for the individual on O‘ahu is largely a function of the private sector. The City's concern concentrates on the accessibility of health facilities through planning and land use controls, and on the protection of environmental health through health codes and other regulations which mitigate against disease and pollution.~~

27. Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities, appropriate facility location, and the promotion of Honolulu as a center for higher education in the Pacific. New policies also support age-friendly cities, and call for Honolulu to become home to the wisdom of nations, befitting its status as an international Pacific crossroads, and for encouraging outdoor learning opportunities and venues that utilize our unique natural environment and native culture.

28. **CULTURE AND RECREATION**
Preservation and enhancement of Hawai'i's multi-ethnic culture will be achieved through policies that encourage and respect the Native Hawaiian culture and its vital influence on the way of life on O'ahu; recognize unique local cultures, values and traditions; ~~directed toward people, our most important resource, and~~ protect and enhance cultural, historic and archaeological sites, buildings, and artifacts; and promote the living arts and culture of our multi-cultural heritage. The City also recognizes the importance of providing adequate park space and facilities to keep up with changing demand.

29. The use of leisure time is addressed through objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services that are readily available to ~~all our~~ residents and visitors. New policies also call for utilizing our unique natural environment in a responsible way to promote cultural events and activities, and for creating and promoting recreational venues for *keiki* and *kupuna* and for *kama'āina* and *malahini*.

30. **GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT**
The objectives and policies in the first ~~above~~ ten areas of concern represent an ambitious agenda which ~~will~~ stretches the resources of City government to the limit. Increased efficiency, effectiveness, responsiveness, and fiscal integrity in carrying out the functions of City government are ~~will be~~ crucial to the City's ability to successfully fulfill its many duties. ~~whatever degree of success is achieved.~~ A good approach is to right size government so that its programs and services fit the needs of the people of O'ahu.

31. ## The Northwestern Hawaiian Islands

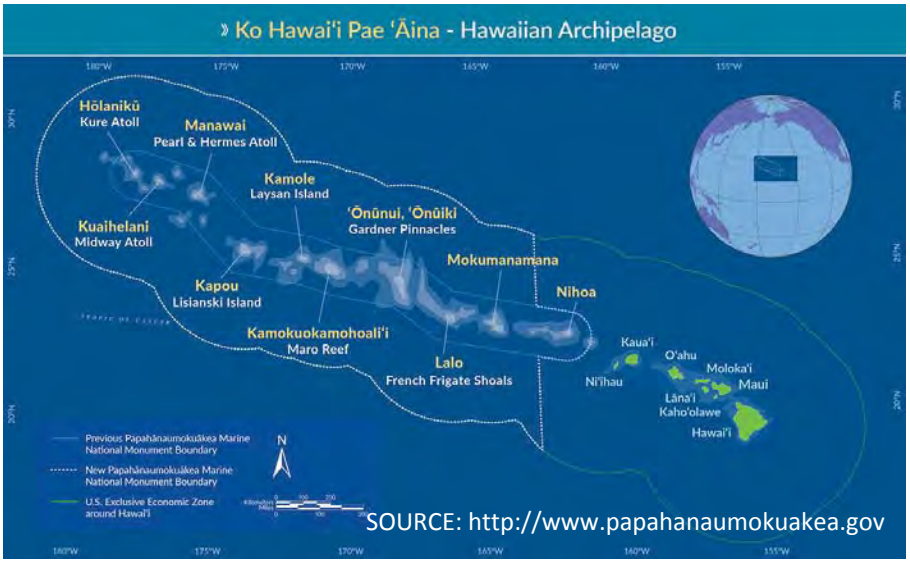
The Northwestern Hawaiian Islands are a chain of small islands, atolls, reefs and shoals stretching for more than 1,000 miles northwest beyond the main Hawaiian Islands. This group begins approximately 130 miles (about 110 nautical miles) northwest of Ni'ihau, the westernmost island of the main Hawaiian Islands. According to the Hawai'i Revised Statutes, those islands extending northwest from Nīhoa to Kure Atoll, except for the Midway Islands, are part of the City and County of Honolulu. The Northwestern Hawaiian Islands are largely uninhabited and are valued for an abundance of ecological and cultural resources, including approximately 5,000 square miles of healthy coral reefs, habitats for a variety of federally protected species, Native Hawaiian archaeological artifacts and cultural sites, and World War II-related military sites. ~~This latter chain of islands and reefs is commonly referred to as the North- western Hawaiian Islands. Effective jurisdiction of these islands is currently in the hands of the federal and state governments.~~

32. The Northwestern Hawaiian Islands were designated a Marine National monument in 2006 (Presidential Proclamation 8031, June 15, 2006). Expressly created to protect an exceptional array of natural and cultural resources, the monument was officially given its Hawaiian name—Papahānaumokuākea, meaning "a sacred area from which all life springs"—in 2007 (Presidential Proclamation 8112, February 28, 2007). The monument was inscribed as a mixed natural and cultural World Heritage site in 2010 by the UNESCO World Heritage Centre.

Expansion of the Papahānaumokuākea Marine National Monument was approved in 2016, extending the protected conservation area from 139,797 square miles to 582,578 square miles. Encompassing an area nearly the size of the Gulf of Mexico, the monument is recognized as one of the largest contiguous, fully-protected conservation area under the U.S. flag, and one of the largest conservation areas in the world.

33. Both the federal government and the State of Hawai'i exercises management jurisdiction over the islands and waters of Papahānaumokuākea. Papahānaumokuākea incorporates the Federal Northwestern Hawaiian Islands Coral Reef Ecosystem Reserve, the Midway Atoll National Wildlife Refuge, the Hawaiian Islands National Wildlife Refuge, the State Northwestern Hawaiian Islands Marine Refuge, and the Kure Atoll State Wildlife Sanctuary. ~~The federal government exercises jurisdiction pursuant to numerous laws and regulations, as well as through its administration of the Hawaiian Islands National Wildlife Refuge which encompasses most of the Northwestern Hawaiian Islands.~~ All of the subject islands and archipelagic waters within the State of Hawai'i are also included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction.

34. **Papahānaumokuākea Marine National Monument**



35. In the event that any jurisdictional responsibilities relating to the Northwestern Hawaiian Islands are transferred to the City and County of Honolulu, the City will need to review and, if necessary, amend the objectives and policies of the General Plan, as well as other pertinent plans and programs, in terms of their adequacy in addressing these responsibilities.

36. Other Offshore Islands and Marine Waters

All offshore islands and marine waters within three miles of the O‘ahu coastline are considered part of the City and County of Honolulu ~~O‘ahu~~ in terms of the applicability of the objectives and policies in this General Plan. Although most of these islands, as well as O‘ahu’s coastal marine waters, are included in the State Land Use Conservation District and, thus, are beyond the effective jurisdiction of the City and County of Honolulu, they may be included in DPs and SCPs ~~Development Plans~~ as may be appropriate.

37. Role of the City and County Government

The City and County government will implement the policies contained in the General Plan through ordinances and resolutions as well as through rules and regulations. Also essential to policy implementation are the City's annual budget and six-year capital-improvement program, both of which should be consistent with the objectives and policies of the General Plan, especially with regard to long-term commitments of money.

It is necessary to remember, however, that the City and County government is not alone in determining the general welfare of the people of O‘ahu. ~~:~~ The State and Federal governments, too, have an important influence on the life of the community. The City and County recognizes the need for close cooperation among the various levels of government and, in striving to meet the objectives of the General Plan, pledges not to lose sight of this very great need.

38. Citizen Participation

Individual citizens and ~~citizens'~~ community groups should participate freely to help bring about the success of the General Plan. Indeed, in a democratic society they have a responsibility to express their concerns to the City and County government and to work constantly for more effective government action. ~~To provide the r~~Residents of the City and County of Honolulu are encouraged ~~with the opportunity~~ to democratically and meaningfully participate in the determination of the direction and quality of future growth on O‘ahu through the City's Neighborhood Board system, community organizations and associations. ~~, a citizen participation process which focuses on citizen advisory boards as called for in the City Charter has been established.~~

39. The Neighborhood Board system established by the City provides a forum for community oversight and recommendations on government actions affecting the individual Neighborhood Board area, the region, or the island. The Neighborhood Boards ~~These boards~~ represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the i~~I~~sland. The boards ~~It is hoped that their members, along with members of the Island's many community organizations, will actively~~ participate in the City planning process, solicit~~.~~ ~~Members of the advisory boards can provide valuable assistance by soliciting~~ the input of other neighborhood groups and residents, and identify ~~identifying~~ the concerns of the areas they represent, based on the powers, duties, and functions outlined in the Neighborhood Plan filed with the City Clerk. As set forth in the Neighborhood Plan (Section 1-7.1), the boards maintain various duties to support the General Plan, such as reviewing and making recommendations on the General Plan, monitoring and evaluating the efficiency and effectiveness of the government's delivery of services to citizens, and assisting in advocating residents' interests to the local government. As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies. The government also needs to engage its citizens in new, evolving ways to maximize participation, including social media and other forms of electronic communications. ~~By monitoring conditions, they can also help to make sure that the policies of the General Plan are implemented.~~

40. Most planning issues have impacts which extend beyond the boundaries of neighborhoods. Regular planning forums for the discussion of regional and islandwide issues are an important part of the citizen participation process.

41. ## Implementation

By itself, the General Plan cannot bring about all of the changes and improvements which the City and County government considers to be desirable and attainable. It is, by design, a very broad ~~general~~ document, and one of its purposes is to establish a comprehensive vision for the City and County of Honolulu and to identify a coherent set of ~~broad~~ guidelines, values, and principles which can be used in developing plans, programs, and legislation for guiding O'ahu's future.

42. The DPs and SCPs, ~~Development Plans,~~ according to the City Charter, are "conceptual schemes" that describe "the desired urban character and the significant natural, scenic and cultural resources" within a region (Revised Charter of Honolulu Sec. 6-1509). ~~relatively detailed guidelines for the physical development of the Island.~~ They are a tool for ~~intermediate means of~~ implementing the objectives and policies of the General Plan, serving as a policy guide for the City's more detailed zoning maps and regulations, and public and private sector investment decisions. ~~in the various parts of the Island.~~ The DPs and SCPs ~~Development Plans~~ provide for land use and public facilities planning

as well as indicate the sequence in which development will occur. They must implement and accomplish the objectives and policies of the General Plan.

43. The DPs and SCPs ~~Development Plans~~ contain ~~"statements of~~ standards and principles~~"~~ with respect to land uses ~~and "~~statements of urban design principles and controls~~"~~, and priorities for coordination of development. The City Council adopts DPs and SCPs ~~Development Plans~~ and amendments thereto by ordinance. These p~~P~~lans should not, however, be confused with zoning ordinances. Zoning ordinances will continue to regulate the use of land within clearly demarcated zones and set detailed standards for the height, bulk, and location of buildings.

44. In addition to zoning ordinances, the functional plans and programs of the City and County agencies must conform to the General Plan and implement the DPs and SCPs~~Development Plans~~. This will ensure that the provision of City services is in accord with the General Plan's objectives and policies and provisions contained in the lower tiers of plans. ~~Development Plans.~~ Similarly, State functional plans and the General Plan are to be mutually consistent, as per the Hawai'i State Planning Act.

45. Implementation of the General Plan also occurs through the budgetary responsibilities of government. The budget process or function is closely intertwined with the planning process of the City. It involves developing the yearly operating budget and the projected capital improvement program budget. Both documents represent the final step in the comprehensive planning process relating the long-range objectives and policies of the City's General Plan to the specific uses of public revenues. To ensure the implementation of the General Plan, the City budget and programs must comply with the purposes of the General Plan and implement applicable provisions of the DPs and SCPs~~Development Plans~~.

46. The City and County government is not the only entity responsible for the general welfare of the residents of O'ahu. The State and Federal governments also have an important influence on the life of the community, with responsibilities that include the freeway system, public health and education, criminal justice, natural and cultural resource management, environmental protection, and disaster preparedness. In addition, the private sector contributes significantly to O'ahu's economy as the primary leaders in development, construction, and health care industries, thereby providing jobs and employment for many residents. The City and County recognizes the need for close collaboration among the public and private sectors in order to meet the objectives of the General Plan.

47. Amendments

For the General Plan to fulfill its purpose of providing overall guidance to the actions of government, private enterprise, and individual citizens across a broad spectrum of concerns, it must become neither a rigid nor an obsolete document. To keep the General Plan flexible and up-to-date, its objectives and policies must be subject to change over time in response to changes in residents' ~~the~~ concerns ~~of the people of O'ahu~~, new approaches, ~~and~~ opportunities for addressing those concerns, and changes in the basic assumptions underlying the objectives and policies. One means of accomplishing this is provided by the City Charter which directs the Director of Planning and Permitting ~~Chief Planning Officer~~ to undertake a comprehensive review of the General Plan at least once every ten years ~~prepare revisions to the General Plan at least every five years~~ for Council consideration. More importantly, however, the City Council may amend or revise the General Plan whenever it deems necessary.

48. Emphasis should be placed on reevaluating and amending selected General Plan objectives and policies as problems and issues arise. The City and County government should develop means for identifying emerging problems and issues and evaluating their effect on the concerns of the people of O'ahu as expressed in the General Plan. Such an ongoing process would provide a basis for the Director of Planning and Permitting ~~Chief Planning Officer~~ to initiate timely proposals to amend the General Plan in response to changing public concerns.

49. One of the key assumptions underlying many of the General Plan objectives and policies is anticipated future population growth for ~~the Island of~~ O'ahu as projected by the State Department of Business, ~~and~~ Economic Development and Tourism (DBEDT). Consequently, whenever DBEDT revises its population projections for O'ahu, the objectives and policies of the General Plan will be re-evaluated in light of the new projections, and amendments will be proposed as may be appropriate. Also, whenever revised population projections include an extended time horizon, the General Plan will be re-evaluated to ensure that its objectives and policies remain valid for the extended planning horizon. ~~amended to maintain a planning horizon of approximately 20 years.~~

50. Interpretation

Conflicts which may arise regarding the interpretation or prioritization of any of the objectives and policies of the General Plan will be resolved by the City Council.

51. The City's directed growth policy is stated in Chapter I (Population), Objective B. Policies 1 through 3 define the growth policy, and Policy 4 illustrates it. Policy 4 is intended to guide the preparation and amendment of development plans by providing a population distribution outcome that is consistent with the directed growth policy.

~~All policy statements and the "% of total" figures in the population distribution table contained in this Plan are intended to serve as policy guidelines, as opposed to rigid requirements, in the preparation and amendment of Development Plans and agency plans, programs, and projects.~~

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52. ~~**OBJECTIVE A**~~
~~**To control the growth of O‘ahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.**~~

53. ~~Policy 1~~
~~Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.~~

54. ~~Policy 2~~
~~Seek a balance between the rate of in-migration and the rate of outmigration by reducing in-migration.~~

55. ~~Policy 3~~
~~Support Federal policies providing for a more even distribution of immigrants throughout the country.~~

56. ~~Policy 4~~
~~Seek to maintain a desirable pace of physical development through City and County regulations.~~

57. ~~Policy 5~~
~~Encourage family planning.~~

58. ~~Policy 6~~
~~Publicize the desire of the City and County to limit population growth.~~

59. **Objective A** ~~**Objective B**~~
To plan for future population growth **in a manner that considers the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions.**

60. Policy 1
Allocate efficiently the money and resources of the City and County in order to meet the needs of O‘ahu's anticipated future population.

61. Policy 2
Provide adequate support facilities to accommodate future growth in the number of visitors to O‘ahu.

62. Policy 3
Seek a balanced pace of physical development in harmony with the county's environmental, social, cultural, and economic goals by effecting and enforcing City and County regulations.

63. Policy 4
Establish geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands and open space.

64. Policy 5
Encourage family planning.

65. **Objective B ~~Objective C~~**
To establish a pattern of population distribution that will allow the people of O'ahu to live, ~~and~~ work and play in harmony.

66. Policy 1
Facilitate the full development of the primary urban center through higher-density redevelopment and the provision of adequate infrastructure.

67. Policy 2
Encourage development within the secondary urban center at Kapolei and the 'Ewa and Central O'ahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

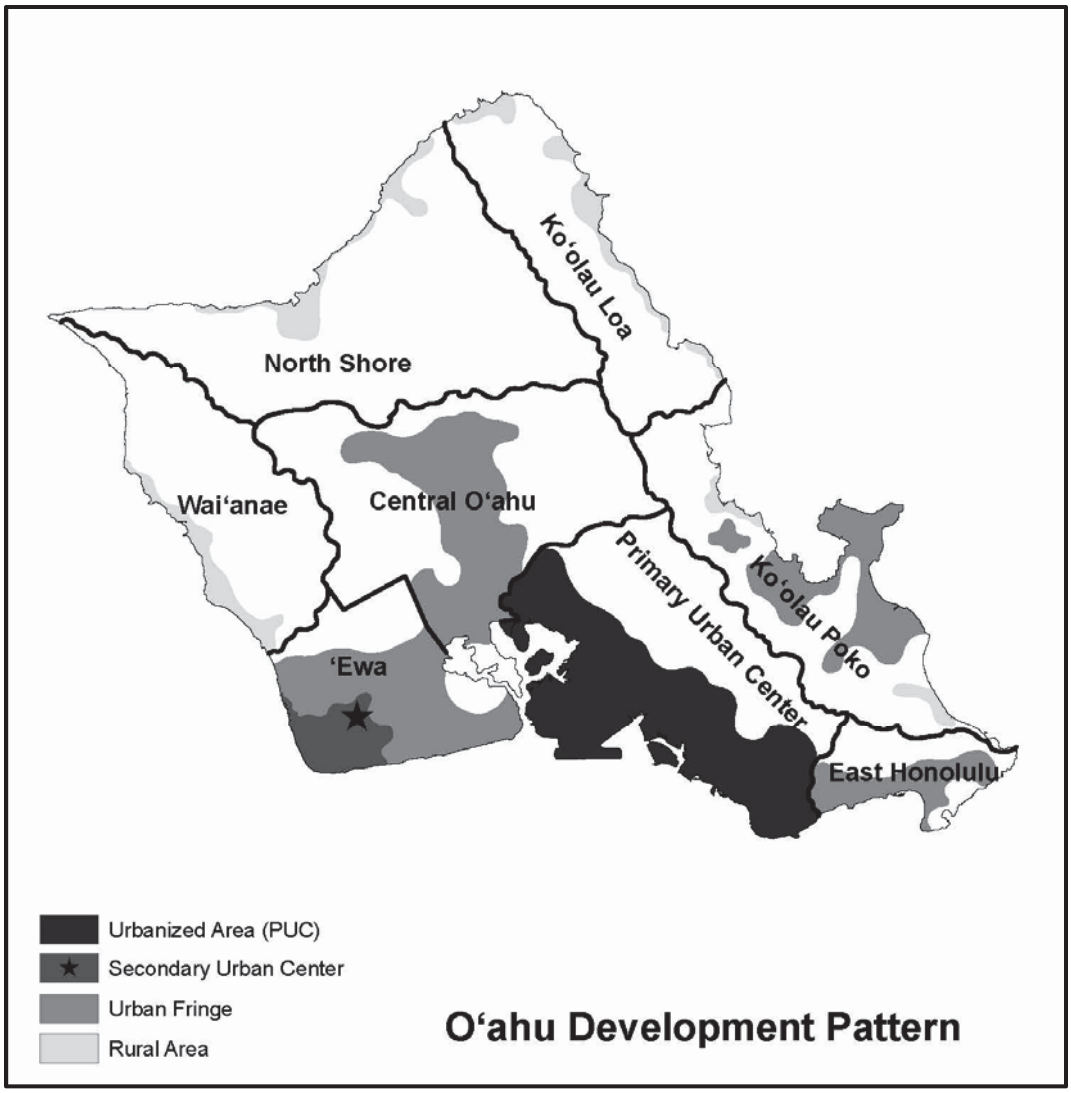
68. Policy 3
Manage land use ~~physical growth~~ and development in the urban-fringe and rural areas so that:
a. development is contained within growth boundaries; ~~an undesirable spreading of development is prevented;~~ and
b. population densities in all areas remain consistent with the character and the culture and environmental qualities desired for each community. ~~their population densities are consistent with the character of development and environmental qualities desired for such areas.~~

69. Policy 4
Direct growth according to Policies 1, 2, and 3 above by providing development capacity and needed infrastructure to support a ~~seek a 2025~~ distribution of O‘ahu's residen~~tial~~ population that is consistent with the following table: ~~as follows:~~

Distribution of Residential Population

LOCATION	% DISTRIBUTION OF 2040 O‘AHU ~~SHARE OF 2025 ISLANDWIDE~~ POPULATION*
Policy 1 Area:	
Primary Urban Center	43% ~~46.0%~~
Policy 2 Areas:	
‘Ewa	16% ~~13.0%~~
Central O‘ahu	18% ~~17.0%~~
Policy 3 Areas:	
East Honolulu	5% ~~5.3%~~
Ko‘olau Poko	10% ~~11.6%~~
Ko‘olau Loa	1% ~~1.4%~~
North Shore	2% ~~1.7%~~
Wai‘anae	5% ~~4.0%~~
	100.0%

* Oahu’s population is based on DBED&T’s latest population projections. The percent share for each DP area is an approximation derived through rounding.



** Revised, September 2016*

II. THE ECONOMY ~~ECONOMIC ACTIVITY~~

70. **Objective A**
To promote economic ~~employment~~ opportunities that ~~will~~ enable all the people of O‘ahu to attain meaningful employment and a decent standard of living.

71. Policy 1
Support a strong, diverse and dynamic economic base resilient to changes in global conditions.
~~Encourage the growth and diversification of O‘ahu's economic base.~~

72. Policy 2
Encourage the viability ~~development~~ of ~~small~~ businesses and ~~larger~~ industries which ~~will~~ contribute to the economic and social well-being of O‘ahu residents.

73. Policy 3
Pursue opportunities to grow and strategically develop non-polluting industries such as ~~Encourage the development in appropriate locations on O‘ahu of~~ trade, communications, media, medical, life sciences, and technology in appropriate locations that contribute to O‘ahu’s long-term environmental, economic, and social sustainability. ~~and other industries of a nonpolluting nature.~~

74. Policy 4
Support entrepreneurship and innovation.

75. Policy 5
Foster a healthy business climate by reducing regulatory barriers that are burdensome, redundant, and costly to small businesses, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment.

76. Policy 6 ~~Policy 4~~
Encourage the development of local, national, and world markets for the products of O‘ahu-based industries.

77. Policy 7
Explore and encourage alternate economic models that reflect traditional cultural values and improve economic resilience, i.e., subsistence, barter and a culture of reciprocity and sharing.

78. ~~Policy 5~~
~~Encourage the wider distribution of available employment opportunities through such methods as shortening the work week and reducing the use of overtime.~~

79. ~~Policy 6~~
~~Encourage the continuation of a significant level of Federal employment on O‘ahu.~~

80. **Objective B**
To maintain a successful ~~the viability of O‘ahu's~~ visitor industry that creates meaningful employment, enhances quality of life, and celebrates our unique sense of place, natural beauty, Native Hawaiian culture, and multi-cultural heritage.

81. Policy 1
Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents.

82. Policy 2
Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience.

83. Policy 3
Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and which also respects existing lifestyles, cultural practices, and natural and cultural resources.

84. Policy 4 ~~Policy 1~~
Provide for the long-term viability of Waikīkī as a world-class visitor destination and as O‘ahu's primary resort area by giving ~~the area~~ Waikīkī priority in visitor industry related public expenditures and by encouraging private investment in enhancing facilities and attractions that support the visitor industry.

85. Policy 5 ~~Policy 2~~
Provide for a high quality and safe environment for visitors and residents in Waikīkī, and support measures to ensure visitors’ safety in all areas of O‘ahu.

86. ~~Policy 3~~
~~Encourage private participation in improvements to facilities in Waikīkī.~~

87. ~~Policy 4~~
~~Prohibit major increases in permitted development densities in Waikīkī.~~

88. ~~Policy 5~~
~~Prohibit further growth in the permitted number of hotel and resort condominium units in Waikīkī.~~

89. Policy 6
Concentrate on the quality of the visitor experience in Waikīkī, rather than on development densities.

90. Policy 7 ~~Policy 6~~
Facilitate ~~Permit~~ the development of the following secondary resort areas: Ko ʻOlina Resort, ~~in West Beach,~~ Turtle Bay Resort, ~~Kahuku[1],~~ Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lāʻie.
[1]~~*Kahuku is the area encompassing Kuilima*~~

91. ~~Policy 7~~
~~Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.~~

92. Policy 8
Preserve the well-known and widely publicized scenic qualities ~~beauty~~ of Oʻahu for residents and visitors alike.~~as well as residents.~~

93. Policy 9
Encourage physical improvements, social services and cultural programs that contribute to a high quality visitor experience.

94. ~~Policy 9~~
~~Encourage the visitor industry to provide a high level of service to visitors.~~

95. Policy 10
Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively.

96. **Objective C**
To ensure ~~maintain~~ the long-term viability and continued productivity of agriculture on Oʻahu.

97. Policy 1
Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business, ~~Assist the agricultural industry~~ to ensure the continuation of agriculture as an important component of Oʻahu's economy. ~~source of income and employment.~~

98. Policy 2
Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown food available for local consumption. ~~in all agricultural areas on Oʻahu.~~

99. Policy 3
Foster market opportunities and increased consumer demand for safe, locally-grown fresh and processed agricultural products.

100. ~~Policy 3~~
~~Support the development of markets for local products, particularly those with the potential for economic growth.~~

101. Policy 4
Remove overly-stringent and costly regulatory impediments that hinder a producer's ability to develop, market, and distribute locally grown food and products.

102. ~~Policy 4~~
~~Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries~~

103. Policy 5
Promote small-scale farming activities and other operations, such as truck farming, flower growing, aquaculture, livestock production, taro growing, and subsistence farms.

104. ~~Policy 5~~
~~Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture.~~

105. Policy 6
Encourage landowners to actively use high quality agricultural lands for agricultural purposes.

106. ~~Policy 6~~
~~Encourage the more intensive use of productive agricultural land.~~

107. Policy 7
Encourage landowners to permanently preserve agricultural land with high productivity potential for agricultural production.

108. ~~Policy 7~~
~~Encourage the use of more efficient production practices by agriculture, including the efficient use of water.~~

109. Policy 8
Prohibit the urbanization of high-value agricultural land located outside the City's growth boundaries.

110. ~~Policy 8~~
~~Encourage the more efficient use of non-potable water for agricultural use.~~

111. Policy 9
Support and encourage technologies and agricultural practices that conserve and protect water, soil, air quality and drainage areas and promote public health and safety.

112. Policy 10
Support and encourage the availability and use of non-potable water for irrigation, where feasible.

113. Policy 11
Provide plans, incentives, and strategies to ensure the affordability of agricultural land for farmers.

114. Policy 12
Encourage both public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks.

115. Policy 13
Promote farming as a desirable and fulfilling occupation by encouraging agricultural education and training programs and by raising public awareness and appreciation for agriculture.

116. Policy 14
Protect the right to farm by enforcing right-to-farm laws and by imposing meaningful buffer zones.

117. Policy 15
Seek ways to discourage agricultural theft and vandalism.

118. Policy 16
Incorporate into planning documents the scenic value of agricultural lands as an open-space resource and as a valuable tourist amenity, and plan ways to make associated rural communities be part of this desirable scenic resource.

119. **Objective D**
To ~~make full~~ use ~~of~~ the economic resources of the sea in a sustainable manner.

120. Policy 1
Encourage ~~Assist~~ the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems.

121. Policy 2
Encourage the continued development of aquaculture, ocean research, and other ocean-related industries.

122. Policy 3
Encourage the expansion of ocean recreation activities for residents and visitors.

123. ~~Policy 3~~
~~Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those which are compatible with preserving the area's unique environmental, marine, and wildlife assets.~~

124. **Objective E**
To prevent the occurrence of large scale unemployment.

125. Policy 1
Encourage public and private ~~the~~ training and employment programs to prepare ~~of present~~ residents for existing ~~currently available~~ and future jobs.

126. Policy 2
Make full use of State and Federal employment and training programs.

127. Policy 3
Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.

128. Policy 4
Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce.

129. **Objective F**
To maintain a high level ~~increase the amount~~ of Federal spending on Oʻahu consistent with the City's infrastructure and environmental goals.

130. Policy 1
Take full advantage of Federal programs and grants which ~~will~~ contribute to the economic, ~~and~~ social, cultural and environmental well-being of Oʻahu's residents.

131. Policy 2
Encourage the Federal government to pay for the cost of public services used by Federal agencies.

132. Policy 3
Encourage the Federal government to lease new facilities rather than construct them on tax-exempt public land.

133. Policy 4
Encourage the Federal government ~~military~~ to purchase locally all needed services and supplies which are available on O‘ahu.

134. **Objective G**
To bring about orderly economic growth on O‘ahu.

135. Policy 1
Concentrate ~~Direct major~~ economic activity and government services in ~~to~~ the primary urban center and in the secondary urban center at Kapolei.

136. Policy 2
Permit the moderate growth of business centers in the urban-fringe areas.

137. Policy 3
Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on O‘ahu.

138. Policy 4
Encourage the continuation of a high level of military-related employment both on and off base in the Hickam-Pearl Harbor, Wahiawā, Kailua-Kāne‘ohe, and ‘Ewa areas.

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III. NATURAL ENVIRONMENT AND RESOURCE STEWARDSHIP

139. **Objective A**
To protect and preserve the natural environment.

140. Policy 1
Protect O‘ahu's natural environment, especially the shoreline, valleys, ~~and~~ ridges and watersheds, from incompatible development.

141. Policy 2
Seek the restoration of environmentally damaged areas and natural resources.

142. Policy 3
Protect, restore and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational, and Native Hawaiian cultural resources.
~~Retain the Island's streams as scenic, aquatic, and recreation resources.~~

143. Policy 4
Require development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion and flood ~~and erosion~~ hazards, water-recharge areas, ~~distinctive land forms,~~ and existing vegetation, as well as to plan for coastal hazards that threaten life and property.

144. Policy 5
Require sufficient setbacks from O‘ahu’s shorelines to minimize threats to life and property and to minimize ~~of improvements in unstable shoreline areas to avoid~~ the future need for protective structures or relocation of structures.

145. Policy 6
Design and maintain surface drainage and flood-control systems in a manner which will help preserve natural and cultural resources. ~~their natural settings.~~

146. Policy 7
Protect the natural environment from damaging levels of air, water, and noise pollution.

147. Policy 8
Protect plants, birds, and other animals that are unique to the State of Hawai‘i and ~~the Island of~~ O‘ahu, and protect their habitats.

148. Policy 9
Protect mature trees on public and private lands and encourage their integration into new developments.

149. Policy 10
Increase public awareness and appreciation of O‘ahu's land, air, and water resources.

150. Policy 11
Support ~~Encourage~~ the State and Federal governments in the protection of ~~to protect~~ the unique environmental, marine, cultural and wildlife assets of the Northwestern Hawaiian Islands.

151. Policy 12
Plan and prepare for the impacts of climate change on the natural environment, including strategies of adaptation.

152. **Objective B**
To preserve and enhance natural landmarks ~~the natural monuments~~ and scenic views. ~~of O‘ahu for the benefit of both residents and visitors.~~

153. Policy 1
Protect the Island's significant natural ~~well-known~~ resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shorelines, fishponds, and bays; and reefs and offshore islands.

154. Policy 2
Protect O‘ahu's scenic views, especially those seen from highly developed and heavily traveled areas.

155. Policy 3
Locate and design public facilities, infrastructure and utilities to minimize the obstruction of scenic views.
~~Locate roads, highways, and other public facilities, and utilities in areas where they will least obstruct important views of the mountains and the sea.~~

156. Policy 4
Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural or cultural resources.
~~Provide opportunities for recreational and educational use and physical contact with O‘ahu's natural environment.~~

157. **Objective A**
To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford.
~~**To provide decent housing for all the people of O'ahu at prices they can afford.**~~

158. Policy 1
Support ~~Develop~~ programs, policies, and strategies ~~controls~~ which will provide decent homes for local residents at the least possible cost.

159. Policy 2
Streamline approval and permit procedures for housing and other development projects.

160. Policy 3
Encourage innovative residential developments which ~~will~~ result in lower costs, the sustainable use of resources, ~~added convenience and privacy, and~~ the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity. ~~streets and utilities.~~

161. Policy 4
Support and encourage ~~Establish public, and encourage private,~~ programs to maintain and improve the condition of existing housing.

162. Policy 5
Make full use of government ~~State and Federal~~ programs that provide ~~financial~~ assistance for low- and moderate-income renters and homebuyers.

163. Policy 6
Maximize local funding programs available for affordable housing.

164. ~~Policy 6~~
~~Expand local funding mechanisms available to pay for government housing programs.~~

165. Policy 7
Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.

166. Policy 8
Encourage and participate in joint public-private development of low- and moderate-income housing.

167. Policy 9
Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities.

168. ~~Policy 9~~
~~Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.~~

169. Policy 10
Promote the design and construction of ~~affordable~~ dwellings which take advantage of O‘ahu's year-round moderate climate and use other sustainable design techniques.

170. Policy 11
Encourage the construction of affordable homes within established low-density and rural communities by such means as ‘ohana’ units, duplex dwellings, and cluster development that embraces the ohana concept by maintaining multi-generational proximity for local families.

171. Policy 12
Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.

172. Policy 13 ~~Policy 12~~
Encourage the production and maintenance of affordable rental housing, ohana housing, and accessory dwelling units.

173. Policy 14 ~~Policy 13~~
Encourage the provision of affordable housing designed for the elderly and people with disabilities in locations convenient to critical services and to public transit. ~~the handicapped.~~

174. Policy 15 ~~Policy 14~~
Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.

175. Policy 16
Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness.

176. Policy 17
Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed.

177. **Objective B**
To minimize ~~reduce~~ speculation in land and housing.

178. Policy 1
Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.

179. Policy 2
Discourage speculation in lands ~~private developers from acquiring and assembling land~~ outside of areas planned for urban use.

180. Policy 3
Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.

181. Policy 4
Require government-assisted ~~subsidized~~ housing to be delivered to qualified ~~appropriate~~ purchasers and renters.

182. Policy 5
Ensure that owners of housing properties, including government-subsidized housing, maintain housing affordability over the long term.

183. ~~Policy 5~~
~~Prohibit the selling or renting of government-subsidized housing for large profits.~~

184. **Objective C**
To provide residents ~~the people of O'ahu~~ with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by transportation networks and public utilities.

185. Policy 1
Ensure that ~~Encourage~~ residential developments ~~that~~ offer a variety of homes to people of different income levels and to families of various sizes to reduce large household sizes and alleviate the existing condition of overcrowding.

186. Policy 2
Encourage the fair distribution of low- and moderate-income housing throughout the island.

187. Policy 3
Encourage the co-location of residential development and ~~near~~ employment centers with commercial, educational, social, and recreational amenities in the development of desirable communities.

188. Policy 4
Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated.

189. Policy 5
Support mixed-use development and higher-density redevelopment in areas surrounding future rail transit stations.

190. ~~Policy 5~~
~~Discourage residential development in areas where roads, utilities, and community facilities cannot be provided at a reasonable cost.~~

191. Policy 6
Discourage residential development in areas where the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging.

192. ~~Policy 6~~
~~Preserve older communities through self-help, housing rehabilitation, improvement districts, and other governmental programs.~~

193. Policy 7
Encourage public and private investments in older communities as needed to keep the communities vibrant and livable.

194. Policy 8
Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.

195. **Objective A**
To create a multi-modal transportation system which moves ~~will enable~~ people and goods ~~to move~~ safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions; serves residents and visitors, including limited income, elderly and disabled populations; and is integrated with existing and planned development. ~~all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.~~

196. Policy 1
Develop a comprehensive, well-connected and integrated ground-transportation system that enables safe, comfortable and convenient travel for all users, including motorists, pedestrians, bicyclists, and public transportation users of all ages and abilities.

~~Develop and maintain an integrated ground transportation system consisting of the following elements and their primary purposes:~~

~~a. Public transportation-for travel to and from work, and travel within Central Honolulu;~~
~~b. Roads and highways-for commercial traffic and travel in nonurban areas;~~
~~c. Bikeways-for recreational activities and trips to work, schools, shopping centers, and community facilities; and~~
~~d. Pedestrian walkways-for getting around Downtown and Waikīkī, and for trips to schools, parks, and shopping centers.~~

197. Policy 2
Provide multi-modal transportation services to people living within the ‘Ewa, Central O‘ahu, and Pearl City-Hawai‘i Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus components as well as through the existing highway system. ~~with limited improvements as may be appropriate.~~

198. Policy 3
Provide multi-modal transportation services outside the ‘Ewa, Central O‘ahu, and Pearl City-Hawai‘i Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.

199. Policy 4
Work with the State to ensure adequate and safe access for communities served by O‘ahu's coastal highway system.

200. ~~Policy 4~~
~~Improve transportation facilities and services in the 'Ewa corridor and in the trans-Ko'olau corridors to meet the needs of 'Ewa and Windward communities.~~

201. Policy 5
Support the rail transit system as the transportation spine for the urban core, with links to the airport and cruise ship terminals, which will work together with transit oriented development to reduce automobile dependency and increase multi-modal travel.

202. ~~Policy 5~~
~~Improve roads in existing communities to reduce congestion and eliminate unsafe conditions.~~

203. Policy 6
Support the development of transportation plans, programs, and facilities that incorporate Complete Streets features.

204. ~~Policy 6~~
~~Consider both environmental impact as well as construction and operating costs as important factors in planning alternative modes of transportation.~~

205. Policy 7
Design street networks to incorporate greater roadway and pathway connectivity.

206. ~~Policy 7~~
~~Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development~~

207. Policy 8
Make ~~available~~ transportation services safe and accessible to people with limited mobility: the young, ~~the~~ elderly, disabled and those with limited incomes. ~~the handicapped, and the poor.~~

208. Policy 9
Consider environmental, social, cultural, and climate change and natural hazard impacts, as well as construction and operating costs, as important factors in planning transportation system improvements.

209. ~~Policy 9~~
~~Promote programs to reduce dependence on the use of automobiles.~~

210. Policy 10
Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as carpooling, telecommuting, flexible work schedules, and incentives to use alternative travel modes.

211. ~~Policy 10~~
~~Discourage the inefficient use of the private automobile, especially in congested corridors and during peak-hours.~~

212. Policy 11
Enhance pedestrian-friendly and bicycle-friendly travel via public and private programs and improvements.

213. ~~Policy 11~~
~~Make public, and encourage private, improvements to major walkway systems.~~

214. Policy 12
Maintain separate aviation facilities for general aviation operations to supplement the capacity of Honolulu International Airport.
~~Encourage the provision of separate aviation facilities for small civilian aircraft.~~

215. Policy 13
Encourage the operation and expansion of Kalaeloa Barbers Point Harbor as O‘ahu’s second deep-water harbor.
~~Facilitate the development of a second deep-water harbor to relieve congestion in Honolulu Harbor.~~

216. Policy 14
Support the operation, maintenance and improvement of Honolulu Harbor as O‘ahu’s primary cargo and ocean transportation hub.

217. **Objective B**
To provide ~~meet the needs of the people of O‘ahu for~~ an adequate supply of water and ~~for~~ environmentally sound systems of waste disposal for O‘ahu’s existing population and for future generations.

218. Policy 1
Develop and maintain an adequate, safe and reliable supply of water in a cost-effective way that supports the long-term sustainability of the resource. ~~for both residents and visitors.~~

219. Policy 2
Help to d~~D~~evelop and maintain an adequate, safe and reliable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health of the resource and considers the impacts of climate change, including possible decreases in water supply due to drought.

220. Policy 3
Use new technologies which will ensure that water and waste disposal services are provided at reasonable cost.
~~Encourage the development of new technology which will reduce the cost of providing water and the cost of waste disposal.~~

221. Policy 4
Encourage the increased availability and use of recycled or brackish water to meet non-potable demands.

222. Policy 5 ~~Policy 4~~
Pursue strategies to reduce ~~Encourage a lowering of~~ the per-capita consumption of water and the per-capita production of waste.

223. Policy 6 ~~Policy 5~~
Provide safe, reliable, efficient, and environmentally sound ~~sensitive~~ waste-collection and waste-disposal services that consider the impacts of climate change during the siting and construction of new facilities.

224. Policy 7 ~~Policy 6~~
Pursue programs to expand recycling and resource recovery from O‘ahu’s solid-waste and wastewater streams.
~~Support programs to recover resources from solid-waste and recycle wastewater.~~

225. Policy 8
Support initiatives that educate the community about the importance of conserving resources and reducing waste streams.

226. Policy 9 ~~Policy 7~~
Require the safe disposal of hazardous waste.

227. **Objective C**
To ensure reliable, cost-effective and responsive ~~maintain a high level of~~ service for all utilities.

228. Policy 1
Maintain and upgrade existing utility systems in order to avoid major breakdowns and service interruptions.

229. Policy 2
Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.

230. Policy 3
Facilitate ~~Plan for~~ the timely and orderly expansion of utility systems.

231. Policy 4
Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.

232. **Objective D**
To maintain transportation and utility systems which support ~~will help~~ Oʻahu as ~~continue to be~~ a desirable place to live and visit.

233. Policy 1
Give primary emphasis in the capital improvement program to the maintenance and improvement of transportation systems ~~existing roads~~ and utilities.

234. ~~Policy 2~~
~~Use the transportation and utility systems as a means of guiding growth and the pattern of land use on Oʻahu.~~

235. ~~Policy 3~~
~~Encourage the study and use of telecommunications as an alternative to conventional transportation facilities.~~

236. Policy 2 ~~Policy 4~~
Evaluate the social, cultural, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.

237. Policy 3 ~~Policy 5~~
Require the installation of underground utility lines wherever feasible.

238. Policy 4 ~~Policy 6~~
Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services.

239. Policy 5
Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near Oʻahu's coastal areas.

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240. **Objective A**
To increase energy self-sufficiency and maintain an efficient, reliable, resilient, and cost-efficient energy system.
~~**To maintain an adequate, dependable, and economical supply of energy for O‘ahu residents.**~~

241. Policy 1
Encourage the implementation of a ~~Develop and maintain a~~ comprehensive plan to guide and coordinate energy conservation and renewable ~~alternative~~ energy development and utilization programs ~~on O‘ahu~~.

242. Policy 2
Support and encourage programs and projects, including ~~Establish~~ economic incentives, ~~and~~ regulatory measures, and educational efforts, which will reduce O‘ahu's dependence on fossil fuels ~~petroleum~~ as its primary source of energy.

243. ~~Policy 3~~
~~Support programs and projects which contribute to the attainment of energy self-sufficiency on O‘ahu.~~

244. Policy 3 ~~Policy 4~~
Promote and assist efforts to establish adequate fossil fuel supplies ~~petroleum~~ reserves within Hawai‘i's boundaries until O‘ahu is energy self-sufficient.

245. ~~Policy 5~~
~~Give adequate consideration to environmental, public health, and safety concerns, to resource limitations, and to relative costs when making decisions concerning alternatives for conserving energy and developing natural energy resources.~~

246. ~~Policy 6~~
~~Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs.~~

247. Policy 4
Promote and assist efforts to optimize the use of all proven sources of renewable energy.

248. Policy 5
Support the increased use of solid waste energy recovery and other biomass energy conversion systems.

249. Policy 6
Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective, and environmentally sound renewable energy supplies, including but not limited to:

a. solar energy;
b. biomass energy conversion;
c. wind energy conversion;
d. geothermal energy;
e. ocean wave energy; and
f. ocean thermal energy conversion.

250. Policy 7
Support State and Federal initiatives to utilize renewable energy sources.

251. Policy 8
Manage our resources and the development of our communities in line with the long-term goals of net zero to net positive performance in the areas of energy, low carbon emissions, waste streams, all City utilities, and food security.

252. Policy 9
Encourage the use of commercially available renewable energy systems in public facilities, institutions, residences, and business developments.

253. Policy 10
Consider health, safety, environmental, cultural, and aesthetic impacts, as well as resource limitations, land use patterns, and relative costs in all major decisions on renewable energy.

254. Policy 11
Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs and regulations, including updating building energy codes.

255. **Objective B**
To conserve energy through the more efficient management of its use and through more energy-efficient technologies.

256. Policy 1
Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.

257. Policy 2
Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient and sustainable siting and design of new developments.

258. Policy 3
Provide incentives and where appropriate, mandatory controls to reduce energy consumption in existing buildings and outdoor facilities, and in design and construction practices.
~~Carry out public, and promote private, programs to more efficiently use energy in existing buildings and outdoor facilities.~~

259. Policy 4
Promote further progress in the development of a multi-modal transportation system that minimizes fossil fuel consumption and greenhouse gas emissions.
~~Promote the development of an energy-efficient transportation system.~~

260. Policy 5
Encourage the implementation of an adaptable and reliable electrical grid, energy transmission, energy storage, and energy generation technologies.

261. Policy 6
Support the availability and use of energy efficient vehicles, especially hybrid, fuel cell, and pure electrical vehicles.

262. ~~**Objective C**~~
~~**To fully utilize proven alternative sources of energy.**~~

263. ~~Policy 1~~
~~Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments.~~

264. ~~Policy 2~~
~~Support the increased use of operational solid waste energy recovery and other biomass energy conversion systems.~~

265. ~~**Objective D**~~
~~**To develop and apply new, locally available energy resources.**~~

266. ~~Policy 1~~
~~Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies from:~~
~~a. solar insolation;~~
~~b. biomass energy conversion;~~
~~c. wind energy conversion;~~
~~d. geothermal energy; and~~
~~e. ocean thermal energy conversion.~~

267. ~~Policy 2~~
~~Secure State and Federal support of City and County efforts to develop new sources of energy.~~

268. **Objective C**
To foster an ethic of energy conservation that inspires residents to engage in sustainable practices.

269. ~~**Objective E**~~
~~**To establish a continuing energy information program.**~~

270. Policy 1
Supply citizens with the information they need to fully understand the potential supply, cost, security and other issues ~~problems~~ associated with O‘ahu's dependence on imported fossil fuels. ~~petroleum.~~

271. Policy 2
Increase consumer awareness of available renewable energy sources and their costs and benefits.

272. ~~Policy 2~~
~~Foster the development of an energy conservation ethic among O‘ahu residents.~~

273. ~~Policy 3~~
~~Keep consumers informed about available alternative energy sources and their costs and benefits.~~

274. Policy 3 ~~Policy 4~~
Provide information concerning the impact of public and private decisions on future energy use.

275. Policy 4
Provide communities with timely, relevant, and accurate information concerning renewable energy facilities proposed in their area.

VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN

276. **Objective A**
To coordinate changes in the physical environment of O‘ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

277. Policy 1
Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure.

278. ~~Policy 1~~
~~Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban-fringe and rural areas.~~

279. Policy 2
Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public ~~safety~~ facilities and services.

280. ~~Policy 3~~
~~Phase the construction of new developments so that they do not require more regional supporting services than are available.~~

281. Policy 3 ~~Policy 4~~
Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.

282. Policy 4
Facilitate and encourage compact, higher-density development in urban areas designated for such uses.

283. Policy 5
Encourage the establishment of mixed-use town centers that are compatible with the physical and social character of their community.
~~Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.~~

284. Policy 6
Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.

285. ~~Policy 6~~
~~Encourage the clustering of developments to reduce the cost of providing utilities and other public services.~~

286. Policy 7
Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.

287. Policy 8
Locate community facilities on sites that will be convenient to the people they are intended to serve.

288. Policy 9
Exclude from residential areas, uses which are major sources of noise and air pollution.

289. Policy 10
Encourage siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise.

290. ~~Policy 10~~
~~Establish danger zones to exclude incompatible uses from hazardous areas surrounding airfields, electromagnetic-radiation sources, and storage places for fuel and explosives.~~

291. Policy 11
Prohibit new airfields, high-powered electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.

292. Policy 12
Promote opportunities for the community to participate meaningfully in planning and development processes, including new forms of communication and social media.

293. **Objective B**
To plan and prepare for the long-term impacts of climate change.

294. Policy 1
Integrate climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment.

295. Policy 2
Coordinate plans in the private and public sectors that support research, monitoring, and educational programs on climate change.

296. Policy 3
Prepare for the anticipated impacts of sea level rise on existing communities and facilities through remediation, adaptation, and other measures.

297. **Objective C ~~Objective B~~**
To develop the urban corridor stretching from ~~Honolulu (~~Waiʻalae-Kāhala to ~~Hālawa), ʻAiea, and~~ Pearl City as the island's primary urban center.

298. ~~Policy 1~~
~~Stimulate development in the primary urban center by means of the City and County's capital improvement program and State and Federal grant and loan programs.~~

299. ~~Policy 2~~
~~Provide for the expanded development of low-rise multi-unit housing.~~

300. ~~Policy 3~~
~~Encourage the establishment of mixed-use districts with appropriate design and development controls to ensure an attractive living environment and compatibility with surrounding land uses.~~

301. Policy 1 ~~Policy 4~~
Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.

302. Policy 2 ~~Policy 5~~
Encourage the development of attractive residential communities in downtown and other business centers.

303. Policy 3 ~~Policy 6~~
Maintain and improve downtown as the financial and office center of the island, and as a major retail center.

304. Policy 4 ~~Policy 7~~
Provide for the continued viability of the Hawai‘i Capital District as a center of government activities and as an attractive park-like setting in the heart of the c~~C~~ity.

305. Policy 5 ~~Policy 8~~
Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area.

306. Policy 6 ~~Policy 9~~
Facilitate the redevelopment of Kaka‘ako as a major mixed-use residential, office, and commercial area that provides housing, jobs, recreational facilities, pedestrian safety, and other amenities and services that are needed by the area’s residents and workers. ~~, as well as commercial and light-industrial area.~~

307. **Objective D ~~Objective C~~**
To develop a secondary urban center in ‘Ewa with its nucleus in the Kapolei area.

308. Policy 1
Allocate funds from the City and County's capital improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.

309. Policy 2
Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.

310. Policy 3
Encourage the continuing development of the greater Campbell Industrial Park and Kalaeloa Harbor area ~~Barbers Point~~ as a major industrial center.

311. Policy 4
Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments, major landowners and developers, and the community. ~~and with the sugar industry.~~

312. Policy 5
Cooperate with the State and Federal governments in the continuing expansion ~~development~~ of the ~~a~~ deep water harbor at Kalaeloa ~~Barbers Point~~.

313. Policy 6
Encourage the development of the Ocean Pointe/Hoakalei ~~'Ewa Marina~~ Community as a major residential and recreation area emphasizing recreational ~~boating~~ activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.

314. **Objective E ~~Objective D~~**
To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.

315. Policy 1
Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low- to mid-~~-~~rise, low- to medium-~~-~~density development which may include significant levels ~~of retail and service commercial uses as well as satellite institutional and~~ public uses geared to serving the needs of households.

316. Policy 2
Coordinate plans for developments within the 'Ewa and Central O'ahu urban-fringe areas with the State and Federal governments, major landowners and developers, ~~and with the sugar, pineapple, and other emerging~~ agricultural industries, and the community.

317. Policy 3
Maintain ~~Establish~~ a green belt system in the 'Ewa and Central O'ahu areas of O'ahu. ~~in the Development Plans.~~

318. Policy 4
Maintain vibrant rural areas that reflect a relatively open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and which allows modest growth opportunities to address area residents' future needs.
~~Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.~~

319. Policy 5
Encourage the development of a variety housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.

320. Policy 6
Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations.

321. **Objective F ~~Objective E~~**
To create and maintain attractive, meaningful, and stimulating environments throughout O‘ahu.

322. ~~Policy 1~~
~~Prepare and maintain a comprehensive urban design plan for the Island of O‘ahu.~~

323. ~~Policy 2~~
~~Integrate the City and County's urban design plan into all levels of physical planning and developmental controls.~~

324. Policy 1 ~~Policy 3~~
Encourage distinctive community identities for both new and existing communities ~~districts~~ and neighborhoods.

325. Policy 2 ~~Policy 4~~
Require the consideration of urban design principles in all development projects.

326. Policy 3 ~~Policy 5~~
Require ~~new~~ developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

327. Policy 4 ~~Policy 6~~
Provide design guidelines ~~special design standards~~ and controls that will allow more compact development and intensive use of lands in the primary urban center, and along the rapid transit corridor.

328. Policy 5
Seek to protect residents’ quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities.

329. ~~Policy 7~~
~~Promote public and private programs to beautify the urban and rural environments.~~

330. ~~Policy 8~~
~~Preserve and maintain beneficial open space in urbanized areas.~~

331. Policy 6
Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital.

332. Policy 7 ~~Policy 9~~
Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.

333. Policy 8
Design public streets to be safe and accessible for all users, to be visually attractive, and to support sustainable ecological processes.

334. Policy 9
Recognize the importance of using Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of *mālama ʻāina* and to create a more Hawaiian sense of place.

335. ~~Policy 10~~
~~Establish a review process to evaluate the design of major development projects.~~

336. **Objective G ~~Objective F~~**
To promote and enhance the social and physical character of Oʻahu's older towns and neighborhoods.

337. Policy 1
Encourage new construction in established areas to be compatible with the character and cultural values of the surrounding community. ~~to complement the ethnic qualities of the older communities of Oʻahu.~~

338. Policy 2
Encourage, wherever desirable, the rehabilitation of existing substandard structures.

339. Policy 3
Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.

340. Policy 4
Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.

341. Policy 5
Acknowledge the cultural and historical significance of *kuleana* lands and the ancestral ownership of *kuleana* lands.

342. Policy 6
Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability.

VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE

343. **Objective A**
To prevent and control crime and maintain public order.

344. Policy 1
Provide a safe environment for residents and visitors on O‘ahu.

345. Policy 2
Provide adequate, safe and secure criminal justice facilities and adequate training and staffing for City and County law enforcement agencies.

346. Policy 3
Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.

347. Policy 4
Keep the public informed of the nature and extent of criminal activity on O‘ahu.

348. Policy 5
Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes.

349. Policy 6
Seek the help of State and Federal law-enforcement agencies to curtail the activities of organized crime syndicates on O‘ahu.

350. Policy 7
Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values.

351. Policy 8
Cooperate with other law-enforcement agencies to develop new methods of fighting crime.

352. Policy 9
Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.

353. **Objective B**
To protect residents and visitors ~~the people of O‘ahu~~ and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

354. Policy 1
Keep up-to-date and enforce all City and County safety regulations.

355. Policy 2
Require all developments in areas subject to floods and tsunamis, and coastal erosion to be located and constructed in a manner that will not create any health or safety hazards or cause harm to natural and public resources.

356. Policy 3
Participate with State and Federal agencies in the funding and construction of flood-control projects, and prioritize the use of ecologically-sensitive flood control strategies when feasible.

357. Policy 4
Help State and Federal agencies provide emergency warnings, protection and mitigation during major emergencies such as tsunamis, hurricanes, and other high-hazard events.

358. ~~Policy 4~~
~~Cooperate with State and Federal agencies to provide tsunami warning and protection for O‘ahu.~~

359. Policy 5
Cooperate with State and Federal agencies to provide protection from war, civil disruptions, and other major disturbances.

360. Policy 6
Reduce hazardous traffic conditions.

361. Policy 7
Provide adequate resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment.

362. ~~Policy 7~~
~~Provide adequate fire protection and effective fire prevention programs.~~

363. Policy 8
Create disaster-ready communities that are mentally and physically prepared for disasters.

364. ~~Policy 8~~
~~Provide adequate search and rescue and disaster response services.~~

365. Policy 9
Plan for the impacts of climate change on public safety, in order to minimize potential future hazards.

366. ~~Policy 9~~
~~Design safe and secure public buildings.~~

367. Policy 10
Provide adequate staff to supervise activities at public facilities.

368. Policy 11
Develop civil defense plans and programs to protect and promote public health, safety, and welfare of the people.

369. Policy 12
Provide educational materials on civil defense preparedness, fire protection, traffic hazards, and other unsafe conditions.

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IX. HEALTH AND EDUCATION

370. **Objective A**
To protect the health and well-being of residents and visitors. ~~of the people of O‘ahu.~~

371. Policy 1
Encourage the provision of health-care facilities that are accessible to both employment and residential centers.

372. Policy 2
Provide ~~Encourage~~ prompt and adequate ambulance and first-aid services in all areas of O‘ahu.

373. Policy 3
Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.

374. Policy 4
Integrate public health concerns such as air and water pollution as a consideration in land use planning decisions.

375. Policy 5
Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of fresh, locally grown foods.

376. Policy 6
Encourage healthy lifestyles through walkable communities, safe street crossings, safe routes to schools, and parks for pedestrians and bicyclists.

377. Policy 7
Support efforts to make health care more accessible for everyone.

378. Policy 8
Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multi-modal transportation options, that provides an adequate supply of affordable housing, that encourages growth in needed and desirable jobs, that provides quality health care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.

379. Policy 9
Plan for our aging population's growing health care, personal service, and diverse daily activity needs, and encourage these services to be provided in a timely manner, including age-specific social activities.

380. **Objective B**
To provide a wide range of educational opportunities for the people of Oʻahu.

381. Policy 1
Support education programs that encourage the development of employable skills.

382. Policy 2
Encourage the provision of informal educational programs for people of all age groups.

383. Policy 3
Encourage the after-hours use of school buildings, grounds, and facilities.

384. Policy 4
Encourage the construction of school facilities that are designed for flexibility and high levels of use.

385. Policy 5
Facilitate the appropriate location of learning institutions from the preschool through the university levels.

386. Policy 6
Encourage outdoor learning opportunities and venues that utilize our unique natural environment and native culture.

387. **Objective C**
To make Honolulu the center of higher education in the Pacific.

388. Policy 1
Encourage continuing improvement in the quality of higher education in Hawaiʻi, as well as ways to make higher education more affordable.

389. Policy 2
Encourage the development of diverse opportunities in higher education.

390. Policy 3
Encourage research institutions to establish branches on Oʻahu.

391. Policy 4
Help Honolulu become home to the wisdom of nations, befitting its status as an international Pacific crossroads.

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392. **Objective A**
To foster the multiethnic culture of Hawai‘i and respect the host culture of the Native Hawaiian people.

393. Policy 1
Encourage the recognition of the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O‘ahu’s way of life.

394. ~~Policy 1~~
~~Encourage the preservation and enhancement of Hawai‘i's diverse cultures.~~

395. Policy 2
Promote the preservation and enhancement of local cultures, values and traditions.

396. Policy 3 ~~Policy 2~~
Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawai‘i made by the City's various ethnic groups.

397. Policy 4 ~~Policy 3~~
Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.

398. Policy 5 ~~Policy 4~~
Encourage the protection of the ethnic identities of the older communities of O‘ahu.

399. **Objective B**
To protect, preserve and enhance O‘ahu's cultural, historic, architectural, and archaeological resources.

400. Policy 1
Promote ~~Encourage~~ the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.

401. Policy 2
Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.

402. Policy 3
Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.

403. Policy 4
Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.

404. Policy 5
Seek public and private funds, and public participation and support, to protect, preserve and enhance social, cultural, historic, architectural, and archaeological resources.

405. Policy 6
Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.

406. Policy 7
Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices.

407. **Objective C**
To foster the visual and performing arts.

408. Policy 1
Encourage and support programs and activities for the visual and performing arts.

409. Policy 2
Encourage creative expression and access to the arts by all segments of the population.

410. Policy 3
Provide permanent art in appropriate City public buildings and places.

411. **Objective D**
To provide a wide range of recreational facilities and services that are readily available to ~~all~~ residents and visitors alike and that balances access to natural areas with the protection of those areas. ~~of O‘ahu.~~

412. Policy 1
Develop, ~~and~~ maintain, and expand a community-based park~~s~~ system to meet the needs of the diverse ~~different~~ communities on O‘ahu.

413. Policy 2
Develop, ~~and~~ maintain, and expand a system of regional parks and specialized recreation facilities, based on the cumulative demand of residents and visitors.

414. Policy 3
Develop, ~~and~~ maintain, and improve urban parks, squares, and beautification areas in high-~~-~~density urban places.

415. Policy 4
Encourage public and private natural reserves and botanical and zoological parks ~~on O'ahu~~ to foster greater ~~an~~ awareness and appreciation of the natural environment.

416. Policy 5
Encourage the State to develop, improve and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.

417. Policy 6
Ensure that public recreational facilities balance the demand for facilities against capital and operating cost constraints so that they are adequately sized and properly maintained.

418. ~~Policy 6~~
~~Provide convenient access to all beaches and inland recreation areas.~~

419. Policy 7
Ensure and maintain convenient and safe access to beaches, ocean environments and mauka recreation areas in a manner that protects natural and cultural resources.

420. ~~Policy 7~~
~~Provide for recreation programs which serve a broad spectrum of the population.~~

421. Policy 8
Encourage ocean and water-oriented recreation activities that do not adversely impact ~~on~~ the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.

422. Policy 9
Require all new developments to provide their residents with adequate recreation space.

423. Policy 10
Utilize our unique natural environment in a responsible way to promote cultural events and activities.

424. ~~Policy 10~~
~~Encourage the private provision of recreation and leisure-time facilities and services.~~

425. Policy 11
Encourage the after-hours, weekend, and summertime use of public school facilities for recreation.

426. Policy 12
Provide for safe and secure use of public parks, beaches, and recreation facilities.

427. Policy 13
Create and promote recreational venues for *keiki* and *kupuna* and for *kamaʻāina* and *malahini.*

428. ~~Policy 13~~
~~Encourage the safe use of Oʻahu's ocean environments.~~

429. Policy 14
Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.

XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT

430. **Objective A**
To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.

431. Policy 1
Maintain City and County government services at the level necessary to be effective.

432. Policy 2
Promote consolidation of State and City and County functions whenever more efficient and effective delivery of government programs and services can be achieved.

433. Policy 3
Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.

434. Policy 4
Prepare, maintain, and publicize policies and plans which are adequate to guide and coordinate City programs and regulatory responsibilities.

435. Policy 5
Broaden the use of technology to achieve greater efficiency and accountability in government operations.

436. **Objective B**
To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.

437. Policy 1
Provide for a balanced budget.

438. Policy 2
Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and Development Plans.

439. Policy 3
Ensure accountability and transparency in government operations.

N 2

SECOND PUBLIC REVIEW DRAFT COMMENTS

GENERAL PLAN REVISION
SECOND PUBLIC REVIEW DRAFT
COMMENTS WITH AGENCY RESPONSES

Comments received March - May 2017

Comment Source (See key at end of document)	Written Comment	Agency Response	Agency Response #
		*Numbers occasionally skip to adjust for duplicate comments	
Introduction			
13	ROW 1. INTRODUCTION (page 3). Delete last sentence, which is more appropriate for a development plan than the General Plan. It is also confusing and inappropriately highlights future growth and conflicts with the language of the Preamble. ~~"This planning process serves as the coordinative means by which the City and County government provides direction to accommodate the future growth projected for O'ahu."~~	Comment noted. The GP is tasked with addressing future growth projections which includes (1) adequate preparation to accommodate forecast population, and (2) working with the community on policies to shape that growth in a desirable fashion. For clarity, the sentence has been edited as follows: "This planning process also serves as the coordinative means by which the City and County government provides direction to ~~accommodate~~ the ~~future~~ growth projected for O'ahu".	**1**
14	ROW 1. INTRODUCTION (page 3). Delete all new language and retain language from 2002 General Plan because it changes the focus of the Plan from directing growth to the metropolitan area of Honolulu to the entire island. "This planning process serves as the coordinative means by which the City and County government provides ~~direction to accommodate~~ for the future growth ~~projected for O'ahu~~ of the metropolitan area of Honolulu.	Comment noted. The General Plan addresses growth projected for the entire island, not just metropolitan Honolulu.	**2**
39	ROW 1. INTRODUCTION (page 3). Changes were made to change focus of the General Plan from metro Honolulu to allow developers to pave and concrete over all "future projected growth" of O'ahu. Deletes reference to the General Plan being "dynamic" and that DPP will keep abreast of "emerging issues, changing community attitudes, needs and conditions, and new opportunities and planning approaches." With the "emergence of any particular issue of City wide concern," DPP may "reassess pertinent objectives and policies of the plan." – means anything.	Comment noted. The Introduction was edited as part of the first Public Review Draft to focus on the General Plan as a document guiding the entire City and County of Honolulu, and not on the DPP. Information on the revision and updating process is provided in the Amendments section at the end of the Preamble.	**3**
72	ROW 1. INTRODUCTION (page 3). The proposed changes weaken the General Plan. Because this document expresses the aspirations of the residents of O'ahu, it should be primary in all considerations, not "the first tier" of a process where other tiers and agendas override our aspirations. Because the aspirations of residents include a high quality of life, clean waterways, and open spaces where the natural environment is protected and preserved, this plan is not to "provide direction to accommodate [all] future growth." The people who live here like O'ahu the way it was, and that means we will need to limit and stop growth, not continually accommodate it, or else we lose the quality of life we love through too many people pressed together in small spaces, no open space, no natural environment; we'd become another Hong Kong. Revise as follows: "It is the first tier of ~~focal point of and lays the foundation for~~ a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides ~~direction to accommodate~~ for the future growth projected for O'ahu. ~~of the metropolitan area of Honolulu.~~"	Comment noted. The General Plan is described in this paragraph as the "first tier" and also the "foundation" of subsequent planning. This is an accurate description. The General Plan reflects aspirational policies at a broad level, but it is up to the finer grain community planning processes and functional plans to move toward that vision.	**4**

74	ROW 1. INTRODUCTION (page 3). Plan should have more specifics and numbers so that it is not just a collection of statements. In other words, if the Plan does not include an accommodation for development (or if there is an incompatibility), it should not happen.	Comment noted. The General Plan is not intended to include specific numbers or identify implementation actions. Rather, the GP sets the tone and broad goals for the Development Plans and Sustainable Communities Plans, as well as the implementing ordinances, rules, regulations and functional plans.	**5**
34	ROW 1. INTRODUCTION (page 3). Revisions to the Introduction shifts the established intent of the Plan from providing "for the future growth of the metropolitan area of Honolulu" to providing direction "to accommodate the future growth projected for O'ahu." There is a vast difference in these directions. The original language established the intent of the General Plan and should be restored.	Comment noted. The proposed language is more appropriate as Ewa/Kapolei, outside of Honolulu, is contributing significantly to current and future growth.	**6**
72	ROW 2. INTRODUCTION (page 3). Delete the entire paragraph beginning, "The City's planning process is comprised of three distinct tiers. As the first tier…." These processes may change over time. As the General Plan expresses the aspirations of the residents of O'ahu, it is our primary long-term document guiding all development decisions. This should not change because we should never lose sight of or give up what we want in terms of quality of life and the surrounding environs we live within. If we do, we will very likely lose everything we value and hold precious about living here."	Comment noted. This is important background information about the City's planning process that was not included in the original General Plan. The General Plan is a guiding document, however, other "tiers", or plans at different scales, are necessary to provide sufficient detail for implementation actions. The Development Plans and Sustainable Communities Plans are the tools used to implement the policy goals fo the GP.	**7**
72	ROW 3. INTRODUCTION (page 3). Delete the graphic that illustrates the City's planning system.	Comment noted. This graphic is added to reinforce and help explain the text.	**8**
72	ROW 4. INTRODUCTION (page 4). Keep the years noted in the document because they provide useful historical information that help residents more readily reference records of when changes were made and what those changes were. Do not dilute the usefulness or potency of the document. "Since the adoption of the General Plan in 1977, a number of amendments were subsequently adopted in 1979, 1982, 1985, 1987, 1989, 1990, 1991, 1992, 2002 and 2017 [or whatever year any current changes are passed]. ~~various plan have been made over the years, including this update~~."	The proposed GP has been revised to include the previous update years as a table for reference purposes.	**9**
30	ROW 4. INTRODUCTION (page 4). Add food sustainability concept to last sentence. "However, in spite of these changes, the basic themes and directions for growth remain valid, and require continued pursuit while at the same time directing further efforts toward food sustainability by encouraging more locally-based food resources."	Comment noted. Please see references to locally grown food and food security under Chapter II, Objective C; Chapter VI, Objective A; and Chapter IX, Objective A.	**10**
72	ROW 5. INTRODUCTION (page 4). Leave this paragraph in the Plan, and update the year(s) in ROW 7 as appropriate. Not sure why this paragraph is proposed for deletion; the activities described for DPP are desirable and should be continued to be done for the people of O'ahu. "The Department of Planning and Permitting strives to maintain the dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions, as well as new opportunities and planning approaches. The emergence of any particular issue of Citywide concern may also activate the need for our department to reassess pertinent objectives and policies of the plan."	Comment noted. The General Plan has long term applicability. As such, it is not intended to address all issues *as they arise*- if it did so, it would be in constant revision.	**11**

72	ROW 6. INTRODUCTION (page 4). Leave this paragraph in the Plan, and update the year(s) in ROW 7 as appropriate. Not sure why this paragraph is proposed for deletion; the activities described for DPP are desirable and should be continued to be done for the people of O'ahu. "In this way, we can assist our policy makers and decision makers in assuring that the objectives, policies and planning priorities are kept current."	See response #3	**12**
72	ROW 7. INTRODUCTION (page 4). Retain original paragraph, with updated revision years. "This revised 2017 ~~1992~~ edition of the General Plan reinforces this planning concept. It supersedes all previous editions and includes all changes which were adopted through the end of 2017."	Comment noted. By superseding all previous editions the General Plan is a self-contained document.	**13**
69	ROW 8. INTRODUCTION (page 4-5). Add reference to anticipated rising sea levels. "Although future population projections indicate a slower rate of growth in the future due to an aging population, and mature economy, and problems anticipated with rising sea levels, O'ahu will continue to maintain its prominence as the state's economic, political, and population center."	Comment noted. Rising sea levels are not currently tied to population projections in the GP. However, planning for climate change is addressed throughout the GP, see especially Chapter VII., Objective A, Policy 10, and Chapter VII., Objective B policies.	**14**
	Preamble		
72	ROW 9. PREAMBLE (page 7). Retain original language in paragraph 1 and 2. No need for the changes in paragraphs 1 and 2, but the proposed changes to paragraph 3 helps provide consistency throughout the document on the main areas of focus of the General Plan. "The General Plan for the City and County of Honolulu, a requirement of the City Charter, is a written commitment by the City and County government to a future for the island of O'ahu which it considers desirable and attainable. ~~The Charter assigns the responsibility for the preparation of the General Plan and its revisions to the Department of Planning and Permitting. The General Plan and revisions are adopted by the Honolulu City Council as a resolution. Under the Revised Charter of the City and County of Honolulu, Chapter 15, Section 6-1508, the General Plan shall set forth the City's objectives and broad policies for the long-range development of the island. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the City and the most desirable population distribution and regional development pattern~~."	Comment noted. The additions provide valuable information on the relationship of the General Plan to the Revised Charter of the City and County of Honolulu.	**15**
13	ROW 9. PREAMBLE (page 7). Add new sentence after the 2nd paragraph (paragraph beginning and ending "Under the Revised Charter... population distribution and regional development pattern"): "General welfare and prosperity are directly linked to an updated General Plan's ability to foster resilient communities as we face emerging challenges from climate change impacts, social equity, and demographic changes that impact culture."	Comment noted. It is agreed that the General Plan must provide a strong foundation for addressing current and future challenges. However, it is at the level of the community planning, functional planning and public participation that those objectives are carried out.	**16**
2	A. Priority Guidelines on Sustainability, HRS § 226-108(2) ROW 13-14. PREAMBLE, Content of the General Plan (page 8-9); also Chapter VI. HRS § 226-108 – the priority guideline on sustainability should be referenced and integrated in the policies developed for the preamble and Section VI.	The sustainability objectives and policies of the GP are consistent with all 7 guidelines of HRS § 226-108 . A reference to the Statute was added as a footnote to line 13 of the Preamble.	**17**

13	ROW 13. PREAMBLE (page 8). Include climate change up front in this section, replacing the 1st sentence with the following: "A future which is sustainable is also of great importance for an island community interested in the current and future well-being of its people. For an island community to provide social and economic benefits over the long term to citizens, the General Plan recognizes that resilience and sustainability are of equal paramount importance in an era where climate change will impact all eleven areas of concern articulated below."	Comment noted. Much of the subject matter in the GP is intertwined. In this instance the three broad themes of environmental protection, economic health and social equity are intentionally broad and are meant to be a lens by which to examine the entirety of issues that the community faces, including climate change impacts. These three themes are a popular definition for evaluating "sustainable" decisions and actions.	**18**
69	ROW 13. PREAMBLE (page 8). Add new bullets for food security and fresh natural drinking water. "….To do this, the City and County shall seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable place: • Food security • Fresh natural drinking water • environmental protection • economic health, and • social equity.	See response #18	**19**
72	ROW 13. PREAMBLE (page 8). This section can be misconstrued as written; more clarity is needed to focus on what is needed and not needed in order to achieve sustainability. "A sustainable Honolulu would not exceed O'ahu's ~~have the~~ capacity to support the current generation's ~~demand and~~ use of its resources nor compromise ~~without compromising~~ the ability of future generations to meet their own needs."	The sentence now reads: "A sustainable Honolulu ~~would~~ means havinge the capacity to support the current generation's demand and use of its resources without compromising the ability of future generations to meet their ~~own~~ needs."	**20**
72	ROW 14. PREAMBLE (page 8). To effectively achieve sustainability, we have to think beyond the norms of current thinking and take real steps to address current population pressures and preempt future problems. Without actively working towards achieving a population that O'ahu can more readily sustain, all talk of sustainability is hollow and doomed to failure. The big problems society faces today are created by population pressures. We need laws and regulations for a 10-year residency requirements before owning property, to give people who live on O'ahu a better chance to own property and to help manage population growth. Revise as follows: "Examples of what sustainability means in practice are: • careful monitoring and efforts to control of population growth on O'ahu through City & County policies that encourage open discussion of the very serious problems of overpopulation and encourage residents to limit the size of their families • passage of laws and regulations that require anyone to have resided in Hawai'i no less than 10 years before they can own property • compact and mixed-use development patterns that encourage higher densities and conserve energy……."	See response #27	**21**

69	ROW 14. PREAMBLE (page 8). Revise the bulleted list: "Examples of what sustainability means in practice are: • compact and mixed-use development patterns that encourage higher densities and conserve energy • preservation and protection of agricultural, natural, and open space resources • ~~multi-modal transportation networks and transit oriented developments to reduce automobile use~~ ~~• energy-efficient building design and technology to reduce energy consumption~~ ~~• greater public awareness of and actions to reduce waste and excessive consumption~~ • greater recycling and waste stream reduction, encouraging rain water catchment systems • use of renewable energy sources to reduce dependence on imported fossil fuels where economically and environmentally appropriate • greater production and consumption of locally-grown food and locally-produced products • economic diversification that emphasizes the well-being of O'ahu's residents and is resilient to changes in global conditions, ~~and~~ • greater awareness that the collective "social capital" within communities is vital to maintaining a strong and productive society • providing directions for growth that will properly accommodate sea level rise*, and • providing directions to prepare for and to properly accommodate the cut-off of imported food due to the problems of world population growth, starvation, migration, and wars for food elsewhere.. * Creating laws and monetary- deposit requirements for those now moving into areas that will become swamp land by the end of the century which monies will later pay for the removal of the buildings."	Comment noted. Language encouraging TOD and multi-modal travel options as a means to reduce automobile dependence (and thereby seek to: reduce ghg emissions, reduce dependence on fossil fuels, and reduce pressures on open space development), and language on encouraging waste reduction and discouraging over-consumption of resources will be retained. The 4th bullet now reads: "~~energy-~~efficient building design and technology to reduce water and energy consumption" . An edit to the 8th bullet reads: "greater production and consumption of locally-grown food and locally-produced products" has been included. The added bullets 12 and 13 are respectfully declined for inclusion as they do not reflect current DPP policy and are beyond the scope of this document.	**22**
30	ROW 14. PREAMBLE (page 8). Insert general statement regarding incorporating the ahupua'a – traditional Hawaiian resource management concept – as part of the overarching purpose. "Taking a lesson from traditional Hawaiian cultural practices, this plan will incorporate the ahupua'a concept of land and resource management to promote sustainability and stewardship."	A portion of the statement was edited as follows" Achieving ~~To achieve~~ sustainability requires ~~recognition~~ recognizing ~~of~~ the relationships and linkages between all resources within defined boundaries, similar to the values ~~systems~~ of the traditional ahupua'a Native Hawaiian land use management system that encourages stewardship and compatible principles from contemporary watershed management. ~~It~~ Sustainability in this context requires active ~~stewardship~~ conservation of the island's limited natural resources and other basic resources, and consideration for the health of the environment and the economy, in relation to the community's overall well-being."	**23**
30	ROW 14. PREAMBLE (page 8-9). Revise 1st and 6th bullets: 1st bullet: "preservation and protection of agricultural, natural, cultural and open space resources" 6th bullet: "…greater recycling and waste stream reduction by establishing recycling centers for each SCP and DP."	"Cultural" has been added to the 2nd bullet: preservation and protection of agricultural, natural, cultural and open space resources. The 6th bullet now reads: "...~~greater~~ increased participation and scope of recycling and waste stream reduction ..." Siting of recycling centers is a finer grain issue suitable to the DPs and SCPs.	**24**

69	ROW 16. PREAMBLE (page 9). We vote to keep the original objectives and policies, and strongly disagree with dropping statements to control population growth. We reached the carrying capacity of the island in many areas.	See response #1 and response #27	**25**
2	ROW 16. PREAMBLE, Population (page 9); also Chapter I (pages 21-24). HRS § 226-5 states that the objective in planning for the State's population growth shall be consistent with specific physical, economic, and social objectives, such as HRS § 226-S(b)(l) managing population growth in a way that provides increased opportunities and HRS § 226-5(b)(7) planning for the development availability of land and water resources. HRS § 226-5 should be referenced and integrated in discussion of policies for population in the preamble and Chapter I.	Population Objective A, Policy 3 links physical development to accommodate population growth to environmental, social, cultural and economic goals. Population Objective A, Policies 2 and 4 have been edited to emphasize community concerns and environmental protection.	**26**
13	ROW 16. PREAMBLE (page 9). Language referring to “growth” in the Preamble should be consistent with Chapter I Objective A (ROW 59). “Anticipated future growth” is used in ROW 16; should also be used in Objective A (currently says “future growth”). Consistency will ensure that “growth” is not promoted, but managed. Incorporate the term “carrying capacity”: “The first is to plan for anticipated population growth in a manner that considers the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, economic and environmental disruptions and that addresses carrying capacity.	Comment noted. See response #1 for language in the Preamble. "Carrying capacity" in this context refers to quantifying the maximum human population stress that can be put on O‘ahu without significant degradation of the environment. However, it is not a given number but a conceptual one that must be derived from numerous variables and assumptions. This is not to say that discrete elements such as water quality and road service levels are not addressed; they are, and can be found in their respective State and County Plans that all need to function together. Part of the underlying complexity of "carrying capacity" is that it does not account for technological advances nor can it anticipate changing behaviors or diverse personal values.	**27**
72	ROW 16. PREAMBLE (page 9). Retain original language. Controlling population growth is vital for both immediate and long-term sustainability. Adding reference to the distribution of residential population and the map of O‘ahu’s development pattern is unnecessary and narrowing; better to keep this paragraph broad in its declarations in order to maintain clarity of direction to present and future generations, and also to keep the long-term viability of this document. Revise as follows: “The population objectives and policies encompass three ~~two~~ distinct thrusts. The first is to control population growth to the extent possible to avoid social, economic, and environmental disruptions. Second, to plan for anticipated future population growth in a manner that considers the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, economic and environmental disruptions. Third, ~~The second is~~ to maintain a pattern of population distribution that will allow people to live, work, and play in harmony. ~~The map at the end of Chapter 1 conceptually shows the development pattern on O‘ahu in relation to Policy 4. The distribution of residential population percentages in Policy 4 and the map are not regulatory, but are guides to population growth in each of the DP and SCP areas.”~~	See responses #26 and 27	**28**
13	ROW 17. PREAMBLE (page 9). Delete “21st century.” The term is not defined and will quickly become outdated. “A new policy also promotes an a 21st century economy that respects our traditional cultural values.”	For clarity, the updated text now reads: "A new policy also promotes an ~~21st century~~innovative and technologically savvy economy that respects our unique traditions~~al~~ and cultural values."	**29**

2	ROW 17. PREAMBLE, Economy (page 9); also Chapter II (pages 25-31). Both HRS § 226-10.5 and the General Plan present growth option policies that are resilient to changes in business technology and information services. This statute should be referenced and integrated in discussion of policies for economy and long-term sustainability in the preamble and Chapter II.	See response #29 for updated language.	**30**
14	ROW 17. PREAMBLE (page 9). Delete new policy in Chapter II. There is no definition of what a 21st century economy is, what it is supposed to promote, or how it will accomplish the objectives of the General Plan. ~~"A new policy also promotes a 21st century economy that respects our traditional cultural values."~~	See response #29	**31**
30	ROW 17. PREAMBLE (page 9). Insert a sentence: "Identify the economic benefits of local food production for local markets."	The proposed language has been incorporated it as a new draft policy under Chapter II, Objective C, Policy 5.	**32**
39	ROW 17. PREAMBLE (page 9). The new policy in Chapter II promotes a 21st century economy that respects our traditional cultural values. There is no explanation of 21st century economy – Cell phones? Marijuana farming? Whose "traditional" cultural values?	See response #29	**33**
30	ROW 18. PREAMBLE (page 9-10). After the third sentence (ending ."….., and freshwater and marine environments that are enjoyed by residents and visitors alike.", insert a statement: "Fresh water resources are finite on O'ahu, and are vital to humans, wildlife and the natural environment."	Comment noted. "Freshwater and marine environments" was added to the text during the first revision to highlight the importance of protecting Oahu's freshwater and ocean ecosystems as an overarching goal that addresses both the natural environment and the drinking supply. Additional policies addressing freshwater resources including drinking water supply can be found in: Chapter III, Objective A, Policy 3 & Objective B, Policy 1 and Chapter V, Objective B policies.	**34**
2	ROW 18. PREAMBLE, Natural Environment and Resources Stewardship (page 9); also Chapter III (pages 33-34). This policy is consistent with HRS § 226-11, HRS § 226-12, and HRS § 226-13. The preamble and Chapter III should reference and integrate these statutes in the discussion of polices for the natural environment and resource stewardship.	Comment noted on consistency with HRS § 226-11, HRS § 226-12, and HRS § 226-13.	**35**
14	ROW 18. PREAMBLE (page 9). Delete the description after the 2nd second sentence in the paragraph ending in 'life of the community." It reads like a marketing statement, not a planning policy and does not belong in the General Plan. "~~Protecting the island's natural resources is essential to ensuring the long-term health and quality of life of the community. Besides an array of biologically-rich and diverse ecosystems, there are the pleasures of a year-round mild and amiable climate, beautiful mountains, attractive beaches, scenic vistas, and freshwater and marine environments that are enjoyed by residents and visitors alike.~~"	The following edits have been made: "Besides an array of biologically rich and diverse ecosystems, ~~there are the pleasures of~~and a year-round ~~mild and amiable~~temperate climate, there are beautiful mountains, attractive beaches, scenic vistas, and freshwater and marine environments that are enjoyed by ~~residents and visitors alike~~all. The City's policies seek to protect and enhance O'ahu's natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets. The objectives and policies recognize the importance of ~~not only~~ protecting the natural environment ~~but the importance of stewardship to protect it~~ for current and future generations."	**36**

39	ROW 18. PREAMBLE (page 9). The objectives and policies recognize the importance of not only protecting the natural environment but the importance of stewardship to protect it for future generations. Who is doing the stewardship? Private or Government?	Comment noted. The statement is in reference to the objectives and policies contained in the GP. Broad policies can encourage individuals, community groups, government agencies and the private sector to include environmental concerns along with their other objectives. Effective environmental protection cannot be accomplished solely by one sector or another, but takes a joint effort. HRS 226-108, Priority guidelines and principles to promote sustainability (7) is: "Emphasizing that everyone, including individuals, families, communities, businesses and government, has the responsibility for achieving a sustainable Hawaii".	**37**
39	ROW 19. PREAMBLE (page 10). This section recognizes the importance of developing whole communities that are well integrated with the surrounding land uses and natural environment. What does that mean? It's all about TOD and what developers want. DPP always gives them what they want if it's "Rail TOD".	Text change for clarification: "This section recognizes the importance of developing whole communities that are well-integrated with the surrounding land uses and the natural environment and that include housing, services, amenities, and job opportunities."	**38**
2	ROW 19. PREAMBLE, Housing and Communities (page 10); also Chapter IV (pages 35-38). This policy is consistent with HRS § 226-19. The preamble and Chapter IV should reference and integrate this statute in the discussion of policies for housing and communities.	Comment noted on consistency with HRS § 226-19.	**39**
2	A. Priority Guidelines on Affordable Housing, HRS § 226-106 ROW 19. PREAMBLE, Housing and Communities (page 10); also Chapter IV. To ensure alignment with State priority guidelines on affordable housing, the Preamble and Chapter IV should integrate the relevant State goals, objectives, policies, and priority guidelines on affordable housing and reference the statute.	A partial edit to Line 20 of the Preamble now reads: "to increase the availability of affordable housing and meet County and State affordability goals;"	**40**
14	ROW 19. PREAMBLE (page 10). Delete the last sentence in this section. It is unclear what the objective is and what is meant by the statement that whole communities will be well integrated. Also, there is no definition of what constitutes a whole community. "This section recognizes the importance of developing whole communities that are well integrated with the surrounding land uses and natural environment."	See response #38	**41**
30	ROW 19. PREAMBLE (page 10). Insert a statement that calls for "enforcement of affordable housing units for low-income families" (Current laws are based on moderate-income, and is out of reach for many island families).	See response #40	**42**
30	ROW 19. PREAMBLE (page 10). Add to the end of policy statement, "including development of affordable housing".	See response #40	**43**

21	ROW 19. PREAMBLE (page 10). "Obtaining decent, reasonably priced homes that are visitable and located in safe and attractive neighborhoods has been a perennial problem for the residents of O'ahu, and is a primary concern of the General Plan."	Comment noted. A draft policy (Chapter IX. Health and Education, Objective A, Policy 9) added to the Second Public Review Draft supports Honolulu becoming an age-friendly city. This is in direct support and reference to the June 2015 "Making Honolulu and Age-Friendly City" action plan completed with the UN WHO, AARP, and other community partnerships, that includes design recommendations for accessibility. The General Plan does not go to the level of detail of specific building standards.	**44**
34	ROW 19. PREAMBLE (page 10). This section refers to reasonably priced homes in safe and attractive neighborhoods as a primary concern of the Plan. If this is so, why is the revised draft promoting tourist vacation units in established neighborhoods "as warranted by market demand," which reduces available housing and precludes local residents from renting and purchasing housing at attainable prices? This section also refers to "whole communities" integrated into surrounding land uses and the natural environment. Define "whole communities." Again, it appears that the crafters of the draft revisions are pursuing urbanization of lower-density and rural areas, which flies in the face of the established Plan.	See response #38 and response #204	**45**
21	ROW 20. PREAMBLE (page 10). "The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices; to increase the availability of ~~affordable~~ housing that is both affordable and visitable; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter."	See response #44	**46**
14	ROW 20. PREAMBLE (page 10). Delete this paragraph. It is too broad and implies that mixed-use and transit-oriented developments are desired and appropriate for all communities on O'ahu, which is not the case. ~~"The objectives and policies for housing ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter."~~	The statement in the Preamble is a preview of the policy topics and statements that are found in the Housing chapter. TOD is only being considered for areas along the rail alignment and as delineated in the TOD plans approved by City Council. For clarity, the following change has been made: "The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices and~~,~~ to increase the availability of affordable housing and meet County and State affordability goals; to encourage higher-density housing via mixed use and transit-oriented developments in rail station areas; to encourage infill housing where permitted; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and to address issues associated with homelessness so that all people have decent and stable shelter."	**47**

27 and 37	ROW 20. PREAMBLE (page 10). Delete this paragraph. It implies that TOD is desired and appropriate for all communities on O'ahu. TOD should not be detached from the Honolulu rail corridor and allowed in every community. The bus stops are the only "transit" stations in Ko'olauloa, and increased density is not desired in remaining rural areas. ~~"The objectives and policies for housing ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter."~~	See response #47	**48**
72	ROW 20. PREAMBLE (page 10). Delete "higher-density housing via mixed use and transit-oriented developments" and change "reduce speculation" to "reduce inflationary speculation." The push to develop rail may well be to open up agricultural and other lands to new development. Such development encourages more population growth and is not conducive to our long-term natural resources (including land) sustainability and economic sustainability. The operational costs of rail will permanently raise the cost of living on O'ahu and that does not help residents. We must think outside of the prevailing thinking on mass transit and rail. Investing in expanding our fleet of cleaner, fuel-efficient buses to cover more of the island with frequent availability of buses is of the highest importance for our long-term sustainability. Revise as follows: "The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; ~~higher-density housing via mixed use and transit-oriented developments;~~ to increase the use of sustainable building designs and techniques; to reduce inflationary speculation in land and housing; and address issues associated with homelessness so that all people have shelter."	See response #47	**50**
74	ROW 20. PREAMBLE (page 20). Delete this section. It implies that TOD is desired and appropriate for all communities on O'ahu. Bus stops are our only "transit" stations in Ko'olauloa. Oppose all changes to the Urban Growth Boundaries at Malaekahana ahupua'a in Ko'olauloa, to and including a resort designation. This is not a resort destination , it is a college town.	See response #47	**51**
34	ROW 20. PREAMBLE (page 10). This paragraph describes the direction for the metropolitan area of Honolulu, but can be interpreted as being for the entire island. This is not the intent of the General Plan, and requires definition of the area for "higher-density housing via mixed use and transit-oriented developments" as being in the metropolitan area of Honolulu.	See response #47	**52**
27 and 96	ROW 20. PREAMBLE (page 10). Delete this paragraph. It implies that TOD is desired and appropriate for all communities on O'ahu. TOD should not be detached from the rail corridor and allowed in every community. The bus stops are the only "transit" stations in Ko'olauloa, and increased density is not desired in remaining rural areas. ~~"The objectives and policies for housing ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter."~~	See response #47	**53**

39	ROW 21. PREAMBLE (page 10). The cost of building and maintaining the various elements of a comprehensive transportation system to service the island is a major public investment. So why is the City spending $500 million a mile to maybe only benefit 2% public ridership? The best bus system in America is being destroyed?	See response #37	**54**
2	ROW 21. PREAMBLE, Transportation and Utilities (page 10); also Chapter V (pages 39-44). Policies for multi-modal transportation systems that are less dependent on fossil fuels are consistent with HRS § 226-17(b)(l). The preamble and Chapter V should reference and integrate this statute in discussion of transportation and utilities policies.	Comment noted on consistency with HRS § 226-17(b)(l).	**55**
69	ROW 21. PREAMBLE (page 10). This Transportation section is just sweet-talking waha. It needs to address the fact that traffic is destroying our lives. We won't be able to get to work in the city if we keep building. It needs to put in the language from the 'Ewa Development Plan guaranteeing adequate capacity for commuters going to and coming from the Primary Urban Center.	See response #57	**56**
72	ROW 21 PREAMBLE (page 10). Retain original language. Rail is not less dependent on fossil fuels, it is just as dependent. Rail uses electricity generated by Hawaiian Electric Company, which relies on fossil fuels to generate electricity. Revise as follows: "An efficient ~~A safe, efficient, and cost effective multimodal~~ transportation system ~~that is less dependent on fossil fuels and generates less greenhouse gas emissions~~ is essential to the life and economic productivity of a community. ~~our economic productivity and quality of life.~~ The cost of building and maintaining the system ~~various elements of a comprehensive transportation system to service the island~~ is a major public investment. Coordinated planning of accessibility and circulation requirements and ~~integration of~~ the transportation system ~~with existing and planned developments~~ is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system for pedestrian, bikeway, ~~ground transportation system that allows safe, comfortable and convenient travel for all users, including pedestrians, bicyclists~~, public transportation, and the automobile ~~riders, and motorists~~."	Comment noted. A multi-modal transportation system that is less dependent on fossil fuels will include rail, increased bus transport, commuter vanpools, biking and walking as well as continued accommodation of auto travel. In addition, increased numbers of electric and hybrid vehicles and transit options results in fewer greenhouse gas emissions and provides a more flexible path forward to reduce dependence on fossil fuels as the State moves ahead with its renewable energy goals.	**57**
69	ROW 22. PREAMBLE (page 10-11). This section about utilities is where the Plan needs to address carrying capacity, running out of fresh water, and how people of the West side will drink desalinated water in the future.	See response #27	**58**
2	ROW 23. PREAMBLE, Energy (page 11); also Chapter VI, Energy (pages 45-48). In regards to Resource Conservation (Energy Efficiency), these sections should include policies, goals and specific targets for energy efficiency certification. Promoting energy certification may include countywide standards for green building rating systems (e.g.; LEED, the Living Building Challenge, Green Globes, Energy Star), and standards for new larger neighborhood developments, including but not limited to nationally recognized rating systems such as LEED for Neighborhood Development (LEED-ND), Green Enterprise Communities or a comparable State approved, nationally recognized, and consensus-based guideline, standard, or systems.	Chapter VI Energy Objective B, Policy 2 has been edited to: "Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient and sustainable siting and design of new developments. Support the increased use of nationally recognized energy efficiency and resource conservation rating and certification systems and consensus-based guidelines".	**59**
69	ROW 24. PREAMBLE (page 11-12). The second paragraph in this section needs to give directions that reflect climate change and sea level rise. Such as no high-rises below the freeway in the city. And deposits by everyone building in the lowlands to pay for later tearing down.	Comment noted. The third paragraph of this section already refers to the Climate Change Adaptation Priority Guidelines State Planning Act HRS 226-109. Reference to any specific landuse or development controls or standards are more appropriate to the DPs and SCPs and functional Plans.	**60**

2	C. Priority Guidelines on Climate Change Adaptation, HRS § 226-109 ROW 24. PREAMBLE, Physical Development and Urban Design (page 11); also Chapter VII (pages 49-56). The priority guidelines on Climate Change Adaptation should be referenced and integrated in the discussion of policies for physical development and urban design in the preamble and Chapter VII.	Comment noted. The Priority Guidelines on Climate Change Adaptation, HRS § 226-109 are referenced in the Preamble and are integrated into the GP especially Chapter V, Objective D, Policy 5; Chapter VII, Objective A, Policy 10 and all of Objective B; and Chapter VIII Objective B, Policies 8 and 9.	**61**
22	ROW 24. PREAMBLE, Physical Development and Urban Design (page 11); also Chapter VII (pages 49-56). The priority guidelines on Climate Change Adaptation should be referenced and integrated in the discussion of policies for physical development and urban design in the preamble and Chapter VII.	see response #61	**62**
14	ROW 24. PREAMBLE (page 11). Add a new policy in recognition of the new section on Climate Change. "To ensure the safety of Oahu residents, protect shoreline property and O'ahu's beaches the shoreline setback should be increased."	See response #60	**63**
14	ROW 24. PREAMBLE (page 11). Change "centers be allowed to grow in an organic fashion, providing…." to "areas provide." It is unclear what constitutes "an organic fashion" and what "rural centers" mean. "Given the population distribution reflected in the General Plan, it is intended that rural areas provide ~~centers be allowed to grow in an organic fashion, providing~~ for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."	The term "organic fashion" was meant to convey the idea of incremental growth over time. The text has been changed to read: Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed ~~to~~ incremental growth over time, in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities.	**64**
27	ROW 24. PREAMBLE (page 11). Add "where infrastructure is existing and not before" to the last sentence. DPP's 4,356 partial count of privately owned lots/lands in Ko'olauloa will provide the Plan's "organic fashion" for generations to remain in their home towns: "Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed to grow in an organic fashion "where infrastructure is existing and not before," providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."	Comment noted. It is agreed that adequate infrastructure is vital to any new development. Chapter VII. Physical Development and Urban Design, Objective A, Policies 1, 2 and 3 address infrastructure adequacy and concurrency with new development. Adequate infrastructure and mitigation of impacts is required to be demonstrated at the time of zoning and building permits.	**65**
39	ROW 24. PREAMBLE (page 11). "New policies emphasize the need to recognize and prepare for the long-term impacts of climate change." Why is the City Rail and DPP TOD actively encouraging land and infrastructure development in low sea level shore line areas identified by FEMA, NOAA, UH-SOEST scientists as tsunami, hurricane and sea level rise disaster areas?	Comment noted. Addressing climate change impacts can include adaptive and mitigative construction strategies as well as siting strategies. The City supports and participates in government efforts to introduce climate change and sea level rise specific plans and guidelines and is willing to engage with individuals, community groups and business districts on the same via updates to the DPs and SCPs or Special Area Plans.	**66**
39	ROW 24. PREAMBLE (page 11). "Urban design emphasis is contained in objectives to create and maintain attractive, meaningful, and stimulating environments and to promote and enhance the social and physical character of Oahu's older towns and neighborhoods." This is not happening in historic Ewa. The plantation buildings are being systematically destroyed. The historic Hawaiian railway is being constantly harassed by developers and State DOT who want to drive out their museum and train rides. The Ewa Battlefield lessee Hunt Corp refuses any historic preservation covenants. They want all destroyed for TOD.	Comment noted.	**67**

39	ROW 24. PREAMBLE (page 11). "Given the population distribution in the GP it is intended that rural centers be allowed to grow in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities." There is no definition for "organic fashion."	See response #64	**68**
72	ROW 24. PREAMBLE (page 11). Delete the last sentence referencing "rural centers allowed to grow in an organic fashion"; the meaning and purpose of the sentence is not clear. If it means that rural centers grow into urban areas, then I disagree and would have the sentence removed. The community desires that few precious rural areas we have left on O'ahu remain rural. "~~Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed to grow in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."~~	See response #64	**69**
34	ROW 24. PREAMBLE (page 11). Clarify the meaning and intent of rural "centers" growing in an "organic fashion."	See response #64	**70**
84	ROW 24. PREAMBLE (page 11). New language that discusses rural areas growing organically – what does that mean?	See response #64	**71**
96	ROW 24. PREAMBLE (page 11). Add "where infrastructure is existing and not before" to the last sentence. DPP's 4,356 partial count of privately owned lots/lands in Ko'olauloa will provide the Plan's "organic fashion" for generations to remain in their home towns: "Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed to grow in an organic fashion "where infrastructure is existing and not before," providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."	See response #65	**72**
13	ROW 24. PREAMBLE (page 11). Add from Chapter VII. Objective B and Policies 1, 2 and 3 (ROWS 293-296, pages 50-51): "Plan and prepare for the long-term impacts of climate change by integrating climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment; coordinating plans in the private and public sectors that support research, monitoring, and educational programs on climate change; and preparing for the anticipated impacts of sea level rise on existing communities and facilities through remediation, adaptation, and other measures."	Comment noted. The Preamble is meant to be a brief summary of policy topics and does not contain all individual policies from the Chapters.	**73**
36	ROW 24 . PREAMBLE (page 11). What is the meaning of the new language that discusses rural areas "growing organically"?	See response #64	**75**
2	ROW 25. PREAMBLE, Public Safety and Community Resilience (page 12); also Chapter VIII (pages 57-59). The priority guidelines on Climate Change Adaptation should be referenced and integrated in the policies for public safety and community resilience in the preamble and Chapter VIII.	See response #61	**76**

13	ROW 25. PREAMBLE (page 12). Add a new sentence and revise the last sentence as follows: "Community resilience is the capacity of individuals, institutions, businesses, and systems within our city to "bounce back," adapt, and thrive no matter what kinds of chronic stresses and acute shocks we may experience. This includes creating disaster-ready communities that are mentally and physically prepared to survive natural ~~for~~ disasters that may occur--, including those caused and intensified by climate change and sea level rise--but also have the ability to recover quickly and "bounce forward" to ensure the community is strengthened for the next shock."	The last sentence has been edited to read: This includes creating resilient, disaster-ready communities that are mentally and physically prepared for disasters and environmental stressors including those caused or exacerbated by climate change and sea level rise.	**77**
4	ROW 25. PREAMBLE (page 12). Delete specific mention of the Honolulu Police Department and City Prosecutor as throughout this document specific departments have not been mentioned to allow for organizational changes which may occur during future administrations. Also, HPD is not the only department that serves to protect "…from natural disaster and emergencies, traffic fire hazards and unsafe conditions."	The sentence has been edited: "The City's policies reflect the roles of the citizen, ~~Honolulu Police Department, and City Prosecutor~~and the County, State, and Federal government in providing for the safety of residents and visitors".	**78**
39	ROW 26. PREAMBLE (page 12). "New policies support age-friendly cities, and call for Honolulu to become home to the wisdom of nations, befitting its status as an international Pacific crossroads, and for encouraging outdoor learning opportunities and venues that utilize our unique natural environment and native culture." The recent World Congress of Blah Blah passed many resolutions but nothing used in City DPP Rail TOD planning. All ignored like TOD disaster zones.	Comment noted.	**79**
2	ROW 26. PREAMBLE, Housing and Communities (page 12); also Chapter IX (pages 61-64). This policy is consistent with HRS § 226-20. The preamble and Chapter V should reference and integrate this statute within the discussion on policies for health and education.	Comment noted on consistency with HRS § 226-20.	**80**
14	ROW 27. PREAMBLE (page 12). Delete the last sentence. It is unclear what "home to the wisdom of nations" means and what it requires. ~~"New policies support age-friendly cities, and call for Honolulu to become home to the wisdom of nations, befitting its status as an international Pacific crossroads, and for encouraging outdoor learning opportunities and venues that utilize our unique natural environment and native culture."~~	"A home to the wisdom of nations" refers to Honolulu's unique blend of cultures and role as an international crossroads, and acknowledges this diversity as an educational asset. The edited sentence reads: "A n~~N~~ew education ~~policies~~ policy also ~~support age-friendly cities, and~~ calls for Honolulu to become a "home to the wisdom of nations", ~~befitting~~ by recognizing its status as an international Pacific crossroads, and another ~~for encouraging~~ encourages outdoor learning opportunities and venues that ~~utilize~~ reflect our unique natural environment and ~~native~~ Native Hawaiian culture."	**81**
14	ROW 28. PREAMBLE (page 13). In the last sentence, replace "City also" with "government," and replace "importance of providing" with "need to provide." This makes the objective active rather than passive. "The government ~~City also~~ recognizes the need to provide ~~importance of providing~~ adequate park space and facilities to keep up with changing demand."	Comment noted. The proposed revision is not necessary since the "City" already refers to the City and County of Honolulu government. "Importance" is also more descriptive than "need".	**82**
2	ROW 28. PREAMBLE, Culture and Recreation (page 13); also Chapter X (pages 65-68). This is consistent with HRS § 226-25. The preamble and Chapter X should reference and integrate this statute within the discussion of policies for culture and recreation.	Comment noted on consistency with HRS § 226-25.	**83**

39	ROW 28. PREAMBLE (page 13). "The city also recognizes the importance of providing adequate park space and facilities to keep up with changing demand." Does "changing demand" mean flooding these parks and facilities with tourism operations? At one time tourism was Waikiki. Then it also became Ko Olina. Now, according to the General Plan, it means EVERYWHERE because everywhere is a TOD.	See response #85	**84**
34	ROW 28. PREAMBLE (page 13). Explain what is meant by "changing demand" for needed park space.	Comment noted. "Changing demand" for park space means that areas with an increasing and aging populations and smaller households will need to achieve appropriate open space and park areas to serve residents.	**85**
36	ROW 29 . PREAMBLE (page 13). Revised Plan has a new focus on the visitor, with lots of references to "residents and visitors." The focus on residents is either being subsumed or made co-equal with visitors. Changes should focus on the residents not visitors. If improvements are for residents of O'ahu, visitors will benefit.	Comment noted. The focus of the General Plan is on the residents of the City and County of Honolulu. However, tourism remains a key economic driver for Hawaii, with O'ahu being the most visited island. According to preliminary DBEDT data, the average daily visitor census for Oahu in 2017 is 103,699 (Visitor Statistics webpage, "Oahu Highlight" accessed 8/1/17). It is incumbent on the General Plan to acknowledge this transient yet ever-present population and encourage harmonious relationships between residents and visitors.	**86**
34	ROW 29. PREAMBLE (page 13). Promoting recreational venues and cultural events and activities utilizing O'ahu's "natural environment" conveys commercialization of our island's natural resources and open spaces. Please explain what is envisioned by this description.	Comment noted. The City is advancing the idea that the recreational and cultural activities that we all enjoy can be done in an environmentally responsible way.	**87**
39	ROW 29. PREAMBLE (page 13). "New policies call for utilizing our unique natural environment in a responsible way to promote cultural events and activities, and for creating and promoting recreational venues for keiki and kupuna and for kama'aina and malahini." No explanation of how recreational venues for the various groups are different from each other. New signs in parks suggest ownership.	See response #87	**88**
14	ROW 29. PREAMBLE (page 13). Delete the last sentence. It is vague, lacks definition and differences between the various types of parks, and is more appropriate in the Development/Sustainable Communities Plans. ~~"New policies all call for utilizing our unique natural environment in a responsible way to promote cultural events and activities, and for creating and promoting recreational venues for keiki and kupuna and for kama`aina and malahini."~~	See response #87	**89**
6	A. ROW 29 (page 13). Correct spelling of "malahini" to "malihini."	The correction has been made.	**90**
84	ROW 29. PREAMBLE (page 13). Promoting recreational venues and cultural events and activities utilizing O'ahu's "natural environment" conveys commercialization of our island's natural resources and open spaces. Please explain what is envisioned by this description.	See response #87	**91**
69	ROW 29. PREAMBLE (page 13). It is good that the Plan is addressing the use of leisure time because people on the West side have no leisure due to their daily commute. Additionally, many West side residents work 2-3 jobs to survive. This section needs to address how to give people time for leisure. If building on the West side stopped until rail is completed and one new lane were added to the freeway, freeway conditions could be brought to a Level of Service D and people could get home 40-60 minutes faster.	Comment noted. State highway projects are beyond the scope of the County General Plan.	**92**

94	ROW 36. PREAMBLE (page 15). Refer to miles as nautical miles since the measurement is not the same (1 mile = 0.869 nautical miles). Three nautical miles referenced in this section is equal to 3.4523 miles), and the Bureau of Ocean Energy Management refers to their jurisdiction (Outer Continental Shelf) as 3 – 200 nautical miles.	The correction has been made.	**93**
14	ROW 38. PREAMBLE (page 15). The General Plan is a critical planning document to all residents. Public (open) meetings with City planners should occur at regular intervals, not just at neighborhood board meetings, to encourage full community participation. Neighborhood meetings should be livestreamed to encourage broad community participation and greater interaction between residents, elected and government officials.	Comment noted. The DPP makes extensive efforts to solicit input from the public during the production and updates of plans under its responsibility, including the General Plan. The DPP agrees that engagement methods can be improved to include more digital options. Livestream of Neighbohood Board meetings would be an issue to take up with the Neighborhood Board Commission.	**94**
72	ROW 38. PREAMBLE (page 15). Retain the original wording of “citizens’ groups.” “Community groups” comprised of people who are not citizens should not have the right to determine the direction the city takes in terms of the General Plan. This right should be reserved for actual citizens only. Revise as follows: “Individual citizens and citizens’ ~~community~~ groups should participate freely to help bring about the success of the General Plan. …”	Comment noted; no change necessary. The City and County is willing to hear the concerns of all residents. The statement is not about setting the direction for the General Plan, but "bringing about its success", which is in the interest of all residents.	**95**
72	ROW 39. PREAMBLE (page 16). Keep the original language; no particular objection to the proposed changes in this paragraph, but if it’s not broken, there’s no reason to make any changes. Revise as follows: “These boards ~~The Neighborhood Board system established by the City provides a forum for community oversight and recommendations on government actions affecting the individual Neighborhood Board area, the region, or the island. The Neighborhood Boards~~ represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the island. It is hoped that their members, along with members of the Island's many community organizations, will actively ~~The boards~~ participate in the City planning process. Members of the advisory boards can provide valuable assistance by soliciting the~~, solicit~~ input of other neighborhood groups and residents, and identify~~ing~~ the concerns of the areas they represent. By monitoring conditions, they can also help to make sure that the policies of the General Plan are implemented~~, based on the powers, duties, and functions outlined in the Neighborhood Plan filed with the City Clerk. As set forth in the Neighborhood Plan (Section 1-7.1), the boards maintain various duties to support the General Plan, such as reviewing and making recommendations on the General Plan, monitoring and evaluating the efficiency and effectiveness of the government’s delivery of services to citizens, and assisting in advocating residents’ interests to the local government. As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies. The government also needs to engage its citizens in new, evolving ways to maximize participation, including social media and other forms of electronic communications.~~”	Comment noted.	**96**

2	ROW 44. PREAMBLE, Implementation (page 17). This section acknowledges the Hawai'i State Planning Act. The General Plan should be more specific and site the statutes listed above and their relevancy to the plans and policies advocated by the City and County of Honolulu.	Comment noted. The GP maintains consistency with the Hawai'i State Planning Act but does not cite or list all relevant statutes as a matter of practicality.	**97**
14	ROW 46. PREAMBLE (page 11). Delete 3rd sentence. The General Plan is a government directed growth plan that includes all types of participation. ~~"In addition, the private sector contributes significantly to O'ahu's economy as the primary leaders in development, construction and health care industries, thereby providing jobs and employment for many residents."~~	Comment noted. The current wording conveys a fuller picture that recognizes that the public and private sectors have an obligation to work together in areas where their functions overlap.	**98**
72	ROW 46. PREAMBLE (page 17). Delete this paragraph. It is not needed. Moreover, the last sentence in this paragraph calling for "close collaboration among the public and private sectors," sounds like permission for the City to collude with private developers, the construction industry, unions, and banking interests. Enough of that has already gone on with the rail project, and that has not been good for the citizens of Honolulu at all, resulting in unbelievable cost overruns, distrust of city officials, and resentment towards the private interests who are pushing the rail project at all costs. Revise as follows: "~~The City and County government is not the only entity responsible for the general welfare of the residents of O'ahu. The State and Federal governments also have an important influence on the life of the community, with responsibilities that include the freeway system, public health and education, criminal justice, natural and cultural resource management, environmental protection, and disaster preparedness. In addition, the private sector contributes significantly to O'ahu's economy as the primary leaders in development, construction, and health care industries, thereby providing jobs and employment for many residents. The City and County recognizes the need for close collaboration among the public and private sectors in order to meet the objectives of the General Plan.~~"	See response #98	**99**
72	ROW 49. PREAMBLE (page 18). Keep original language. The more specific clarity of the original wording in the current General Plan is preferred. Revise as follows: "Also, whenever revised population projections include an extended time horizon, the General Plan will be amended to maintain a planning horizon of approximately 20 years ~~re-evaluated to ensure that its objectives and policies remain valid for the extended planning horizon.~~"	Comment noted. The 20-year planning horizon is referenced in the third paragraph of the Preamble.	**100**
34	ROW 50. PREAMBLE (page 18). It is hoped that clarification and interpretation of the Plan will not require involvement of the present City Council, as stated in this section.	Comment noted. The City Council adopts the General Plan and is charged with resolving any issues regarding the interpretation of objectives and policies found in the General Plan.	**101**
72	ROW 51. PREAMBLE (page 18). Revise for consistency with other revisions proposed below Revise as follows: "The City's directed growth policy is stated in Chapter I (Population). Objective A, Policies 1 through 6 and Objective B, Policies 1 through 5 ~~Objective B. Policies 1 through 3~~ define the growth policy, and Objective C Policy 4 illustrates it. Policy 4 is intended to guide the preparation and amendment of development plans by providing a population distribution outcome that is consistent with the directed growth policy."	Comment noted. The proposed revisions are not consistent with the text.	**102**
I. Population			

72	ROW 52. CHAPTER I, Objective A deleted (page 21). Retain original policy. Keeping this wording is important. This objective and policies clearly state our aspirations and provide a concrete method for steps toward achieving these goals and, most importantly, the benefits that the people of O'ahu will enjoy as a result of not being overpopulated like Hong Kong and other problem urban scenarios we see unfolding around the world. Some, like Policy 5: Encourage family planning (ROW 57, page 21) and Policy 6: Publicize the desire of the City and County to limit population growth (ROW 58, page 21), should be more vigorously pursued and promoted in city communications and actions. These policies have not been expressed enough. The revisions in the 2nd public review draft appear to be an attempt by some private interests to condone and encourage population growth. Who would benefit from that? Only real estate developers, construction interests, banking interests and the myriad of businesses and groups that provide services to these interests. Their desires to make money off of Hawai'i and O'ahu contradict the aspirations of many other O'ahu residents who live to enjoy a certain quality of life that O'ahu once had. If business interests succeed in building more buildings, resorts, etc., this will spoil any chance for those who have aspirations to retain more of the island's natural beauty, its respite from the world's overpopulated places, and its physical manifestations of the Native Hawaiian culture. "To control the growth of O'ahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions."	Comment noted. The concept and wording of Objective A has been incorporated into Objective B. However, all associated policies of Objective A, except Policies 4 and 5, have been deleted because the City and County has no legal authority to control either natural population growth or population flows into and out of O'ahu. The focus has therefore been on growth management rather than growth control.	**103**
72	ROW 53. CHAPTER I, Objective A, Policy 1 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.	See response #103	**104**
72	ROW 54. CHAPTER I, Objective A, Policy 2 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Seek a balance between the rate of in-migration and the rate of outmigration by reducing in-migration."	See response #103	**105**
72	ROW 55. CHAPTER I, Objective A, Policy 3 deleted (page 21). Retain the original language (Justification to keep this policy is provided in statement re. ROW 52 above). "Support Federal policies providing for a more even distribution of immigrants throughout the country."	Comment noted. The proposed policy is beyond the scope of the General Plan. See response #103	**106**
72	ROW 56. CHAPTER I, Objective A, Policy 4 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Seek to maintain a desirable pace of physical development through City and County regulations."	Comment noted. This policy has already been incoporated in the Second Public Review Draft as Objective B, Policy 3	**107**
72	ROW 57. CHAPTER I, Objective A, Policy 5 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Encourage family planning."	Comment noted. This policy was already retained in the Second Public Review Draft as Objective B, Policy 5. It has subsequently been edited to: "~~Encourage~~ Support family planning." See also response #129	**108**
72	ROW 58. CHAPTER I, Objective A, Policy 6 deleted (page 21). Retain original policy (Justification to keep this policy is provided in statement re. ROW 52 above). "Publicize the desire of the City and County to limit population growth."	See response #103	**109**

72	ROW 59. CHAPTER I, Objective A (page 21). Change this to Objective B, and revise accordingly. To maintain the high quality of life on O'ahu and avoid social, cultural, and natural resource problems related to overpopulation, it is essential to acknowledge that the time to enact policies that will gently begin curbing population growth on O'ahu is now. This must be acknowledged in all planning documents and policies to curb the in-migration population growth, as well as begin discussions on family planning, including having families of 1-2 children. It is important to avoid a situation to that faced by China in years past where they were forced in implement strict policies on family size in order to survive with the resources that they had. "Objective B ~~Objective A~~. To enact policies that curb and reduce future population growth where necessary to prevent problems of overpopulation. To plan for any unavoidable future population growth in a manner that considers the limits of O'ahu's natural resources, that protects the environment, and that minimizes social, and cultural, and economic disruptions."	See response #103	**110**
6	A. ROW 59. CHAPTER I, Objective A (page 21). Consider stronger verbs to describe how population growth is weighed in the calculus of the limits of O'ahu's natural resources (Population, Objective A). Instead of "that considers the limits," it is suggested that the language be: "To plan for future population growth in a manner that is responsive to the limits of O'ahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions."	The following change has been made: "To plan for future population growth in a manner that ~~considers~~ acknowledges the limits of O'ahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions."	**111**
13	ROW 59. CHAPTER I, Objective A (page 21). Language referring to "growth" in the Preamble (ROW 16, page 9) should be consistent. "Anticipated future growth" is used in ROW 16; should also be used in Objective A (currently says "future growth"). Consistency will ensure that "growth" is not promoted, but managed. Incorporate the term "carrying capacity": "The first is to plan for anticipated population growth in a manner that considers the limits of O'ahu's natural resources, that protects the environment, and that minimizes social, cultural, ~~and~~ economic and environmental disruptions and that addresses carrying capacity.	For consistency, line 59 has been edited: "To plan for ~~future~~ anticipated population growth in a manner that…" For carrying capacity, see response #27	**112**
14	ROW 59 . CHAPTER I, Objective A (page 11). Add new policy. "It is the policy of the City and County of Honolulu to include funding in the City budget to support enforcement of the environmental, social, cultural, and economic objectives and policies of the General Plan."	City operations are already required to be consistent with the General Plan. It is unclear what the proposed funding would be allocated to.	**113**
36	ROW 59 . CHAPTER I, Objective A (page 21). • This is not clear, and sounds as if unfettered growth will be allowed. Nothing in the policies talk about overpopulation and the island's carrying capacity. • Clear definitions related to the distinction between controlling population growth, and/or continued focus on managing population growth, are needed.	See responses #27 and #103	**114**
34	ROW 59. CHAPTER I, Objective A (page 21). Revise as follows: "To mitigate ~~plan for~~ future population growth in a manner that conforms with ~~considers~~ the limits of O'ahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions."	See responses #111 and #112 for edits to this passage.	**115**

84	ROW 59. CHAPTER I, Objective A (page 21). Not sure what this objective means. It sounds as if we are going to allow unfettered growth. Nothing in the policies talk about overpopulation and the island's carrying capacity. Need clear definitions related to the distinction between controlling population growth, and/or continued focus on managing population growth.	See responses #27 and #103	**116**
14	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Delete this policy. It is unclear what is meant by "adequate support facilities" or how the island's tourist capacity will be determined without a carrying capacity study. "~~Provide adequate support facilities consistent with the island's capacity to accommodate future growth in the number of visitors to O'ahu.~~"	Proposed Policy 2 has been revised: "Provide adequate support facilities to accommodate future ~~growth in the~~ numbers of visitors to O'ahu while seeking to minimize disruption to residents and protect the natural environment". & Policy 4: "Establish geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands, environmental resources and open space".	**117**
27 and 37	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Supports a carrying capacity study for O'ahu population. "Provide adequate support facilities consistent with the island's capacity to accommodate future growth in the number of visitors to O'ahu."	See response #117 for line 61 revised language.	**118**
72	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Growth cannot continue forever. If we continue to push the island's limits, there will be real difficulties in achieving a sustainable balance again in the future. Revise as follows: "Provide adequate support facilities to accommodate ~~future growth in~~ the current number of visitors to O'ahu, and begin implementing policies that reduce future growth of visitors in a manner that minimizes social, and cultural, and economic disruptions."	See response #117 for line 61 revised language.	**120**
74	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Supports a carrying capacity study for O'ahu population. Since none exists and sea level rise is threatening much low lying housing, shoreline setbacks need to increase for all new construction so that population potential is also adjusted, growth discouraged, and safety is emphasized.	See response #117 for line 61 revised language.	**121**
34	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Delete this policy. The visitor count on O'ahu increased by 1.2 million in the ten years since 2006, and is near capacity, overflowing resort areas and negatively impacting many of our local communities. Providing additional "adequate" support facilities (including hotel rooms and vacation units, water and sewer infrastructure, rental cars and tour buses, tourist attractions and other facilities) specifically for visitors to accommodate their *future growth* will further reduce the quality of life for local residents. Also, "adequate" is not clearly defined. The carrying capacities of O'ahu's finite land area, fresh water supply and wastewater disposal are not recognized. "~~Provide adequate support facilities to accommodate future growth in the number of visitors to O'ahu~~."	See response #117 for line 61 revised language.	**122**
27 and 96	ROW 61. CHAPTER I, Objective A, Policy 2 (page 21). Supports a carrying capacity study for O'ahu population. "Provide adequate support facilities consistent with the island's capacity to accommodate future growth in the number of visitors to O'ahu."	See response #117 for line 61 revised language.	**123**

34	ROW 62. CHAPTER I, Objective A, Policy 3 (page 22). Does "by effecting and enforcing City and County regulations" refer to O'ahu's present and established City and County regulations, or the compromised regulations proposed in this draft revision under Economy Objective A, Policies 5 and 10? Further, City and County regulations often been shown to be subject to administrative interpretation, undermining by variance, and declaratory changes by whatever present decision-makers prevail. Modify as follows: "Seek a balanced pace of physical development in harmony with the county's environmental, social, and cultural values of the respective communities in which such development is proposed~~, and economic goals by effecting and enforcing City and County regulations~~."	Comment noted. The General Plan represents an islandwide perspective as well as individual community values and needs.	**124**
72	ROW 62. CHAPTER I, Objective A, Policy 3 (page 22). Revise for consistent application of policies and actions that will help us sustain a desirable living environment on O'ahu in the future. "Seek to reduce the~~ a balanced~~ pace of physical development such that any development or redevelopment is in harmony with the county's environmental, social, cultural, and economic goals by effecting and enforcing City and County regulations."	Comment noted. "Balance" is the preferred term. It is desirable that development on O'ahu address current housing shortfalls and provide adequate housing, amenities and services for its existing population and at pace for anticipated population. Growth is also in fits and starts, up and down, so "reduce" is not appropriate.	**125**
72	ROW 63. CHAPTER I, Objective A, Policy 4 (page 22). Revise for consistent application of policies and actions that will help us sustain a desirable living environment on O'ahu in the future. "Establish geographic growth boundaries to protect ~~accommodate future population growth while at the same time protecting~~ valuable agricultural lands and open space from development."	Comment noted. These concerns are addressed at the regional level by the DP/SCP Community Growth Boundaries, and the statewide Important Agricultural Lands legislation.	**126**
22	ROW 63. CHAPTER I, Objective B, Policy 4 (page 22). Add to the beginning of the policy, "Within the limits of existing infrastructure and supporting services," Ko'olau Loa communities have limited transportation access – a two-lane, coastal highway with no alternative route – and supporting services, which caps population and economic growth. "Within the limits of existing infrastructure and supporting services, establish ~~Establish~~ geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands and open space."	Comment noted. Very often infrastructure capacities are increased as a result of development. To limit all development to existing capacities is overly limiting.	**127**
39	ROW 63. CHAPTER I, Objective B, Policy 4 (page 22). The DR Horton Hoopili project shows what a big lie and farce that is. Nothing will ever justify that total ATTROCITY of destroying the best historic and proven farmland on Oahu. It's a major reason to totally distrust the City DPP.	Comment noted.	**128**
4	ROW 64. CHAPTER I, Objective A, Policy 5 (page 22). Delete or revise this statement for clarification. "Encourage family planning" sounds like the City is advocating for birth control. Is that really the "slippery slope" of potential controversy the plan needs to address?	This policy has been in the General Plan since the 1970s. While it may need to be revisited in subsequent updates, the City does not feel that it has enough public input to make substantive changes to the policy at this time. The following edit has been made: "~~Encourage~~ Support family planning."	**129**
4	ROW 65. CHAPTER I, Objective B (page 22). Revise for clarity: "Establish a pattern of managing population growth ~~distribution~~ that will allow the people of O'ahu to live, and work and play in harmony.	Comment noted. The City and County employs a policy of Directed Growth (Population Objective B, Policy 4) as a primary growth management tool, and therefore the word "distribution" is appropriate.	**130**
30	ROW 65. CHAPTER I, Objective B (page 22). Add a new policy: "Provide economic incentives to encourage local food production and sustainability, and encourage agricultural and aquaculture occupations."	The proposed language has been incorporated it as a new draft policy under Chapter II, Objective C, Policy 5.	**131**

72	ROW 65. CHAPTER I, Objective B (page 22). Change this to Objective C for consistency with previous revisions. "Objective C ~~Objective B~~. To establish a pattern of population distribution that will allow the people of O'ahu to live, and work and play in harmony."	Comment noted; no change is needed for consistency.	**132**
72	ROW 66. CHAPTER I, Objective B, Policy 1(page 22). Retain original policy. Most people I've talked to over the past two years, including doctors, accountants, and people who work in government and private industry, all say they do not like what is happening on O'ahu right now. There is too much construction, too many tall buildings blocking once nice view planes, too many people coming in. You can even feel it is more crowded now than it was 11 years ago. They all say they do not want higher density development. The only exceptions I have found to this sentiment are people in real estate development, construction, banking, and those who provide business services to these entities. "Facilitate the full development of the primary urban center ~~through higher-density redevelopment and the provision of adequate infrastructure~~."	Comment noted. The "full development" of the Primary Urban Center, which includes higher densities, has long been one of the City's key policies to maintain lower densities on other parts of the island and to protect valuable agricultural land and open space.	**133**
34	ROW 66. CHAPTER I, Objective B, Policy 1 (page 22). As written, this conflicts with Objective A and is open-ended to allow unfettered, unsafe and unhealthy density. Crowded conditions breed crime, discomfort and discontent. Also, "adequate" is not clearly defined (it can mean anything, depending on who is doing the interpreting), and "adequate" is not cognizant of the future, and does not recognize the imminent carrying capacities of fresh water supply and wastewater disposal. "Facilitate the full development of the primary urban center through ~~higher-density redevelopment and~~ the provision of required ~~adequate~~ infrastructure.	Comment noted. The GP statements are intentionally broad because policy is not the same as regulation. The Board of Water Supply (BWS) published a Water Master Plan in 2016 and has been working on regional watershed management plans for each of the island's eight planning districts some of which have already been completed. These plans contain much information on water issues for O'ahu, including projections and strategies to meet demand while protecting the Island's aquifers. Chapter V, Objective B of the General Plan addresses an adequate and safe water supply and sound waste disposal. See responses #27 and #65	**134**
34	ROW 68. CHAPTER I, Objective B, Policy 3 (page 22). This important policy should not be limited to urban-fringe and rural areas. This should be assured for EVERY area – including Kaka'ako, Kailua, Hawai'i Kai, Kahala, Diamond Head, Manoa, McCully-Mo'ili'ili, and Lai'e). Revise as follows: Manage land use and development ~~in the urban-fringe and rural areas~~ so that: development is contained within urban growth boundaries to prevent urban sprawl; and……"	Comment noted. The County's growth boundaries identify land that is available for development. There is no policy to allow growth outside of any of the urban growth boundaries. Hawai'i Kai, and Lai'e are already considered, respectively, urban-fringe and rural areas. The DP/SCP review process allows for modifications to the boundaries if reasonably justified and supported, however, changes to the growth boundaries are rare. Growth boundary issues should be revisited at least once in a generation.	**135**

71	ROW 68. CHAPTER I, Objective B, Policy 3(page 22). Retain original policy. The changes proposed to this chapter fundamentally alter the aspirations set forth in the General Plan, possibly as an attempt to allow greater urban development of the island. The proposed changes are counter to a desirable O'ahu. We are not seeking to manage land use, we want to manage physical growth. Do not delete "a. an undesirable spreading of development is prevented;" because urban spread is, in fact, undesirable for the majority of people who choose to live on O'ahu and visit here. Availability of Hawaii's natural environment is what people desire. So intense, dense urban development is actually undesirable and the General Plan is correct in stating that. Deleting "b. ….character of development" is interpreted to allow for denser development. Keep Honolulu's development in check so the island does not get built up like Hong Kong. "Manage physical growth land use and development in the urban-fringe and rural areas so that: a. an undesirable spreading of development is prevented development is contained within growth boundaries; and b. their population densities are consistent with the character of development and environmental qualities desired for such areas population densities in all areas remain consistent with the character and the culture and environmental qualities desired for each community."	See response #135	**136**
14, 27, 37, and 96	ROW 68. CHAPTER I, Objective B, Policy 3 (page 22). Add "to prevent urban sprawl" after "growth boundaries." "Manage land use and development in the urban-fringe and rural areas so that: development is contained within growth boundaries to prevent urban sprawl; and……".	See response #135	**137**
39	ROW 68. CHAPTER I, Objective B, Policy 3 (page 22). "…..b. Population densities in all areas remain consistent with the character and the culture and environmental qualities desired for each community…"This is not true. West O'ahu wanted to keep land in agriculture but because the City put the Ho'opili land into the growth boundary it was designated for development. North Shore does not want Envision Lā'ie, but all is pushed and approved by DPP crooks.	Comment noted.	**140**

34	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). Providing open-ended development capacity for self-serving, profiteering private developers and the required infrastructure to support such open-ended development, which the City can't even support today, for 43% of O'ahu's *unknown* population increase within the PUC alone, could well lead to the ultimate shut-down of vital services, rationed water supply and overflowing sewers without the foresight needed to determine carrying capacity before all else. Especially in view of the emerging national administrative policies shuttling the U.S. back to the dark ages, several states are beginning to realize the need to stand on their own. As a Sanctuary City, Honolulu could see a vast increase in population over a short period of time, thus escalating the present population to unforeseen numbers. With such potential, can O'ahu's finite island carrying capacity continue to be ignored? Revise as follows: "Direct growth according to Policies 1, 2, and 3 above by providing development capacity and required ~~needed~~ infrastructure to support a distribution of O'ahu's resident population (with the Primary Urban Center's population at 43% of the island's total population based on DBED&T's latest population projections).	Comment noted. The directed growth policy and the corresponding distribution table do not provide "open-ended development capacity". Instead they outline a long-standing strategy based on the communities' wishes, to direct the majority of new development into clearly defined areas. Development capacity is a separate issue. All developments must demonstrate infrastructure capacity at the time of permitting.	**142**
14	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). If an objective of the General Plan is to direct growth and plan for anticipated population growth, then why is the distribution of 2040 O'ahu population reduced for the different directed growth areas?	Comment noted. The population distribution reflects not only the County's directed growth policies (minimal new development in rural and urban- fringe areas) but also broader population trends such as an aging population, market forces, evolving technologies and household sizes.	**143**
8	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). The Distribution of Residential Population is inconsistent with forecasts included in Neighborhood TOD Plans. Consider adjusting the distribution to align with TOD plans or creating an alternate TOD scenario population distribution.	Comment noted. The TOD plans were developed as "neighborhood centric" without an islandwide perspective. Moreover, their forecasts are a full "build out" scenario which may occur beyond the time horizon of the proposed General Plan.	**144**
36 and 84	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). • What is the 2040 population that these increases are based on? • The growing resident population when combined with the visitor count is stressing aging infrastructure greatly. The current population of the North Shore is about 15,000, and the total O'ahu population in 2016 was 992,605. North Shore has about 1.5% of total O'ahu population, and is busting at the seams with the additional 5.4 million visitors coming to O'ahu. (A 2007 survey showed that at least 50% of visitors visit the North Shore, which accounts to 2,730,940 annually or 227,578 monthly.) • The current state goal is more visitors, which is not sustainable given the limited space on our island. If the population grows to 1.2 million by2040 with 2% to the North Shore, that is almost 20,000 North Shore residents. We are busting at the seams as it is with the addition of visitors to the mix. This increase IS NOT sustainable or healthy for our community. • Do not expand the purpose of the Plan from primarily serving the needs of O'ahu residents to addressing the needs of O'ahu visitors. • Retain and restore the existing references to limiting O'ahu's population growth.	Comment noted. The population growth objective and distribution is primarily to help plan and expand infrastructure capacity. Also note that growth is slowing down. See the DPP "Annual Report on the Status of Land Use on O'ahu".	**145**

74	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). To increase the population percentage distribution mix for the North Shore is bad. Maintain the percentage mix in the current Plan, or reduce it. One concern that many people have is about how the Plan revisions will affect the population on the North Shore in the future. The State DBEDT should go back to making population predictions with refinements down to the one tenth of a percent. Rounded up percent population numbers significantly impacts rural areas with the least ability (infrastructure) to absorb these numbers. The numbers need to take into account the daily de facto population associated with transient vacation rentals and visitor traffic. The sequencing of growth needs to occur in concert with infrastructure. Many areas on the North Shore have serious traffic daily. Further suggesting that the visitor market might best be integrated into zoned residential areas is not fair to people who bought into residential areas, and one of the biggest impacts is that housing is not available to residents who are priced out by tourists. Let the urban core be urban, and keep the country country. "Quality of life" issues result from insufficient infrastructure (e.g., overcrowded roads, few turnouts, few public restrooms, not enough parking at parks, poor maintenance at parks, erosion at beaches, municipal waste water treatment facilities, etc.). Besides the resident population, the North Shore is the most popular visitor destination besides Waikīkī. More than ½ the visitors to O'ahu visit the North Shore, adding millions to our de-facto population and infrastructure impacts.	See response #145	**146**
82	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). Amazed that the PUC will grow by 46% by 2025, just eight years from now. Even rural areas on the North Shore areas will have growth in population. SMART GROWTH includes upgrading all forms of infrastructure, whether it be water source, agricultural resources, sewer system upgrade, roadway system to handle the additional commuters, electricity and others. The pace the City is having the urban population explosion without upgrading any infrastructure is alarming in Kaka'ako. Is the City's idea for the future to bring in more residents to help pay for various city services via property taxes, registration fees, etc? The current condition of infrastructure—roadways full of pot holes, broken water pipes, and poor drainage systems—will not be able to sustain future growth.	Comment noted. See response #145 and the proposed Chapter II, Objective B, Policy 5.	**147**
94	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). The Plan identifies the Wai'anae area hosting 5% of the population (no matter the number of residents on the island). That, along with the 'Ewa numbers, equate to 21% of the total island population residing in the relatively isolated areas of the island. Water supply and transportation are major concerns. The Wai'anae Coast currently imports potable water because there is not enough groundwater sources in the area to satisfy the demand. Any increase in residents will further the need for imported water, or eventually require desalination facilities to provide enough water for the region. In addition, the Plan does not acknowledge the continuing challenge for transportation access during times of emergencies or even for normal day-to-day access. A carrying capacity study for the various Policy Areas and the Distribution of Residential Population should be identified accordingly.	Comment noted. The General Plan has a twenty year horizon thus the 5% guideline is meant to apply to the relatively foreseeable future. See response #145	**149**

103	ROW 69. CHAPTER I, Objective B, Policy 4 (page 23). Adjustment to the Distribution of Residential Population on the North Shore - from 1.7% to 2% - is concerning because the infrastructure is already at the breaking point and seriously overburdened by the ever-increasing flow of visitor traffic and commercial activity.	Comment noted. The Policy 4 chart is based on O'ahu's directed growth policy and DBED&T's latest population projections. The chart is meant to be a guideline and is not a regulatory minimum or maximum limit. The chart notes that the percent share for each DP area is an *approximation* derived through rounding.	**150**
	II. The Economy		
4	ROW 70. CHAPTER II, Objective A (page 25). Delete "decent" as it is very undefinable. Possibly replace with "sustainable". "To promote economic opportunities that enable all the people of O'ahu to attain meaningful employment and a sustainable ~~decent~~ standard of living.	Comment noted; no change required. "Decent standard of living" is the language found in the current GP and is a phrase in common usage.	**151**
31	ROW 70. CHAPTER II, Objective A, Policy 1 (page 25). Typo "conditions"	Comment noted.	**152**
31	ROW 73. CHAPTER II, Objective A, Policy 3 (page 25). We support the statement but note that there are various established industries, including tourism, that are non-polluting.	Comment noted. The statement is not meant to be an exhaustive list of non-polluting industries. Strictly speaking, air travel, on which the tourism industry depends in volume, cannot be considered a non-polluting industry. See also response #154	**153**
34	ROW 73. CHAPTER II, Objective A, Policy 3 (page 25). There is no need to define by examples and thus set limitations, because non-polluting industries extend far beyond such examples to residential solar installations, electric vehicle transport, sustainable commercial fishing, indigenous reforestation, etc. Revise as follows: "Pursue opportunities to grow and strategically develop non-polluting industries ~~such as trade, communications, media, medical, life sciences, and technology in appropriate locations~~ that contribute to O'ahu's long-term environmental, economic, and social sustainability.	Comment noted. The examples are meant to be illustrative only and do not constitute all non-polluting industries. This policy is consistent with the innovative industries sections of the Hawaii State Planning Act (HRS 226-10 & 10.5)	**154**
4	ROW 75. CHAPTER II, Objective A, Policy 5 (page 25). Delete "small" for consistency with Policy 2 (ROW 72) where "small" was deleted when referring to businesses. "Foster a healthy business climate by reducing regulatory barriers that are burdensome, redundant, and costly to ~~small~~ businesses, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."	This draft policy has been edited to: "Foster a healthy business climate by ~~reducing regulatory barriers that are burdensome, redundant, and costly to small businesses~~streamlining regulatory processes, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."	**155**
14	ROW 75. CHAPTER II, Objective B, Policy 5 (page 25). Delete this policy. It does not belong in a land use, community-planning document. ~~"Foster a healthy business climate by reducing regulatory barriers that are burdensome, redundant, and costly to small businesses, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."~~	Comment noted. The General Plan is a City and County policy document and not just a land use policy document. See response #155 for updated language for Policy 5	**156**
31	ROW 75. CHAPTER II, Objective A, Policy 5 (page 25). Delete the word "small" in "small businesses." Regulatory barriers are burdensome, redundant and costly to all businesses. "Foster a healthy business climate by reducing regulatory barriers that are burdensome, redundant, and costly to ~~small~~ businesses, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."	See response #155 for updated language for Policy 5	**157**

72	ROW 75. CHAPTER II, Objective A, Policy 5(page 25). Revise Policy 5, or delete it from the Plan. Reducing regulations is concerning, as each regulation went through government review with comment from people. Each was put in place for a reason. If that makes businesses operate more responsibly, then that is just fine. "Encourage ~~Foster a healthy business climate by reducing regulatory barriers that are burdensome, redundant, and costly to small businesses, and by encouraging~~ complementary policies that support access to capital and markets and protection of the natural environment."	See response #155 for updated language for Policy 5	**158**
34	ROW 75. CHAPTER II, Objective A, Policy 5 (page 25). Whether small business or large industry, this is subjective and open-ended as written, with the potential to cause dangerous vulnerability to established regulatory protections. Revise as follows: "Foster a healthy business climate ~~by reducing regulatory barriers that are burdensome, redundant, and costly to small businesses, and~~ by encouraging complementary policies that support access to capital and markets and protection of the natural environment."	See response #155 for updated language for Policy 5	**159**
84 and 36	ROW 80. CHAPTER II, Objective B (page 26). An increase in North Shore population, especially without sufficient infrastructure investment, will not help meet this policy and will only strain what we have and decrease the quality of life for our community.	Comment noted. The economic Objective B to maintain a successful vistor industry on O'ahu does not in itself propose an increase of the North Shore population. Policy 3 of Objective B calls for the operation of any visitor attractions in such a way that "respects existing lifestyles, cultural practices, and natural and cultural resources" and that "avoids unsustainable increases in the cost of providing public services". In addition, GP policies continue to recognize Waikiki as the primary visitor destination. A new draft policy has been added to Objective B that calls for public expenditures in rural and urban-fringe areas that have been highly impacted by the visitor industry (see response #171).	**160**
14	ROW 81. CHAPTER II, Objective B, Policy 1 (page 26). Delete this policy. The General Plan is a statement of long-range planning, social, environmental and economic goals and objectives and should not be involved with private businesses. "Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents."	Comment noted. This policy encourages the visitor industry as a sector to strive to carry out its functions in a way that creates benefit not only for tourists, but also for O'ahu's residents and the well-being of its communities.	**162**
14	ROW 82. CHAPTER II, Objective B, Policy 2 (page 26). Replace "have" with "of the." Also delete "bring to enriching the visitor experience" because the General Plan is about long-range goals and objectives for O'ahu's residents and not about enriching the visitor experience. "Respect and emphasize the value of the ~~that~~ Native Hawaiian culture and cultural practitioners~~,~~ and other established ethnic traditions ~~bring to enriching the visitor experience~~."	Comment noted. Because of the vistor industry's continued status as a primary economic driver for O'ahu, its residents, and the State as a whole, the General Plan continues to include a group of policies in the Economy chapter that are specifically about that industry. Objective B and all of its attendant policies address tourism. By contrast, the following Objective C and all of its attendant policies address agriculture.	**163**
31	ROW 81. CHAPTER II, Objective B, Policy 1 (page 26). Add "continue to" between "to improve." The visitor industry has long pursued these improvements. "Encourage the visitor industry to continue to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents."	Comment noted. However, the addition of "continue to" is unnecessary because the policy is meant to be a general standard and aspirational statement and not an assessment.	**164**

30	ROW 82. CHAPTER II, Objective B, Policy 2 (page 26). Add at the end of the statement "…and appreciation for island heritage, culture and values." Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience and appreciation for island heritage, culture and values."	The suggested edit has been incorporated: "...bring to enriching the visitor experience and appreciation for island heritage, culture, and values".	**165**
22	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). Fully supports this revised policy. "Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and which also respects existing lifestyles, cultural practices, and natural and cultural resources."	Comment noted.	**166**
36	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). This appears to be a veiled policy to support growth within the vacation rental industry. However, given the number of visitors to O'ahu (5 million plus annually) and the amount of illegal TVUs already on the books, most of Oahu will not be for the residents but for the visitors.	See responses #169 and #204	**167**
55	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). Identification of Lā'ie as a secondary resort area is fundamentally inconsistent with this policy, which calls for the protection of public services, respect for existing lifestyles and cultural practices, and preservation of a unique sense of place and natural resources.	See responses #169 and #182	**168**
71	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). This policy to guide visitor development "in a manner which avoids unsustainable increases in the cost of providing public services" conflicts with other policies that call for secondary development. • Add language that narrows the development possibilities to existing population and other restrictions in these secondary areas. Otherwise, we offer developers an opportunity to individually design systems which have nothing to do with the communities within which they are imbedded. An example of overreach would be at Lā'ie, where developers could advocate for enhanced tourist development without considering the impacts (e.g., environmental impacts, traffic, emergency access, cultural impacts). • Delete this section designating secondary tourist destinations. Instead, tourist destinations should be handled within the boundary of the geographic area in which they fall. Similarly, secondary tourist destinations should be made to conform to other priorities of the City and Council—saving agricultural land, water, and other resources critical for local survival.	Comment noted. This policy acknowledges the challenges to residents and strain on public resources that can arise in low density areas that accommodate high volumes of visitors and traffic and seeks to promote greater awareness of these issues in the operation and siting of visitor amenities.	**169**
84	ROW 83. CHAPTER II, Objective B, Policy 3 (page 26). This appears to be a veiled policy to support growth within the vacation rental industry. However, given the number of visitors to O'ahu (5 million plus annually) and the amount of illegal TVUs already on the books, most of Oahu will not be for the residents but for the visitors.	See response #204	**170**
84	ROW 84. CHAPTER II, Objective B, Policy 4 (page 26). So more visitors to O'ahu, more to the North Shore, more residents on the North Shore but no money for the North Shore. Spend it all in Waikiki. This is social injustice not just for North Shore but for the rest of O'ahu. We need to have our property taxes spent in our community.	Concur that public expenditures should also be directed to areas that are feeling impacts from increased tourism and related activities. A proposed Policy 5 was added: "Provide related public expenditures for rural and urban-fringe areas that are highly impacted by the visitor industry."	**171**

36	ROW 84. CHAPTER II, Objective B, Policy 4 (page 26). So more visitors to O‘ahu, more to the North Shore, more residents on the North Shore but no money for the North Shore. Spend it all in Waikiki. This is social injustice not just for North Shore but for the rest of O‘ahu. We need to have our property taxes spent in our community.	See response #171	**172**
69	ROW 84. CHAPTER II, Objective B (page 26-27). These policies affirm Waikīkī as the primary resort area and identifies secondary resort areas, and supports Waikīkī’s future redevelopment with a focus on maximizing the quality of the visitor experience rather than applying technical growth controls. Additional policies are needed in this section to save the beaches in the short term, and identify how to deal with tourism once the water begins breaking through the ground.	Comment noted. Support for development standards and policies to address climate change and sea level rise as it relates to development are found in Chapter VII, Objective B and Chapter VII, Objective B, Policy 2.	**173**
31	ROW 84. CHAPTER II, Objective B, Policy 4 (page 26). Add “and by funding the preservation and expansion of Waikiki Beach” to the end of this policy. Industry studies estimate that the economic value of a healthy Waikiki Beach is at least $2 billion annually. “Provide for the long-term viability of Waikīkī as a world-class visitor destination and as O‘ahu’s primary resort area by giving Waikīkī priority in visitor industry related public expenditures and by encouraging private investment in enhancing facilities and attractions that support the visitor industry, and by funding the preservation and expansion of Waikiki Beach.”	Comment noted. The proposed change is a specific implementation measure and beyond the scope of the General Plan.	**174**
54	ROW 84. CHAPTER II, Objective B, Policy 4 (page 26). Designation and expansion of Lā‘ie or PCC as a “resort area” is inconsistent with this policy, and is contrary to any definition of preservation or sustainability and should not be permitted. Ko‘olauloa is the last place on O‘ahu with large parcels of undeveloped, green, open space and unobstructed views, which is the reason visitors and residents come.	See response #182	**175**
14	ROW 85. CHAPTER II, Objective B, Policy 5 (page 26). Delete “support measures to ensure visitors safety in all areas of O‘ahu.” Such a statement does not belong in the Economy section and appears to only be concerned about the safety of tourists and not residents. “Provide for a high quality and safe environment for visitors and residents in Waikiki ~~and support measures to ensure visitors safety in all areas of O‘ahu~~.”	Comment noted. In the structure of the General Plan document, Economy Objective B policies are all aimed at addressing tourism and the visitor industry (see response #163). The City and County is greatly concerned with residents' safety, and policies specifically addressing health and safety can be found in Chapters VIII and IX.	**176**
30	ROW 85. CHAPTER II, Objective B, Policy 5 (page 26). Delete “in Waikiki.” This policy should extend islandwide. “Provide for a high quality and safe environment for visitors and residents ~~in Waikiki~~ and support measures to ensure visitors safety in all areas of O‘ahu.”	Comment noted. This policy mentions Waikiki specifically because despite being Hawai‘i's primary resort area, it is also a residential neighborhood. The policy has been revised to: "Policy ~~5~~6.Provide for a high quality and safe environment for visitors and residents in Waikīkī, and support measures to ensure visitors’ and residents' safety in all areas of O‘ahu." See also response #176.	**177**
72	ROW 86. CHAPTER II, Objective B, Policy 3 deleted (page 26). Retain original policy. It represents an important aspect of creating and maintaining a quality of life that is desirable for all people who visit and reside on O‘ahu. It does not make sense to delete it—why would we not encourage private participation in improvements to facilities in Waikīkī? “Encourage private participation in improvements to facilities in Waikīkī.”	Comment noted. The substance of this policy was included in the draft Policy 1.	**178**

72	ROW 87. CHAPTER II, Objective B, Policy 4 deleted (page 26). Retain original policy. Community outcry over the recent Ritz-Carlton developments illustrates that the people who desire a more densely developed Waikiki are developers, the construction industry, and related interests; not residents or visitors who come seeking an exotic Hawai'I experience. "Prohibit major increases in permitted development densities in Waikīkī."	Comment noted. Waikiki already has in place its own development controls, and as a mature destination area, there is an awareness that upgrades are needed from both public and private investments.	**179**
72	ROW 88. CHAPTER II, Objective B, Policy 5 deleted (page 26). Retain original policy. This is good planning. "Prohibit further growth in the permitted number of hotel and resort condominium units in Waikīkī."	Comment noted. This policy was deleted in the first Public Review Draft because it was deemed unnecessary due to changes in the mix and overall number of accomodation units in Waikiki over time.	**180**
31	ROW 89. CHAPTER II, Objective B, Policy 6 (page 27). Delete "rather than on development densities." The overall quality of the visitor experience does not correlate directly to density; many other factors come into play. Taking Waikiki as an example, there are areas where higher density has likely degraded the visitor experience, but also other areas where higher density might materially assist redevelopment that would enhance the visitor experience. "Concentrate on the quality of the visitor experience in Waikīkī, ~~rather than on development densities.~~"	Noted. The policy as written already supports the points that are made in the comment.	**181**
31	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). We generally agree with specifying particular secondary resort areas if: (a) those areas are specified on the basis of sound overall planning rather than owner/developer advocacy and (b) so specifying is accompanied by an express provision that secondary resort areas elsewhere should not be facilitated. General overdevelopment of O'ahu and the extension of development into previously undeveloped areas have placed at serious risk the overall visitor experience and O'ahu's continued position as a premier resort destination in an increasingly competitive world. As a result, any government endorsement of specific secondary resort areas should be undertaken with great deliberation and care. The specific proposed secondary resort areas identified in the draft should be carefully reviewed against these criteria before further inclusion.	Comment noted. The policy on secondary resort areas corresponds to permitted major destination projects that are also linked to economic stimulus and jobs.	**182**
28	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Add "Kahala Resort" to this list of secondary resort areas. Kahala Hotel and Resort has been in continuous operation since 1964 (under different owners), whereas neither Hoakalei nor Makaha Valley contain any existing resort facilities, and the Kahala is larger than the hotel in Lā'ie and is comparable in size to the Turtle Bay Resort. "Facilitate the development of the following secondary resort areas: Kahala, Ko 'Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lā'ie."	Comment noted. The policy is not meant to list all existing hotels or resorts. See response #182.	**183**
27, 37, and 96	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete "Lā'ie" from this policy. Opposes designating all of Lā'ie a resort area—this was a 49-unit motel designation nodule area zoned Resort that would now allow large-scale development in Lā'ie. There are already 725 visitor units to be allowed at Turtle Bay Resort with an additional daytime population of 4,400 per the SEIS, which is an estimated 12 year build out on our two-lane road that is eroding into the sea. It is a one-lane road frequently due to emergency and scheduled bridge repairs, etc. All resort development additional populations do not count in the OGP's 1 or 1.4% growth for Ko'olauloa. Only permanent residential housing is counted. "Facilitate the development of the following secondary resort areas: Ko 'Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley~~, and Lā'ie~~."	See response #182	**184**

25	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete "Mākaha Valley", in light of the lack of opportunity for community input and the total deficiency of infrastructure to accommodate a resort. "Facilitate the development of the following secondary resort areas: Ko 'Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, ~~Mākaha Valley,~~ and Lā'ie."	See response #182	**186**
30	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete: "and Laie" and add "and" between "Ocean Pointe/Makaha Valley." "Facilitate the development of the following secondary resort areas: Ko 'Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, and Mākaha Valley~~, and Lā'ie~~."	See response #182	**187**
33	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Change "Facilitate" back to "Manage." The proposed change from "manage" to "facilitate" encourages inappropriate development outside the primary urban area and provides a justification for intruding in currently undeveloped areas. This will necessitate further investment of scarce taxpayer resources on infrastructure in rural areas. Given that $8 billion is being invested on infrastructure in order to concentrate development on the Leeward coast, encouragement of development in the rural area is misguided. Moreover, encouraging such increased visitor activity in the Country will place further stresses in areas that have already reached their capacity. "Manage ~~Facilitate~~ the development of the following secondary resort areas: Ko 'Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lā'ie."	See response #182	**188**
36	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). The Plan should not newly designate Lā'ie as an official resort area for O'ahu.	See response #182	**189**
41	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). This requires transportation improvement as support.	Comment noted.	**190**
54	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Remove Lā'ie from the list of designated resort areas. There is no public good from allowing resort development at Lā'ie. Investors will profit at the expense of residents who will bear the degradation of public services, quality of life and rural lifestyle, added traffic delays and congestion, loss of open space, and changes to the environmental and natural qualities along the coast. Lā'ie is not suitable for resort development, it is just too far.	See response #182	**191**
55	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). This policy identifies Lā'ie as a secondary resort area, commensurate with Turtle Bay. Lā'ie is the most distant point on O'ahu from the main tourist hub of Waikīkī; accessible from Kamehameha Highway via already traffic-saturated Kahekili Highway or the North Shore which is also traffic-saturated in winter and on weekends. Further development at Turtle Bay plus the planned expansion of BYUH enrollment will worsen traffic delays for those who live in Ko'olauloa. As Turtle Bay has shown, creating an employment center for minimum wage jobs in Lā'ie will not reduce traffic demand; new visitors will far outnumber new, local employees. Malaekahana is one of the last "wild" beaches on Oahu, bounded mauka by woods, with pounding surf and off -shore islands makai. A resort across the road from these "wild" beaches would lead to their being further degraded by crowding, tramping over coral shallows to visit offshore islands, and displacement of local beach users; there is insufficient access and sanitary facilities to handle resort level numbers of visitors. to make it suitable would completely change the character of these beaches.	See response #182	**192**

56	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Opposes resort designation for Lā‘ie and any decision that will change this rural area into a city. Lā‘ie does not have the infrastructure to support a city way out on a two-lane road. It would be irresponsible to open this area to development given the condition of existing infrastructure: electric outages are frequent, brown water alerts occur every time it rains hard, wastewater is seeping into nearshore areas, Lā‘ie floods all the time from over- paving, there is no trauma center, no hardened hurricane shelters, a lack of police and fire services.	See response #182	**193**
58	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Is there sufficient infrastructure and water to service these areas? West side resorts should be limited due to traffic and lack of water. If certain districts cannot provide sufficient resources for themselves, development should be restricted.	See response #182	**194**
71	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete Turtle Bay Resort and Lā‘ie as secondary tourist destinations; it is not consistent with other plan objectives that seek to mitigate the negative effects of global warming and to protect the environment. This area has been planned to accommodate 1% or so of O‘ahu’s population; the roads and infrastructure are inadequate to maintain higher density. The surrounding community boards (except Lā‘ie) and most of the neighborhood boards oppose this proposed development.	See response #182	**195**
72	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Delete this policy. Further development in these other resort areas will destroy the very thing that makes them desirable places to visit and why tourists pay money to travel here. Don’t destroy the geese that lay the golden eggs. “~~Facilitate the development of the following secondary resort areas: Ko ‘Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and La‘ie.”~~	See response #182	**196**
84	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). The Plan should not newly designate Lā‘ie as an official resort area for O‘ahu.	See response #182	**197**
103	ROW 90. CHAPTER II, Objective B, Policy 7 (page 27). Strongly opposed to any attempts to facilitative further development of secondary resort areas at Turtle Bay Resort or in Lā‘ie. Plan should instead strengthen the emphasis of the preservation of existing agricultural lands and preservation of rural spaces and character, with a focus on the need for affordable housing for local residents.	See response #182	**199**
83 and 36	ROW 91. CHAPTER II, Objective B, Policy 7 deleted (page 27). It’s not possible to have a resort without infrastructure. Is this another veiled reference to significantly expanding TVUs? The Plan should not create new allowances for alternative accommodations, such as vacation rentals, in non-resort areas throughout O‘ahu.	See response #182	**200**
72	ROW 91. CHAPTER II, Objective B, Policy 7 deleted(page 27). Retain this policy. It correctly and clearly provides a way to achieve our aspirations for a desirable and sustainable quality of life on O‘ahu. “Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.”	Comment noted. Revised Policy 3 of the same section covers all areas on O‘ahu, not just primary or secondary resort areas.	**201**
14	ROW 93. CHAPTER II, Objective B, Policy 9 (page 27). Replace “high-quality visitor experience” with “good quality of life for everyone on O‘ahu” “Encourage physical improvements, social services and cultural programs that contribute to a good quality of life for everyone on O‘ahu ~~high quality visitor experience~~.”	See response #163	**203**

13	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy with the following: "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~. Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents."	The City and County must respond to changing technologies and behaviors when their effects widely impact established regulatory policies. This draft policy is meant to open the conversation to individual communities and public processes on how best to address small scale accommodations and look at effective enforcement options for those choices. The draft policy has been edited as follows: "Policy ~~10~~11. ~~Permit~~ Consider small-scale community-oriented visitor accommodations in non-resort areas ~~as warranted by market demand~~, with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively."	**204**
14	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy to ensure that the General Plan remains true to its directed growth policy by ensuring that residential communities remain residential for Oahu's residents and to prevent the conversion of residential communities into defacto resorts. The General Plan is a long-range directed growth-planning document whose policies, objectives and goals are not driven by market demand. Also, a major part of the directed growth pattern for O'ahu is the designation of resort areas. ~~"Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."~~	See response #204	**205**
16	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Resolution adopted by the Board on April 6, 2017 indicates strong objection to this policy, community hotels, alternative lodging, and the legalization of B&Bs and TVUs in residential neighborhoods. Board objects to allowing TVRs or any visitor accommodations in non-resort areas, and requests that DPP enforce the law against illegal B&Bs and TVUs.	See response #204	**206**
19	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes this policy and any measure to legitimize or permit commercial lodging in residentially-zoned neighborhoods and take homes out of the residential market. Vacation units and commercial businesses do not belong in residential neighborhoods, and add to the housing shortage, escalating home prices, noise, traffic, on-street parking demand, and strangers in neighborhoods. There are numerous illegally operating TVU's in Aina Haina. More effort is needed to enforce current zoning laws and effectively close illegal vacation rentals. Any proposed policy must increase DPP's enforcement capacity. Too much of the burden of identifying illegal businesses has been placed on neighbors.	See response #204	**207**
20	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Do not add to the illegal vacation rental problem. The City has zero enforcement power and our neighborhoods are already gone. Our resources are stretched beyond capacity, and all HTA does is bring more and more people with no infrastructure.	See response #204	**208**

27	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes short term vacation rentals in residential-zoned, non-resort areas. The DPP has not shown the ability to enforce the rules on offenders, only 7 citations in District 23 which has over 1100 known TVU's. More of them is not desirable whether visitors want them or not. "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**209**
29	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy. Allowing the expansion of visitor lodging into non-resort zoned areas throughout the island is an incompatible land use that threatens the housing supply and the essential character and quality of life of residential, rural and agricultural communities. (See Position Paper for background on history and impacts). "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**210**
31	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). We object to the statement as presently worded. We understand that there is some level of market demand for "small-scale community-oriented visitor accommodations in non-resort areas," which we understand to mean home and condominium vacation rentals and other transient accommodations for visitors in areas that are not presently zoned/permitted for hotel/resort/transient accommodations uses, and that in some cases permitting such uses may be beneficial to the City and County overall. However, we do not believe that market demand should be a material factor in any such permitting. We believe instead that the relevant factors should be at least all of: community input; change in nature of community; impact on public improvements and service needs; impact on availability of affordable housing for residents; subjection of permitted uses to fees, taxes, ordinances, regulations and all other government requirements applicable to other hotel/resort uses; full public transparency of all such permitted uses and of means to identify non permitted uses; and availability and full funding of review and enforcement mechanisms to identify and prosecute unauthorized uses.	See response #204	**211**
32	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The city needs direction from the General Plan - not the direction to create more problems, but the direction to solve them through effective enforcement. The City has consciously decided to make itself incapable of "enforce effectively" and must be given that direction through the General Plan. Thousands of "community-oriented visitor accommodations" already exist in the form of illegal vacation rentals across O'ahu - recent studies reveal 8,000+ on Oahu. If there is no effort to "enforce effectively" against these, then there is certainly no reason to permit more. Replace this policy with the following: "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~. Effectively enforce the law forbidding short-term rentals in residential neighborhoods to bring down rental and housing prices for O'ahu's residents, restore livability to residential neighborhoods, reduce tourism resentment, aid the revenue-generating legitimate hotel industry with its providers and workers then study the need for very limited community-oriented visitor accommodations."	See response #204	**212**
36	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The Plan stated focus on Waikiki so there's no worry about increased infrastructure. This policy will allow proliferation of visitor accommodations outside of Waikiki and the other already designated resort areas on O'ahu.	See response #204	**213**

27 and 37	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes short term vacation rentals in residential-zoned, non-resort areas. The DPP has not shown the ability to enforce the rules on offenders, only 7 citations in District 23 which has over 1100 known TVU's. More of them is not desirable whether visitors want them or not. "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**214**
39	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). KCH objects to revisions that allow transient vacation rentals (TVRs) in TODs or anywhere, permit visitor accommodations in non-resort areas, or utilize our unique natural environment, which should stay natural. Revisions would allow short-term vacation rentals in TODs, permit small-scale community-oriented visitor accommodations in non-resort areas, and use our unique natural environment by creating and promoting recreational venues for keiki and kupuna and for kama'aina and malahini (tourists/visitors). There are different terms used in Hawai'i to identify short-term vacation rentals, including TVRs, transient vacation units, individual vacation units, and vacation rental units. This policy has the potential to turn our communities into transient accommodation living areas, and the term "small-scale" is not defined.	See response #204	**215**
40	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Objects to Policy 10's attempt to open the door to ILLEGAL BnBs. Enforce effectively the laws regarding these Illegal BnBs. Please do something to curb these illegal BnBs. I am frustrated, distressed, and often angry that many houses in my neighborhood are illegal BnBs. A large number are separate structures, with landlords who live off-island. No tax revenue comes from them, long-term rentals hardly exist anymore in this neighborhood, not to mention the increased noise, traffic, trash, and general confusion that stem from having so many short-term vacation renters in our neighborhood.	See response #204	**216**
41	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). B & B licensing is needed.	See response #204	**217**
42	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). YES!! FINALLY a sensible proposal!!	See response #204	**218**
43	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Address the issue of vacation rentals from the point of view of a sustainable future for the residents of Hawai'i. Residents should be able to purchase a home for non inflated (BUISINESS) prices and continue living in Our Home we call Hawai'i. Vacation rentals are negatively affecting affordability, family and sustainability. Impacts include increased property values, decreased supply of long-term rentals, changing neighborhood demographics (pushing locals out), loss of a safe neighborhood where you know your neighbors, and loss of community. "Effectively enforce the current ban vacation rentals and bed & breakfasts in residential neighborhoods to allow Hawaii's RESIDENTS and their keiki to live among RESIDENTS in a RESIDENTIAL neighborhoods ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively.~~"	See response #204	**219**
45	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). NO TVUs (Illegal Vacation Rentals) should be allowed in O'ahu. NO TVUs in residential nor TOD areas. NO small-scale community-oriented visitor accommodations in non-resort areas. The rapid growth in TVUs are pushing Local Families out of their rental homes.	See response #204	**220**

47	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."~~ DPP has been unable to "enforce effectively" the existing ban on the more than 8,000 illegal vacation rentals on O'ahu. To enforce effectively, all advertisements for these rentals should carry a TAT or a registration number. Such a number would allow DPP to identify illegal rentals and put them out of business while allowing legal ones to continue.	See response #204	**221**
48	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The short term market on North Shore is an important part of North Shore business. The North Shore has a history of short term rentals and only recently has this business been refined and is in high demand. Last year, it was responsible for over 50% of Haleiwa's evening restaurant trade and provided lucrative employment for over 400 individuals. Turtle Bay Hotel and Local 5 are trying to eliminate competition for their condominiums. Pass this so we can legally control short term rentals.	See response #204	**222**
49	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Either DO NOT include this policy, or modify it to emphasize the community concern that zoning regulations be enforced by County action. The language "...as warranted by market demand" is justification for allowing illegal activity to continue and expand, and opens the door to permitting what is already illegal and a blight on our neighborhoods: short-term "hotel" accommodations in residential zoned areas.. The majority of "community input" that favors permitting are individuals who have been exploiting residential areas—with relative impunity—for financial gain for many years, with detrimental consequences including increased property prices and taxes, increased disturbance to residents, and decreased availability of long-term rentals. The County has consistently demonstrated an almost absolute, obdurate inability to "enforce effectively" existing zoning ordinance related to these illegal accommodations. This failure renders the proposed Policy 10 absurd unless and until the "ability" can be demonstrated.	See response #204	**223**
50	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy as follows: "Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods in order to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."~~	See response #204	**224**
52	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy in its entirety. The last thing needed is more tourists in our neighborhoods, less housing units for local residents, and more homelessness. DPP is unable to currently enforce the rules prohibiting short term rentals. I have been reporting illegal rentals in my neighborhood for years and several still exist. Provide effective enforcement of the existing illegal rentals before even entertaining adding to our problems. There will always be a market demand as it cost a lot less for food and lodging than staying in a hotel, and the landlord makes a lot more than renting long term.fds	See response #204	**225**

53	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Do not let illegal vacation rentals convert our residential neighborhoods into visitor areas. A neighbor has been operating a rental for years. DPP sent out an inspector, and the "guests" were coached to say that they are family. This is unfair, socially irresponsible, and disturbing.	See response #204	**226**
54	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Increased transient or vacation rentals should only be allowed with community consent or limited to Waikīkī, and banned in rural areas. Illegal vacation rental have corrosive effects on surrounding homes. Rentals are out of hand, and depleting the sense of community in many areas of O'ahu. Major limits are needed, with strict enforcement and penalties. Communities need "veto" power for irresponsible vacation rentals in their areas (ability to vote them out of their permit if not responsible).	See response #204	**227**
57	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). DPP has not been able to enforce the current restrictions on B&Bs and TVUs. Replace this policy with the following: "Require enforcement of the ban on B&Bs and TVUs in residential neighborhoods to increase the supply of long-term residential rentals, reduce housing costs, and promote family oriented neighborhoods ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**228**
59	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). This is the only sensible thing to do.	See response #204	**229**
60	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy. It undermines the goals in the Plan's Introduction that state the importance of sustainability and social equity (ROW 14, page 8), and an economic base resilient to changes in global conditions (ROW 71, page 25). Tourism is not resilient to changes in global conditions. Commercial rentals in residential neighborhoods remove much needed housing from local availability, and invites investor speculation that raises the prices of existing homes for locals.	See response #204	**230**
62	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports proposed revision as a welcome step towards resolution of legalizing vacation rentals. Many local families/homeowners trying to maintain their homes are operating owner/operator controlled services or B&B's to make ends meet. They operate with both GE and TAT licenses, and although they are paying all of the appropriate taxes, they remain unpermitted. This differs from greed-driven investors (both local and offshore) running uncontrolled and unsupervised internet-marketed, home rentals in beachfront communities and neighborhoods. Owners support a reasonable permitting process to allow them to operate, and welcome the opportunity to participate in the process.	See response #204	**231**
63	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Complaints against vacation rentals and proposed condotels in residential neighborhoods are not just because they are illegal, but because we do not want to live next door to hotels. We bought homes in residential zoning because we want to live among neighbors, not tourists. Vacation rentals are commercial businesses that change the residential character of the neighborhoods and reduces O'ahu's housing and rental supply which drives up housing and long-term rental prices.	See response #204	**232**
66	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy with the following: "Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**233**

67	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes the rampant, out-of-control increase of vacation rentals in Koʻolauloa. Kamaʻaina are priced out of local rentals, replaced by upgraded B&B rentals, majority being illegal and owned by absentee landlords. It goes beyond just making a living, but is biggest bang for their buck. There are no more keiki playing on the beach front roads. They can no longer afford a home in paradise.	See response #204	**234**
68	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Enforce current laws which do not allow tourist accommodations in neighborhoods. We are being inundated with tourists, creating a shortage of rentals that local families could use. Enough, already!!	See response #204	**235**
70	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy with the following: "Encourage tourists to seek accommodations in Waikīkī or at Secondary Resort areas. Discourage small-scale community-oriented visitor accommodations ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~." There is a severe shortage of affordable rentals for residents and a significant increase in B&B/IVUs. The general welfare of the people of Oʻahu needs to be addressed with providing access to affordable housing. Transient rentals are associated with noise, traffic congestion and loss of community character.	See response #204	**236**
71	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Unlicensed transient accommodations should be dealt with by our legislature. Sneaking this policy into a critical planning document goes against citizens' rights to consider whether these accommodations should be in their communities, and makes it appear that the community gives their permission to move forward. This is inappropriate and should be decided by legislators.	See response #204	**237**
75	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Delete this policy. Keep our residential areas residential. Transient vacation rentals turn local neighborhoods into tourist destinations, change the character of home environment, and betray those who purchased homes in residential-zoned areas. Using the General Plan as a zoning tool will lead to distrust of government and exacerbate the polarization within our local communities.	See response #204	**238**
76	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). This policy undermines the goals of residential zoning - to keep residential areas for residents. Keep resort activities in resort areas, and tax accordingly. Do not make residents compete with businesses for limited residential property, and do not make existing residential property owners pay taxes elevated by inflated prices that business with high expected cash flows are willing and able to pay. "Enforce existing zoning regulations and maintain the residential property stock for residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**239**

34	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). This is a contradictory policy that flies in the face of O'ahu's established local communities and contributes to the deterioration of the local quality of life. It opens the floodgates to market-demand visitor intrusion and impacts in non-resort areas. This policy also contradicts with several other policies in the Plan, including: Chapter II, Objective B, Policies 1 and 3 (ROWS 81 and 83, page 26); and Chapter IV, Objective A, Policy 11 (ROW 170, page 36). Replace with the following; **"**Effectively enforce established restrictions on tourist vacation rentals and bed & breakfast operations in O'ahu's residential neighborhoods to ensure that rental and housing prices are kept within reach for O'ahu's residents and their families ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."~~	See response #204	**240**
77	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes this policy.	See response #204	**241**
78	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Vacation rentals are destroying our communities. Every vacation rental is a displaced family. The homeless problem is directly related to the explosion of vacation rentals. "Effectively enforce the current ban on vacation rentals and bed &breakfasts in residential neighborhoods to ensure that we continue to have residents in our neighborhoods ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."~~	See response #204	**242**
79	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Tourists in residential neighborhoods are destroying the social fabric of our towns and cities. "Effectively enforce the current ban on vacation rentals and bed &breakfasts in residential neighborhoods so families in our communities can find affordable houses to rent and purchase ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."~~	See response #204	**243**
80	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Stop dancing around the issue and close down illegal vacation rentals. It's time to not worry about tax money the government might get if these owners were paying on their income, which they are not.	See response #204	**244**
81	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports the proposed revision; thank you for a reasonable approach.	See response #204	**245**
83	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports the proposed revision as a welcome step towards resolution of legalizing vacation rentals. Many local families/homeowners trying to maintain their homes are operating owner/operator controlled services or B&B's to make ends meet. They operate with both GE and TAT licenses, and although they are paying all of the appropriate taxes, they remain unpermitted. This differs from greed-driven investors (both local and offshore) running uncontrolled and unsupervised internet-marketed, home rentals in beachfront communities and neighborhoods. Owners support a reasonable permitting process to allow them to operate, and welcome the opportunity to participate in the process.	See response #204	**246**
84	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The Plan stated focus on Waikīkī so there's no worry about increased infrastructure. This policy will allow proliferation of visitor accommodations outside of Waikīkī and the other already designated resort areas on O'ahu.	See response #204	**247**

85	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). There is a significant shortage of housing on O'ahu, and allowing further development of residential neighborhoods into vacation rentals is counterproductive to the survival of communities and affordable housing. Replace this policy with the following: "Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**248**
86	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). DPP refuses to or is ill-equipped to enforce the ban on the 8,000+ illegal vacation rentals. Enforce existing laws and shut down illegal hotel operations. Replace this policy: "Effectively enforce the current ban on short-term vacation rentals in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~." In regards to proposed permitting caps referenced above, caps should be for each Neighborhood Board sub-district, where combined B&B and TVR permits are held at less than 0.003 of residential properties and permitting requires consent of all property owners within 75 feet of the property seeking the non-conforming use permit. Permits should be subject to periodic renewal and at each renewal, property owners within 75 feet should have the opportunity to withdraw consent resulting in denial of a renewed permit. This would incentivize operators to be good neighbors! We have lived in our home for 40+ years, between one legal and one illegal vacation rental. Both are owned by off-island owners. Both detract from the quality of life for neighbors. It's common for renters to host large parties that bring service trucks to deliver tables, chairs, tents, caterers, musicians for events, and lots of party goers departing late at night. The City has cited illegal operation more than once, but rentals continue. With the huge income they derive, there is little reason to be deterred unless there is a significant consequence.	See response #204	**249**

87	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Stand up for residents, save our neighborhoods, and DO NOT add this policy to the Plan. It will encourage more and make an already out-of-control situation worse. Replace this policy: "Permitting small-scale community-oriented visitor accommodations in non-resort established residential areas should be very limited as this short-term transient use is non-conforming, i. e. inconsistent with residential zoning and is divisive and known to have significant social, economic (costs) impacts on the resident population of Honolulu. Until proven effective enforcement measures are adopted and the vast number of illegal transient vacation units are stopped and returned to the inventory of long term residential use, no new permitting should be allowed. Preservation and protection of Oahu's very limited residential inventory and the highly valued residential quality of life should be of the highest priority. After enforcement has been proven effective and illegals have been brought under control, permitting caps should be established in each neighborhood and neighboring property owners (within 75 feet who will be impacted most) should be given a approval/disapproval role in the permitting and permit renewal process. ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~." In regards to proposed permitting caps referenced above, caps should be for each Neighborhood Board sub-district, where combined B&B and TVR permits are held at less than 0.003 of residential properties and permitting requires consent of all property owners within 75 feet of the property seeking the non-conforming use permit. Permits should be subject to periodic renewal and at each renewal, property owners within 75 feet should have the opportunity to withdraw consent resulting in denial of a renewed permit. This would incentivize operators to be good neighbors! We have lived in our home for 40+ years, between one legal and one illegal vacation rental. Both are owned by off-island owners. Both detract from the quality of life for neighbors. It's common for renters to host large parties that bring service trucks to deliver tables, chairs, tents, caterers, musicians for events, and lots of party goers departing late at night. The City has cited illegal operation more than once, but rentals continue. With the huge income they derive, there is little reason to be deterred unless there is a significant consequence.	See response #204	**250**
88	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). In the past few years, two neighbors on Kainui Drive have added substantial additions; both are conducting illegal short term rental operations. Issues with such businesses include cars parked on the street, large numbers of people, the owner not living there, additional strains on sewer facilities, additional trash (triple the number of most single family homes), and the commercialization of the neighborhood and the inability to "police." There is nothing to actually implement regulation.	See response #204	**251**
89	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Do not permit vacation rentals in non-resort areas. It is important to quality of life that residential neighborhoods be kept residential. The daily life and needs of working residents differ from those on vacation. From personal experience of living in Waikiki, living next to visitors is wearing and can lead to tensions, as working residents need sleep and quiet.	See response #204	**252**

90	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Visitor accommodations (B & Bs, vacation rentals, corporate retreats, community hotels or any other "alternative" lodging) are not compatible with residential neighborhoods. They are not desirable neighbors, do not contribute to the quality and character of life valued in residential communities, and deny conforming property owners the right to quality of life and the value of their property. Families want stability—not strangers next door, businesses and vacant homes next to us, visitors partying on work/school nights, increased congestion from cars parked on the street, or decreased property values. Transient guests *do not support* what creates a community. A community is relatively stable, with a permanent life where social relations between people are established and a genial feeling evolves. It involves knowing and interacting with neighbors, children attending local schools, and residents familiar with a daily schedule. I bought my home with the expectation the character of the area will remain residential. Do not put owners like me in a position of having to enforce my rights against a misled neighbor. Keep neighborhoods residential and protected from mixed uses, including businesses operating as alternative visitor accommodations.	See response #204	**253**
91	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). This is bad economic policy. Rents in Kailua are outrageous. Allowing the limited space we have to be rented out as visitor accommodations is a terrible idea. This is an island-wide problem as the housing pressure on some areas of the island has spread throughout O'ahu. We need to "effectively enforce" current laws on the illegal vacation rentals. "Enforce the current laws on vacation rentals in residential neighborhoods for the positive economic policy of having affordable housing for the residents of O'ahu ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~.""	See response #204	**254**
92	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Policies speak of providing affordable homes and rentals, yet permits small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand. The market will demand until there are no residential areas left for anyone to afford. Will our educators, safety workers and business people commute from other islands? "Ability to enforce effectively" is not happening now. Allowing visitor accommodations in nonresort areas will increase the need in a system already unenforced, and cause even more degradation of our neighborhoods. "Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to bring down rental and housing prices for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**255**
93	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes short-term commercial rentals in residentially zoned neighborhoods. The policy enhances the quality of the visitor experience at the expense of residents' well-being and quality-of-life. (See comments for attachments in opposition to the policy: (1) April 11, 2013 comments on the Draft General Plan, (2) letter to Mayor Mufi Hannemann (December 17, 2008), and (3) letter to Councilman Ikaika Anderson (January 30, 2015).	See response #204	**256**

94	ROW 395. CHAPTER II, Objective B, Policy 10 (page 27). The City has not demonstrated the ability or the willingness to "enforce effectively" non-approved visitor accomodations in non-resort areas. What will be done to rectify this situation so that this policy becomes meaningful for residents?	See response #204	**257**
95	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Allow short term vacation rentals in neighborhoods.	See response #204	**258**
27 and 96	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes short term vacation rentals in residential-zoned, non-resort areas. The DPP has not shown the ability to enforce the rules on offenders, only 7 citations in District 23 which has over 1100 known TVU's. More of them is not desirable whether visitors want them or not. "~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**259**
97	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Remove this policy. As written, it implies visitor lodging could be allowed in residential, agriculture and conservation land, which would clearly contradict other policies that are designed to protect residential, agriculture and conservation zoning and their respective purposes. The current Plan controls tourism sprawl. It's a dangerous slippery slope to introduce visitor lodging into every part of the island, especially when O'ahu is facing a housing shortage of over 25,000 homes in the next 10 years. This new policy could increase the housing shortage by converting homes and long-term rentals into mini-hotels. What are our priorities—providing housing for local residents or increasing tourism to unsustainable levels?	See response #204	**260**
98	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Current enforcement has been ineffective. DPP should be given greater powers to enforce the current laws now. See if thousands of illegal renters now can be reigned in, and then discuss changes. "Enforce the current ban on short term rentals and illegal B&Bs for a prolonged period of time to determine its potential benefit on the current house shortage. Confirm a robust enforcement mechanism is in place. Consider changes later on ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~."	See response #204	**261**
100	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes this policy because we need commercial-free neighborhoods. Current laws banning vacation rentals and bed & breakfasts in residential neighborhoods need to be enforced in a more timely manner than currently is done.	See response #204	**262**
101	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Tighten up language on vacation rentals and enforcement. Neighbors are the best first line of defense and should be able to instigate enforcement. Penalties should be very stiff. Vacation rentals do not belong in residential neighborhoods as they negatively impact residents. Supports newer hotels in Lā'ie and Kapolei. They fill an important need and should be considered in other communities. They should be in commercially zoned areas so as to minimize the impact on neighborhoods.	See response #204	**263**

102	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). *NO NO NO.* Do not propose added accommodations when we cannot enforce existing codes and regulations. Let the hotel industry take care of the market demand. Stop the intrusion of vacation renters in our residential, family neighborhoods.	See response #204	**264**
104	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Opposes this policy.	See response #204	**265**
105	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports a variety of regulated visitor accommodations as stated in the proposed policy. The hotel lobby wants to keep island residents as low-paid workers for their profit. Hawai'i relies on tourism and many visitors do not like staying in hotels and are looking for more authentic experiences outside of tourist zones. If we ignore this demand, we will lose out as a state.	See response #204	**266**
106	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Objects to opening the door to ILLEGAL BnBs. Enforcement of illegal BnBs is needed. My entire street is illegal rentals (most are separate structures, off-island landlords, and properties were removed from the long-term rental inventory), and it's impossible to find rentals here.	See response #204	**267**
107	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Replace this policy with the following: "Effectively enforce the current ban on vacation rentals and bed & breakfasts in residential neighborhoods to encourage stability in our neighborhoods and bring down the cost of housing for O'ahu's residents ~~Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively~~." The City must effectively enforce the existing ban on vacation rentals and shut down the thousands of illegal rentals in operation. Vacation rentals destabilize neighborhoods and drive up the cost of housing for residents. O'ahu citizens cannot afford to allow vacation rentals in residential neighborhoods.	See response #204	**268**
99	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Supports permitting of certain types of vacation rentals in residential areas such as Kailua and the North Shore. There is a need for accommodations in these areas as seen by the demand. Rentals where the owner lives on the property and provides on-site parking differ drastically from rentals where the entire house is rented out and owners/ managers live off-site or on the mainland; the latter is where problems arise because neighbors are unable to contact owners. Rentals provide options for accommodations outside of Waikīkī, and allow families to afford their homes . Do not give into hotel industry lobbyists or the vocal minority who are against every type of vacation rental. Make it legal to operate a vacation rental with restrictions; permit those who are doing it right and pay their fair share of taxes.	See response #204	**269**
12	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). The Board objects to revisions that allow transient vacation rentals (TVRs) in TODs or anywhere, permit visitor accommodations in non-resort areas, or utilize our unique natural environment, which should stay natural. Revisions would allow short-term vacation rentals in TODs, permit small-scale community-oriented visitor accommodations in non-resort areas, and use our unique natural environment by creating and promoting recreational venues for keiki and kupuna and for kama'aina and malahini (tourists/visitors). There are different terms used in Hawai'i to identify short-term vacation rentals, including TVRs, transient vacation units, individual vacation units, and vacation rental units. This policy has the potential to turn our communities into transient accommodation living areas, and the term "small-scale" is not defined.	See response #204	**270**

30	ROW 95. CHAPTER II, Objective B, Policy 10 (page 27). Waialae-Kahala Neighborhood Board has repeatedly over the past passed resolutions opposing the proliferation of TVUs in residentially zoned neighborhoods and supporting better enforcement.	See response #204	**271**
72	ROW 97. CHAPTER II, Objective C, Policy 1 (page 27). Change back to original policy. The proposed change lessens the City's responsibility to preserve agriculture. Agriculture is a vital element for both a desirable *and sustainable* life on O'ahu. We don't have the luxury of assuming that we can import our food. That is very short-sighted and a recipe for disaster. "Assist the agricultural industry to ~~Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business,~~ ensure the continuation of agriculture as an important source of income and employment component of O'ahu's economy."	Comment noted. This policy does not propose any reduction of agriculture but instead encourages its expansion and continued success by recognizing that diversification, differing scales and innovation should be encouraged here as it is in many other sectors.	**272**
13	ROW 99. CHAPTER II, Objective C, Policy 3 (page 28). Add "and market places" to acknowledge actual sites and sites needed to promote local agriculture and erase "food deserts" – areas with limited access to food. There is no mention of either "markets" or "market places around the island – not even the City's successful Open Markets that have existed since the 70's. "Foster market and market places opportunities and increased consumer demand for safe, locally-grown fresh and processed agricultural products."	Comment noted. "Market opportunities" includes marketplaces.	**273**
30	ROW 99. CHAPTER II, Objective C, Policy 3 (page 28). Add to the end of the policy ", and encourage more local production for local consumption and food sustainability." "Foster market opportunities and increased consumer demand for safe, locally-grown fresh and processed agricultural products, and encourage more local production for local consumption and food sustainability."	Comment noted. Policy 2 calls to "make more locally-grown food available for local consumption."	**274**
41	ROW 99. CHAPTER II, Objective C, Policy 3 (page 28). This comment applies to ROWS 99-104, Policies 3-5 deleted. Keep AG land strips along rail view plane.	Comment noted.	**275**
14	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). Delete this policy. Issues concerning regulations belong in O'ahu's Development/Sustainable Communities Plans and other planning documents, not the General Plan. "~~Remove overly stringent and costly regulatory impediments that hinder a producer's ability to develop, market and distribute locally grown food and products.~~"	Policies regarding City and County regulatory are appropriate to the General Plan. See also response #277	**276**
33	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). Some regulation is indeed burdensome, especially for the farmers mentioned in Objective C, Policy 4. While an increase in local agricultural production is strongly supported, additional language is needed to clarify that this increased activity would not fly in the face of environmental impact, pesticide, water quality, and invasive species regulations.	Concur that the previous language of the policy was overly broad. The policy is in support of streamlining duplicative processes and simplifying administrative systems. The policy has been updated to: "~~Remove~~ Streamline the implementation of ~~overly stringent and costly regulatory impediments~~regulations to enhance ~~that hinder~~ a producer's ability to develop, market, and distribute locally grown food and products."	**277**
36	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). Policy is vague. What does it mean? Are there examples?	See response #277	**278**

34	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). This policy appears to have been induced by large corporate agricultural interests engaged in the mass production of certain crops enhanced by toxic chemicals percolating into the groundwater, pervading our healthy and fresh island air, and climbing the food chain onto our tables. Revise as follows: **"**Establish regulatory requirements to ensure safe growing conditions and production, ~~Remove overly-stringent and costly regulatory impediments that hinder a producer's ability to developm,~~ marketing, and distribution of ~~distribute~~ locally grown food and agricultural products."	See response #277	**279**
84	ROW 101. CHAPTER II, Objective C, Policy 4 (page 28). Policy is vague. What does it mean? Are there examples?	See response #277	**280**
72	ROW 102. CHAPTER II, Objective C, Policy 4 deleted (page 28). Retain this policy, with revisions. How can we expect to implement the aspirations outlined in this chapter without sufficient agricultural lands? Are we trying to open up our agricultural lands for urban development? We cannot import all of our food on the hope that there is not a war or oil crisis that would prevent food from being delivered to the island. We need to have some base of agriculture and food security on island. "Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of ~~sugar and pineapple as viable industries~~ large-scale agricultural activities that are vital for food security on O'ahu."	Comment noted. Geographic references were dropped from the draft agricultural policies because they are inclusive of all agricultural lands on O'ahu. Objective C policies address protections, availability, and infrastructure for agricultural lands.	**281**
14	ROW 103. CHAPTER II, Objective C, Policy 5 (page 28). Change this policy back to the original Policy 5 that is being deleted. This policy does not acknowledge the existence of small farms along the Windward, North Shore and Wai'anae coasts. Deleting these areas makes it seem like it is not an objective or policy to protect farms and farming along these coasts. "Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for ~~Promote small-scale farming activities and other operations, such as~~ truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture ~~taro-growing and subsistence farms~~."	See response #281	**282**
72	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Retain this policy for the reason in ROW 97 and ROW 102 above. "Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture."	See response #281	**283**
13	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Retain this language in this Objective C section (this relates to maintaining agricultural land along the Windward, North Shore, and Wai'anae coasts).	See response #281	**284**
22	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Replace the revised Policy 5 with the original policy that is being deleted. It emphasizes the importance of agriculture to O'ahu provided by rural districts. "Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for ~~Promote small-scale farming activities and other operations, such as~~ truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture ~~taro-growing and subsistence farms~~."	See response #281	**285**
27 and 37	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Keep this language that supports farms and farming along the windward, North Shore, and Wai'anae coasts. We support the protection of all farms from urbanization, not just IAL designated land.	See response #281	**286**
74	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Keep language supporting farms and farming along the windward, North Shore, Wai'anae coasts in the original Plan.	See response #281	**288**

103	ROW 104. CHAPTER II, Objective C, Policy 5 deleted (page 28). Retain the original policy that is being deleted. This deletion is interpreted as an attempt to extend the Urban Growth Boundary beyond that established in the 1992 General Plan or to allow for the rezoning or repurposing of existing agricultural lands. Any attempts to reduce, rezone or repurpose existing agricultural lands will be met with strong opposition. "Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for ~~Promote small-scale farming activities and other operations, such as~~ truck farming, flower growing, aquaculture, livestock production, and other types of diversified agriculture ~~taro-growing and subsistence farms.~~"	See response #281	**290**
13 and 30	ROW 105. CHAPTER II, Objective C, Policy 6 (page 28). Delete "…high quality" in reference to agricultural lands. "Encourage landowners to actively use ~~high-quality~~ agricultural lands for agricultural purposes."	Concur that all designated agricultural lands should be encouraged to remain in agricultural use. The edit has been made: " Policy ~~6~~7. Encourage landowners to actively use ~~high-quality~~ agricultural lands for agricultural purposes."	**291**
72	ROW 106. CHAPTER II, Objective C, Policy 6 deleted (page 28). Retain this policy for the reason in ROW 97 and ROW 102 above. "Encourage the more intensive use of productive agricultural land."	Comment noted. The substance of this policy is already included in draft Policy 7 (now draft Policy 8).	**293**
13	ROW 107. CHAPTER II, Objective C, Policy 7 (page 28). Delete "with high-quality productivity potential" in reference to agricultural production. "Encourage landowners to permanently preserve agricultural land ~~with high quality productivity potential~~ for agricultural purposes."	Comment noted. This policy is particularly concerned with encouraging permanent retention of known high-quality agricultural lands for agriculture. See also the revision to draft Policy 7 (response #291).	**294**
34	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Revise as follows: "Prohibit the development and urbanization of all ~~high-value~~ agricultural land located within and outside the City's growth boundaries."	Comment noted. Lands within growth boundaries are those that are designated for allowable future development. Any agricultural-zoned land within the growth boundary that seeks a change in designation would still need to go through the rigourous and public zone change process.	**295**
74	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Protect all farms from urbanization, not just IAL designated land.	See responses #295 and #298	**296**
72	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Add "within City's growth boundaries." Food security is too important to skirt around. "Prohibit the urbanization of high-value agricultural land located within or outside the City's growth boundaries."	See response #295	**297**
13	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Delete "high-value" in reference to agricultural land. "Prohibit the urbanization of ~~high-value~~ agricultural land located outside the City's growth boundaries."	Change made. It is already the City's policy to prohibit urbanization of agricultural lands outside of the City's growth boundary.	**298**
14	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Replace "high-value" with "all." The Board supports prohibiting against urbanizing agricultural land. It should be a policy that all farms are protected from urbanization. Also, "high quality" is subjective and does not belong in the General Plan. "Prohibit the urbanization of all ~~high-value~~ agricultural land located outside the City's growth boundaries."	Comment noted. "High-quality" or "high-value" is determined by scientific soil classification type.	**299**
22	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Delete "high-value" in reference to agricultural land. The growing demand for agricultural land will only increase the value of all agricultural land. "Prohibit the urbanization of ~~high-value~~ agricultural land located outside the City's growth boundaries."	See response #298 and #299	**300**

27	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). KCA supports the protection of all farms from urbanization, not just IAL designated land.	See responses #295 and #298	**301**
27 and 37	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). KCA supports the protection of all farms from urbanization, not just IAL designated land.	See responses #295 and #298	**302**
30	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Delete "high-value" in reference to agricultural land. "Prohibit the urbanization of ~~high-value~~ agricultural land located outside the City's growth boundaries."	See response #298	**303**
27 and 96	ROW 109. CHAPTER II, Objective C, Policy 8 (page 28). Supports the protection of all farms from urbanization, not just IAL designated land.	See responses #295 and #298	**304**
34	ROW 113. CHAPTER II, Objective C, Policy 11 (page 29). Revise as follows: **"**Provide plans, incentives, and strategies to ensure the affordability of agricultural land for local farmers."	Comment noted.	**305**
58	ROW 116. CHAPTER II, Objective C, Policy 14 (page 27). Every farmer should have the right to farm, but what does right-to-farm laws mean? Delete this policy if it means right to spray pesticides and potentially poison ground water and air. We should be encouraging clean and healthy agricultural practices.	Comment noted. Right-to-farm laws seek to protect farmers with existing and standard operations in rural areas from nuisance complaints from new urban development and uses. This can be sometimes be avoided altogether as the draft policy suggests by ensuring adequate buffer zones. See Hawaii Revised Statutes 165-1 to 165-6 for reference. The DPP fully supports the use of environmentally sound farming methods (See Objective C draft Policy 9).	**306**
34	ROW 116. CHAPTER II, Objective C, Policy 14 (page 29). Delete this policy. "~~Protect the right to farm by enforcing right-to-farm laws and by imposing meaningful buffer zones~~." (see revised Policy 4, above)	See response #306	**307**
22	ROW 118. CHAPTER II, Objective C, Policy 16 (page 29). We fully support this revised policy because this recognizes open agricultural land as contributing both to food sustainability and resident/visitor quality of life experience. "Incorporate into planning documents the scenic value of agricultural lands as an open space resource and as a valuable tourist amenity, and plan ways to make associated rural communities be part of this desirable scenic resource."	Comment noted. For directness, the proposed policy has been edited as follows: "Policy ~~16~~17. ~~Incorporate into planning documents~~ Recognize the scenic value of agricultural lands as an open space resource and as a valuable ~~tourist~~ amenity~~, and plan ways to make associated rural communities be part of this desirable scenic resource~~."	**308**
36 and 84	ROW 118. CHAPTER II, Objective C, Policy 16 (page 29). Are we talking about food sustainability and growing food or again providing more activities to tourists?	Comment noted.	**309**
14	ROW 119. CHAPTER II, Objective D (page 29). Add a new policy to ensure that ocean resources are maintained in a sustainable manner. "Implement the practice of resting coastal waters to allow replenishment of sea life and resources."	Comment noted. Implementation actions are more suitable to a DP/SCP or functional plan.	**311**
94	ROW 120. CHAPTER II, Objective D, Policy 1 (page 29). This policy contradicts with Policy 3 (ROW 122, page 30). Policy 1 encourages the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems, while Policy 3 encourages the expansion of ocean recreation activities for residents and visitors. With continuing pressures to provide visitor experiences such as dolphin tours, snorkeling offshore, etc., the inherent ability to access these activities cross fishing grounds, disturbing patterns of fish behavior and thus impacting the ability of local fishermen to catch fish. There needs to be further evaluation of the impacts of expanding ocean activities for residents and visitors.	Comment noted. Draft Policies 1 and 3 are intended to communicate the expression of the revised Objective D : To use the economic resources of the sea in a sustainable manner. Draft Policy 3 has been edited to: Encourage the expansion of ocean recreation activities for residents and visitors in a sustainable manner.	**312**

30	ROW 122. CHAPTER II, Objective D, Policy 3 (page 30). Add "responsible and sustainable" before "ocean recreational activities." "Encourage the expansion of responsible and sustainable ocean recreational activities for residnes and visitors."	See response #312	**313**
34	ROW 122. CHAPTER II, Objective D, Policy 3 (page 30). This policy seems induced by ocean recreation entities engaged in exploiting O'ahu's nearshore ocean resources. Due to conflicts and controversies spurred by attempted ocean recreation expansion in Hawai'i Kai and Kailua waters, revise this policy to support only existing and allowable ocean recreation activities as overseen by DLNR. Revise as follows: "Support existing allowable ~~Encourage the expansion of~~ ocean recreation activities for residents and visitors."	Comment noted. Offshore waters within three nautical miles of the Oahu coastline are considered to be part of the City and County of Honolulu in terms of the applicability of objectives and policies in this General Plan. See response #312.	**314**
14	ROW 122. CHAPTER II, Objective D, Policy 3 (page 30). Delete this policy. Ocean water activities are the responsibility of the State and do not belong in the General Plan. ~~"Encourage the expansion of ocean recreation activities for residents and visitors."~~	See response #312	**315**
61	ROW 128. CHAPTER II, Objective E, Policy 4 (page 30). Add the following new policy: "Policy 5. Develop best practice maintenance standards for all City and County-owned properties to minimize lifecycle costs and provide (shovel-ready) jobs." This could also be added after ROW 254. CHAPTER VI, Objective A, Policy 12 by "extending the useful life and thereby reducing the energy inputs used for constructing buildings. "	Comment noted.	**316**
61	ROW 128. CHAPTER II, Objective G, Policy 3 (page 31). Add the following to Policy 3: "Policy 3.5. Designate areas near public transit for future moderate-scale TOD development, to be allowed when construction/economic activity falls below a pre-specified threshold."	Comment noted. The GP does not go into finer grained levels of zoning and land use implementation policies as in the proposed addition.	**317**
4	ROW 138. CHAPTER II, Objective G, Policy 4 (page 31). Change the following words for correctness, consistency and clarity: "Encourage the continuation of a high level of military-related employment both on and off base in the Joint Base Pearl Harbor – Hickam, Schofield Barracks / Wheeler Army Airfield, and Marine Corps Base Hawai'i areas ~~Hickam-Pearl Harbor, Wahiawā, Kailua-Kāne'ohe, and 'Ewa areas.~~"	Comment noted. The existing, less specific language is more appropriate to the General Plan. Specific facilities are cited at the DP/SCP level.	**318**
III. Natural Environment and Resource Stewardship			
14	ROW 140. CHAPTER III, Objective A, Policy 1 (page 33). Delete "incompatible" because it is subjective and infers that some types of development will be compatible. "Protect O'ahu's natural environment, especially the shoreline, valleys, ridges and watersheds, from ~~incompatible~~ development."	Comment noted. The suggested edit is not appropriate because it makes the statement overly broad.	**319**
14	ROW 143. CHAPTER III, Objective A, Policy 4 (page 33). Add "sea level rise" after "water-recharge areas." This keeps with the new emphasis on climate change in the General Plan. "Require development projects to give due consideration to natural features and hazards, such as slope, inland and coastal erosion and flood hazards, water-recharge areas, sea level rise, and existing vegetation, as well as to plan for coastal hazards that threaten life and property."	Comment noted. No change is necessary because sea-level rise is included in "coastal hazards that threaten life and property." See also draft Policy 12 of the same section.	**320**
34	ROW 149. CHAPTER III, Objective A, Policy 10 (page 34). Revise as follows: "Increase public awareness, ~~and~~ appreciation, and protection of O'ahu's land, air, water resources."	Concur that the public has an important role to play in the protection of O'ahu's natural resources. The draft Policy has been edited to read: Increase public awareness, ~~and~~ appreciation and protection of O'ahu's land, air, water resources.	**321**

55	ROW 151. CHAPTER III, Objective A, Policy 12 (page 34). Resort development at Lā'ie contradicts this policy, regarding adapting to the impacts of climate change. Continued sea level rise will further jeopardize Kamehameha Highway, which is already subject to frequent closures from vehicle crashes, stormwater flooding, and wave inundation.	See response #182	**322**
34	ROW 152. CHAPTER III, Objective B (page 34). Revise as follows: To preserve and enhance natural landmarks and scenic views of O'ahu for the benefit of both residents and visitors as well as future generations."	The suggested change has been incorporated: "To preserve and enhance natural landmarks and scenic views of O'ahu for the benefit of both residents and visitors as well as future generations."	**323**
94	ROW 152. CHAPTER III, Objective B (page 34). This objective should be re-examined and worded more appropriately, as we are losing many of our famous/recognizable landmarks through the developments approved within Honolulu. Diamond Head used to be visible from various vistas in Honolulu, and today is mostly blocked by high-rises. Even from various locations along the H-1 Freeway looking towards Diamond Head, the view appears noticeably different. Likewise, views driving from the Westside towards Honolulu appear different because of developments at Ko Olina Resort.	Comment noted. This Objective is meant to create awareness of and direction to preserve natural landmarks and scenic views to the full extent possible. See response #323 for text changes.	**324**
13	ROW 154. CHAPTER III, Objective B, Policy 2 (page 34). Delete "especially those seen from highly developed and heavily traveled areas." "Protect O`ahu's scenic views~~, especially those seen from highly developed and heavily traveled areas~~."	Comment noted. While Objective B is concerned with preserving scenic views on all parts of the island, Policy 2 specifically acknowledges 1) the great need for those living in higher-density environments to have a connection with nature, which can be partly acheived through scenic views and 2) the importance of development in dense areas to consider the preservation of those views.	**325**
14	ROW 155. CHAPTER III, Objective B, Policy 3 (page 34). Add "including telecommunication and other tower" after "public facilities." This recognizes the proliferation of towers and their intrusion into O'ahu's scenic landscape. "Locate and design public facilities, including telecommunication and other tower infrastructure and utilities to minimize the obstruction of scenic views."	Comment noted. The change is not needed because telcommunication equipment and towers is already included in "infrastructure and utilities".	**326**
36 and 84	ROW 155. CHAPTER III, Objective B, Policy 3 (page 34). Open up view plans where vegetation obstructs views and provide for pull offs to take pictures read informative signs etc.	Comment noted. Specific ideas for new amenities are more appropriate to the DPs/SCPs than the General Plan.	**327**
34	ROW 155. CHAPTER III, Objective B, Policy 3 (page 34). Revise as follows: **"**Locate and design public facilities, infrastructure and utilities to minimize the obstruction of scenic views and historic sites."	Comment noted. The suggested edit is not appropriate because Objective B specifically addresses scenic views.	**329**
34	ROW 156. CHAPTER III, Objective B, Policy 4 (page 34). Revise as follows: **"**Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural, historic, or cultural resources."	The proposed edit has been included: "…in a way that does not damage natural, historic, or cultural resources."	**330**

94	ROW 156. CHAPTER III, Objective B, Policy 4 (page 34). Promoting public access to natural environment for recreation, educational and cultural purposes is commendable, but how to manage this is the concern. With the increase in visitors wanting more "natural" experiences and the preponderance of information on social media sights, many locations are under stress and attack from look-sees. A stronger statement regarding protecting these resources and managing them under the critical damage load is required.	Comment noted. Chapter X. Culture and Recreation Objectives B and D address these issues.	**331**
	IV. Housing and Communities		
30	ROW 157. CHAPTER IV, Objective A (page 35). Add "including setting affordable housing prices at levels that are truly affordable to the residents who need it" to the end of the statement." "To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford, including setting affordable housing prices at levels that are truly affordable to the residents who need it."	Comment noted. The County is currently trying to move toward consistent definitions of affordable housing between Federal, State, and County guidelines. The DPP agrees that there are improvements to be made, but feels that the existing Objective A statement already encompasses the policy direction for affordable housing.	**332**
21	ROW 157. CHAPTER IV, Objective A (page 35). "To ensure a balanced mix of visitable housing opportunities and choices for all residents at prices they can afford."	Comment noted. Visitability design approaches are encouraged by the DPP but the GP is too broad to address specific building standards. The City's Age-Friendly Communities Plan, Complete Streets, and the DP and SCPs are better venues for encouraging visitability in new construction or retrofits.	**333**
21	ROW 158. CHAPTER IV, Objective A, Policy 1 (page 35). "Support programs, policies, and strategies which will provide decent visitable homes for local residents at the least possible cost."	See response #333	**334**
4	ROW 158. CHAPTER IV, Objective A, Policy 1 (page 35). Delete "decent" as it is very undefinable. Possibly replace with the word "sustainable". "Support programs, policies, and strategies which will provide ~~decent~~ homes for local residents at the least possible cost."	Comment noted. This is a style preference rather than the substance of the policy.	**335**
14	ROW 159. CHAPTER IV, Objective A, Policy 2 (page 35). Delete this policy. A statement about the permitting process does not belong in the General Plan. ~~"Streamline approval and permit procedures for housing and other development projects."~~	Comment noted. The General Plan is an appropriate venue for broad concerns that include City operations.	**336**
61	ROW 159. CHAPTER IV, Objective A, Policy 2 (page 35). Add the following to Policy 2: "Policy 2.5. Provide additional resources for permit enforcement and a path to legalization that compensates members of the community who have abided by the rules." (Widespread code violations make VA housing purchases hard, and many kama'aina who try to follow the rules feel unfairly treated).	Comment noted. This is beyond the scope of the General Plan.	**337**
41	ROW 160. CHAPTER IV, Objective A, Policy 3 (page 35). High rise along rail, not suburban sprawl.	Comment noted.	**338**
21	ROW 163. CHAPTER IV, Objective A, Policy 6 (page 35). "Maximize local funding programs available for visitable affordable housing."	See response #333	**339**
41	ROW 165. CHAPTER IV, Objective A, Policy 7 (page 35). Adjust building codes to encourage boarding houses	Comment noted. Building codes are not addressed by the GP. See response #333	**340**

21	ROW 165. CHAPTER IV, Objective A, Policy 7 (page 35). "Provide financial and other incentives to encourage the private sector to build visitable homes for low and moderate-income residents."	See response #333	**341**
21	ROW 166. CHAPTER IV, Objective A, Policy 8 (page 35). "Encourage and participate in joint public-private development of low- and moderate-income visitable housing."	See response #333	**342**
14	ROW 167. CHAPTER IV, Objective A, Policy 9 (page 36). Change "Encourage" to "Require." This ensures that low and moderate-income housing is a priority and will be replaced. "Require ~~Encourage~~ the replacement of low- and moderate-income housing in areas which are be redeveloped at higher densities."	Comment noted. This policy is concerned with broadly encouraging stable levels of affordable housing beyond the currently required levels.	**343**
39	ROW 167. CHAPTER IV, Objective A, Policy 9 (page 36). "Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities." This sounds very stupid.	Comment noted.	**344**
72	ROW 167. CHAPTER IV, Objective A, Policy 9 (page 36). Delete the new Policy 9 and add back in the original Policy 9 that was deleted (ROW 168, page 36). If we replace our neighborhoods with high-density condominiums, etc., O'ahu is going to disappear under concrete and asphalt. People are already cutting down all the trees on their properties and covering over any green space with corner-to-corner houses and multi-unit dwellings (both legal and illegal). Building more high-density housing to solve current population discomforts is a band-aid fix, while the real problem (overpopulation) gets worse. To sustain a high-quality of life, we must reduce development and curb population increases. "~~Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities~~. Encourage the preservation of existing housing which is affordable to low- and moderate-income persons."	Comment noted. The existing housing stock has aged considerably since this policy was originally written.	**345**
94	ROW 167. CHAPTER IV, Objective A, Policy 9 (page 36). What is the intent and where is this be applicable? Is it the PUC and secondary urban center, or all areas of the island? Does this include Wai'anae, Hau'ula, Kahalu'u?	Comment noted. This policy is not linked to any particular area but is concerned with the retention of affordable housing levels at such time when redevelopment occurs. Broadly speaking, it is most applicable to the PUC because it has older housing stock than the Second City areas and has more redevelopment than the rural and urban-fringe areas.	**346**
72	ROW 170. CHAPTER IV, Objective A, Policy 11 (page 36). Delete "rural" in this policy. Allowing development in rural areas allows for the start of minor, incremental change. "Encourage the construction of affordable homes within established low-density ~~and rural~~ communities by such means as 'ohana' units, duplex dwellings, and cluster development that embraces the ohana concept by maintaining multi- generational proximity for local families."	Comment noted. This policy is concerned with allowing successive generations the possibility to stay within their established communities.	**347**
22	ROW 170. CHAPTER IV, Objective A, Policy 11 (page 36). Delete "and rural" because it is redundant and "low-density" includes rural. Also insert the clause, "within limits of existing infrastructure and supporting services," because adequate infrastructure/supporting services must precede growth. "Encourage the construction of affordable homes within established low-density~~ and rural~~ communities, and within limits of existing infrastructure and supporting services, by such means as 'ohana' units, duplex dwellings, and cluster development that embraces the ohana concept by maintaining multi- generational proximity for local families."	Comment noted. Infrastructure adequancy is required to be shown at the time of zone changes or permitting.	**348**

21	ROW 170. CHAPTER IV, Objective A, Policy 11 (page 36). "Encourage the construction of visitable affordable homes within established low-density and rural communities by such means as 'ohana' units, duplex dwellings, and cluster development that embraces the ohana concept by maintaining multigenerational proximity for local families."	See response #333	**349**
21	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). "Promote higher-density, mixed use development, including transit oriented development, to increase the supply of visitable affordable and visitable market homes convenient to jobs, shops and public transit."	See response #333	**350**
14	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36) . Delete this policy. It infers that high-density transit oriented-development is needed, desired and planned for throughout the island, which is not the case. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.~~"	The following clarification has been made: "Promote higher-density, mixed use development where appropriate, including rail transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.".	**351**
27	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36) . Delete this policy. Preventing residential development outside the PUC and Second City areas should remain/ become the over-riding policy. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.~~	See response #351	**352**
27 and 37	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36) . Delete this policy. Preventing residential development outside the PUC and Second City areas should remain/ become the over-riding policy. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.~~	See response #351	**353**
39	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36) . This policy introduces and promotes TOD urbanization everywhere.	See response #351	**354**
27 and 96	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36) . Delete this policy. Preventing residential development outside the PUC and Second City areas should remain/ become the over-riding policy. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.~~	See response #351	**355**
61	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36). Add the following to Policy 12: "Policy 12.5. Maintain affordability by allowing reduced parking structure requirements for buildings which are in close proximity to a bus trunk line or rail and also provide residents with secure bicycle parking and/or bike share, and have a car share partner with dedicated spaces in the building."	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**356**
72	ROW 171. CHAPTER IV, Objective A, Policy 11 (page 36). Delete this policy. To preserve O'ahu's character and quality of life, higher-density, mixed use development, including TOD, cannot be allowed. "~~Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit~~."	See response #351	**357**
34	ROW 171. CHAPTER IV, Objective A, Policy 12 (page 36) . This policy as written suggests that "higher-density, mixed use development, including transit oriented development" can be anywhere on the island. Revise as follows: "~~Promote higher-density, mixed use development, including transit oriented development, to increase~~ Increase the supply of affordable and market homes convenient to jobs, shops and public transit."	See response #351	**358**

34	ROW 172. CHAPTER IV, Objective A, Policy 13 (page 36). Revise as follows: **"**Encourage the production and maintenance of affordable rental housing, ohana housing, and accessory dwelling units specifically for O'ahu residents."	Comment noted. "Housing" already implies "residents".	**359**
30	ROW 172. CHAPTER IV, Objective A, Policy 13 (page 36). Add: "while restricting ADUs to local residents only" to the end of the statement. "Encourage the production and maintenance of affordable rental housing, ohana housing, and accessory dwelling units, while restricting ADUs to local residents only."	See response #359	**360**
21	ROW 172. CHAPTER IV, Objective A, Policy 13 (page 36). "Encourage the production and maintenance of visitable affordable rental housing, ohana housing, and accessory dwelling units."	See response #333	**361**
21	ROW 173. CHAPTER IV, Objective A, Policy 14 (page 36). "Encourage the provision of visitable affordable housing designed for the elderly and people with disabilities in locations convenient to critical services and to public transit. the handicapped."	See response #333	**362**
13	ROW 175. CHAPTER IV, Objective A, Policy 16 (page 36). This is more a social issue than a housing issue. Combine this policy with Policy 17 (ROW 176) and move to Chapter IX Health and Education, Objective A. Current policy reads: "Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness."	Comment noted.	**363**
13	ROW 176. CHAPTER IV, Objective A, Policy 17 (page 37). This is more a social issue than a housing issue. Combine this policy with Policy 16 (ROW 175) and move to Chapter IX Health and Education, Objective A. Current policy reads: "Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed."	Comment noted.	**364**
21	ROW 176. CHAPTER IV, Objective A, Policy 17 (page 37). "Support programs to address all facets of homelessness, so that every homeless person has a visitable place to stay, along with the infrastructure and support services that are needed."	See response #333	**365**
61	ROW 176. CHAPTER IV, Objective A, Policy 17 (page 35). Add the following new policy: "Policy 18. Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for affordable and emergency housing. (SEE https://www.citylab.com/housing/2017/04/the-unsunggovernment-program-that-gives-federal-property-to-the-homeless/524277/)	Comment noted. This does happen on an ad hoc basis, but there is no set program for this.	**366**
61	ROW 176. CHAPTER IV, Objective A, Policy 17 (page 37). Add the following new policy: "Policy 19. Provide for gradual (40 year phase-in), tax neutral shifts in the rate at which land and improvements thereon are taxed in central portions of the urban core where development is desired. A decreased tax rate on improvements will increase the value of the improvements and be compensated for by a gradually increasing rate on the land itself; the return of maximizing the use of the property will increase, and more housing will become available." This could also be added under CHAPTER IV, Objective C.	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**367**
13	ROW 177. CHAPTER IV, Objective B (page 37). Change "minimize" to "reduce." "To ~~minimize~~ reduce speculation in land and housing."	Comment noted. "Minimize" is a stronger word. "Reduce" could be by any amount.	**368**
34	ROW 177. CHAPTER IV, Objective B (page 37). Revise as follows: **"**To prevent ~~minimize~~ speculation in land and housing."	Comment noted. "Minimize" is more consistent with the Objective B policies.	**369**

13	ROW 179. CHAPTER IV, Objective B, Policy 2 (page 37). Add "private developers from." "Discourage private developers from speculation in lands outside of areas planned for urban use."	Comment noted. There is no need to narrow the statement.	**370**
72	ROW 179. CHAPTER IV, Objective B, Policy 2 (page 37). Retain original policy. Do not water this policy down. It looks like the construction industry, or someone who makes money in construction, suggested this proposed revision. Individuals from such organizations do not represent all the people of O'ahu. "Discourage private developers from acquiring and assembling land ~~speculation in lands~~ outside of areas planned for urban use."	Comment noted. The draft policy discourages all speculative practices outside of areas planned for urban use.	**371**
34	ROW 179. CHAPTER IV, Objective B, Policy 2 (page 37). Revise as follows: **"**Discourage speculation in lands within and outside of areas planned for urban use, and prevent private developers from acquiring and assembling land outside of areas planned for urban use ."	See response #371	**372**
34	ROW 180. CHAPTER IV, Objective B, Policy 3 (page 37). Private developers must be held accountable for these impacts by building additional schools, reserving and landscaping pubic park open space, and providing the additional infrastructure needed for their developments. These impacts diminish the quality of life in the affected areas that cannot be compensated by "cash in lieu" or more modest development elsewhere. This avoidance has been especially woeful in Kaka'ako and Waikīkī, the present centers of unfettered development. Revise as follows: "Require ~~Seek~~ public benefits from increases in the value of land owing to City and State developmental policies and decisions."	Comment noted.	**373**
34	ROW 180. CHAPTER IV, Objective B, Policy 3 (page 37). Add new policy here. "Use transportation and utility systems as a means of guiding moderate growth and the established pattern of land use on O'ahu. Proposed new policy is based on Chapter V, Obective D, Policy 2 deleted (ROW 234, page 43)	Comment noted.	**374**
21	ROW 181. CHAPTER IV, Objective B, Policy 4 (page 37). "Require government-assisted subsidized housing to be visitable and to be delivered to qualified appropriate purchasers and renters."	See response #333	**375**
61	ROW 182. CHAPTER IV, Objective B, Policy 17 (page 37). Add the following new policy: "Policy 6. Ensure that owners of agricultural land, including properties that are taxed at an agricultural rate, continue in agricultural production and investment over the long term. (in practice, there could be a recapture penalty similar to the one if a historic home is torn down, while not requiring farmers to show an annual profit)."	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**376**
61	ROW 182. CHAPTER IV, Objective B, Policy 17 (page 37). Add the following new policy: "Policy 7. Provide for a higher tax rate for properties which are not the primary residence of a Hawaii resident, in order to incentivize the addition of units to the rental market which might otherwise remain vacant as investment properties."	See response #376	**377**
30	ROW 183. CHAPTER IV, Objective B, Policy 5 deleted (page 37). Add in deleted Policy 5 as new Policy 6. "Prohibit the selling or renting of government subsidized housing for large profits."	Comment noted. The draft Policy 5 is meant to address all affordable housing (not just government subsidized) .	**378**
72	ROW 183. CHAPTER IV, Objective A, Policy 5 deleted (page 37). Retain original policy. It is too important an issue to not be addressed directly and clearly. "Prohibit the selling or renting of government-subsidized housing for large profits."	See response #378	**379**

71	ROW 184. CHAPTER IV, Objective C (page 37). This policy encourages co-locations of housing, work and services too broadly, invites an urban sprawl type of development common in suburban areas, and conflicts with rural preservation. Rural areas do not generally provide adequate employment, housing or services. That is the actual choice of residents who call those areas home. This type of development in rural areas will destroy scenic beauty (another priority) and threaten sustainability (another priority). Rural areas should be exempt from this policy.	Comment noted. This objective encourages new development in areas that already meet those conditions (i.e. higher density areas) and in master-planned communities that co-locate residences with jobs, services and amenities as a strategy to preserve open space and rural areas and reduce auto commutes.	**380**
21	ROW 185. CHAPTER IV, Objective C, Policy 1 (page 37). "Ensure that residential developments offer a variety of visitable homes to people of different income levels and to families of various sizes to reduce large household sizes and alleviate the existing condition of overcrowding."	See response #333	**381**
21	ROW 186. CHAPTER IV, Objective C, Policy 2 (page 38). "Encourage the fair distribution of low- and moderate-income visitable housing throughout the island."	See response #333	**382**
13	ROW 188. CHAPTER IV, Objective C, Policy 4 (page 38). Change as follows: "Encourage residential development only in areas where adequate infrastructure currently exists ~~in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity,~~ and in County-zoned Urban ~~urban~~ areas where higher densities can be readily accommodated."	Comment noted.	**383**
4	ROW 188. CHAPTER IV, Objective C, Policy 4 (page 38). Delete "suburban" and replace with "urban fringe" which is the term used in the Map of O'ahu Development Pattern (page 24). "Encourage residential development in urban-fringe ~~suburban~~ areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated."	Comment noted. "Suburban" means outside the urban core and includes urban-fringe areas.	**384**
34	ROW 188. CHAPTER IV, Objective C, Policy 4 (page 38). Suburban areas are not high-density urban areas. Revise as follows: "Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where increased residential use ~~higher densities~~ can be compatibly ~~readily~~ accommodated."	Comment noted. "Higher densities" is correlated with "urban areas" in the policy.	**385**
14	ROW 189. CHAPTER IV, Objective C, Policy 5 (page 38). Change "in areas surrounding future rail transit stations: to "in transit oriented-development areas near future rail transit stations." "Support mixed-use development and higher-density redevelopment in transit oriented-development areas near ~~surrounding~~ future rail transit stations."	Comment noted. The suggested edit is redundant.	**386**
39	ROW 189. CHAPTER IV, Objective C, Policy 5 (page 38). This policy introduces and promotes TOD urbanization everywhere across the island.	Comment noted. This policy concerns only areas surrounding the rail transit stations.	**387**
71	ROW 189. CHAPTER IV, Objective C, Policy 5 (page 38). The development of transit centers poses difficulty, given the uncertainty of rail. The location of these transit hubs needs to be clearly defined. If a transit center is in a rural area, then growth has to be minimal. If located in a fringe area, then more development is acceptable.	Comment noted. The planned transit station areas are outlined in the TOD neighborhood plans found on the DPP website.	**389**

72	ROW 189. CHAPTER IV, Objective A, Policy 5 (page 38). Delete this policy. Rail is too expensive and should not be completed. It will raise the cost of living on O'ahu permanently, and most residents can ill-afford that "~~Support mixed-use development and higher-density redevelopment in areas surrounding future rail transit stations~~."	Comment noted.	**390**
34	ROW 191. CHAPTER IV, Objective C, Policy 6 (page 38). Revise as follows: "Prevent ~~Discourage~~ residential development in areas where the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging."	Comment noted.	**391**
14	ROW 191. CHAPTER IV, Objective C, Policy 6 (page 38). Change "Discourage" to "Prevent." This ensures the safety of O'ahu's residents and protection of the environment. "Prevent ~~Discourage~~ residential development in areas here the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging."	Comment noted.	**388**
34	ROW 193. CHAPTER IV, Objective C, Policy 7 (page 38). Revise as follows: "Encourage public and private investments in older communities as needed to retain their existing attributes, character, and quality of life, and their local vibrancy and livability ~~keep the communities vibrant and livable~~."	Comment noted.	**392**
21	ROW 194. CHAPTER IV, Objective C, Policy 8 (page 38). "Encourage the military to provide visitable housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors."	See response #333	**393**
	V. Transportation and Utilities		
14	ROW 195. CHAPTER V, Objective A (page 39). Change "visitors" to "all users." "To create a multi-modal transportation system which moves people and goods safely, efficiently and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions; serves residents and all users ~~visitors~~, including limited income, elderly and disabled populations; and is integrated with existing and planned development."	The following edit has been made: "...emissions; serves ~~residents and visitors~~ all users, including limited…"	**394**
39	ROW 195. CHAPTER V, Objective A (page 39). The City is wasting $500 million a mile on rail fiasco.	Comment noted.	**395**
8	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). Replace "cruise ship terminals" with "maritime terminals." "Support the rail transit system as the transportation spine for the urban core, with links to the airport and maritime ~~cruise ship~~ terminals, which will work together with transit oriented development to reduce automobile dependency and increase multimodal travel."	Concur. "Maritime terminals" has been substituted for "cruise ship terminals".	**396**
14	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). Delete this policy. This policy does not need to be in General Plan because the rail transit system is already being built and TOD plans have been or are being developed for TOD areas along the rail corridor. ~~"Support the rail transit system as the transportation spine for the urban core, with links to the airport and cruise ship terminals, which will work together with transit oriented development to reduce automobile dependency and increase multi-modal travel."~~	Comment noted. The GP reflects current policies as well as aspirational policies.	**397**
39	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). This policy introduces and promotes TOD urbanization everywhere across the island.	Comment noted. This policy specifically references the "urban core".	**398**
39	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). Everyone knows rail is a big land development con job wasting billions. It requires a federal racketeering RICO investigation.	Comment noted.	**399**

72	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). Delete this policy. It may seem like a neat thing from the urban planning perspective, but the cost of building and operating rail is too high. We are far better served by having more buses that cover more of the island, with more regularity throughout the evening and early morning hours, as well as during the working hours of the day. "~~Support the rail transit system as the transportation spine for the urban core, with links to the airport and cruise ship terminals, which will work together with transit oriented development to reduce automobile dependency and increase multi- modal travel.~~"	Comment noted.	**400**
34	ROW 201. CHAPTER V, Objective A, Policy 5 (page 40). This Policy is specific to transportation alternatives, and accessory development is addressed under Chapter VI, Objective A, Policy 6. Revise as follows: "Support the rail transit system as the transportation spine from Kapolei to Middle Street with linkage ~~for the urban core, with links~~ to the airport ~~and cruise ship terminals~~, which will work together with a bus feeder network ~~transit oriented development~~ to reduce automobile dependency and increase multimodal travel."	Comment noted. The suggested change is beyond the scope of the General Plan.	**401**
41	ROW 202. CHAPTER V, Objective A, Policy 5 deleted (page 40). Restore this policy.	Draft Policy 6 has been edited: Support the development of transportation plans, programs, and facilities that ~~incorporate~~ are based on Complete Streets features. Maintain and improve road, bicycle, and pedestrian facilities in existing communities to eliminate unsafe conditions.	**402**
2	A. Complete Streets ROW 203. CHAPTER V, Objective A, Policy 6 (page 40). Add reference to the relevant State and County Complete Streets policies, pursuant to Act 54, Session Laws of Hawaii 2009 and HRS § 264-20.5.	Comment noted. The GP does not cite or list all relevant statutes, plans, regulations, and policies as a matter of practicality.	**403**
8	ROW 203. CHAPTER V, Objective A, Policy 6 (page 40). Replace "incorporate Complete Streets features" with "are based on Complete Streets principles." "Support the development of transportation plans, programs, and facilities that are based on Complete Streets principles.~~incorporate Complete Streets features.~~	Concur; "incorporate" has been replaced with "are based on". See also response #402	**404**
30	ROW 203. CHAPTER V, Objective A, Policy 6 (page 40). Add "wherever possible" after "features." "Support the development of transportation plans, programs, and facilities that incorporate Complete Streets features wherever possible."	Comment noted. The proposed change does not clarify the statement.	**405**
41	ROW 205. CHAPTER V, Objective A, Policy 7 (page 40). This includes eliminating cul-de-sacs in developments.	Comment noted.	**406**
72	ROW 206. CHAPTER V, Objective A, Policy 7 deleted (page 40). Retain original policy. Why is this being deleted? Promoting the use of public transportation is good for the people of O'ahu. "Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development."	Comment noted. This policy was eliminated because it is redundant with draft Policy 5 of the same section.	**407**
34	ROW 208. CHAPTER V, Objective A, Policy 9 (page 40). Revise as follows: "Consider and address environmental, social, cultural, and climate change and natural hazard impacts, as well as construction and operating costs, as important factors in planning transportation system improvements."	Comment noted. "Consider" is already an active word.	**408**

8	ROW 210. CHAPTER V, Objective A, Policy 10 (page 41). Add "staggered school schedules," which would avoid the start/end time overlap of schools (i.e. universities, private, public schools) with peak vehicle congestions periods. "Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as carpooling, telecommuting, flexible work schedules, staggered school schedules, and incentives to use alternative travel modes. "	Comment noted. The proposed addition is beyond the scope of the City and County General Plan.	**409**
14	ROWS 217-226. CHAPTER V, Objective B and subsequent policies 1-9 (page 41-42). Relocate Objective B and policies from Chapter V Transportation and Utilities to Chapter III Natural Environment and Resource Stewardship as a new objective and policies. This helps to ensure that fresh water is considered and recognized as a natural public resource that must be treated in a sustainable manner, and separates water supply from wastewater and waste disposal systems.	Comment noted. Freshwater is a natural resource, but drinking water is managed and delivered as a public utility and therefore belongs in Chapter V. The Objective B policies include conservation and sustainability strategies. Protecting freshwater sources and watershed stewardship is addressed in Chapter III.	**410**
39	ROW 217. CHAPTER V, Objective B (page 41). Separate Objective B so that ensuring an adequate fresh water supply for residents and ensuring a sound system of waste disposal are appropriately addressed. Water supply and waste disposal are two entirely separate needs. Current objective reads: "To provide an adequate supply of water and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations."	See response #410	**411**
34	ROW 217. CHAPTER V, Objective B (page 41). Revise as follows: "To meet the needs of the people of O'ahu by providing a safe fresh water supply determined by its calculated carrying capacity ~~provide for an adequate supply of water~~ and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations."	See response #27 and #134	**412**
94	ROW 217. CHAPTER V, Objective B (page 41) . Is Waimanalo Gulch Sanitary Landfill an environmentally-sound system of waste disposal? What about the effects of rising sea levels on our wastewater treatment facilities located near coastal waters? There is no statement whether this Plan is supposed to address wastewater treatment facilities' locations before it becomes a critical issue.	Comment noted. Evaluating existing public infrastructure and utilities regarding sea level rise impacts is addressed in Chapter V, Objective D, Policy 5	**413**
12	ROW 217. CHAPTER V, Objective B (page 41). Separate Objective B so that ensuring an adequate fresh water supply for residents and ensuring a sound system of waste disposal are appropriately addressed. Water supply and waste disposal are two entirely separate needs. Current objective reads: "To provide an adequate supply of water and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations."	See response #410	**414**
34	ROW 218. CHAPTER V, Objective B, Policy 1 (page 41). Revise as follows: "Develop and maintain an adequate, safe, and reliable, and cost effective supply of fresh water in a cost-effective way that supports the long-term sustainability of the resource and considers the impacts of climate change, including possible decreases in water supply due to drought."	Comment noted. It is not necessary to designate "fresh" or "non-potable" to policies 218 and 219. Both policies are concerned with integrated, safe, reliable, and sustainable resource management for both potable and non-potable uses.	**415**
34	ROW 219. CHAPTER V, Objective B, Policy 2 (page 42). Revise as follows: "Develop ~~Help to develop~~ and maintain an adequate, safe and reliable non-potable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health sustainability of the resource and considers the impacts of climate change, including possible decreases in water supply due to drought."	See response #415	**416**

93	ROW 221. CHAPTER V, Objective B, Policy 4 (page 42). Until the location of wastewater treatment plants are addressed, this will be difficult to accomplish on a large-scale basis. The Wai'anae Wastewater Treatment facility was evaluated to be able to provide non-potable water to our beach parks, but was rejected due to the high salinity level in the treated wastewater and the high costs of removing the salts in the water.	See response #413	**417**
30	ROW 224. CHAPTER V, Objective B, Policy 7 (page 42). Add at end of policy: "to establish sanitary recycling centers in each SCP to take care of all solid waste and conduct active recycling in each district." This will help to avoid adversely affecting any one sustainable communities plan district or other planning district with waste from other districts and help communities recognize the importance of carrying a fair share of the waste/recycling load. "Pursue programs to expand recycling and resource recovery from O'ahu's solid waste and wastewater streams to establish sanitary recycling centers in each SCP to take care of all solid waste and conduct active recycling in each district."	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**418**
4	ROW 225. CHAPTER V, Objective B, Policy 8 (page 42). Revise with additional phrase: "Support initiatives that educate the community about the importance of conserving resources and reducing waste streams through reduction, reuse and recycling."	The suggested edit has been made: "…and reducing waste streams through reduction, reuse and recycling".	**419**
4	ROW 226. CHAPTER V, Objective B, Policy 9 (page 42). Add for correctness, clarity and inclusiveness. "Require the safe use and disposal of hazardous materials."	Concur. The following edit has been made: "Require the safe use and disposal of hazardous ~~waste~~ materials".	**420**
12	ROW 226. CHAPTER V, Objective B, Policy 9 (page 42). Add proper and safe disposal of both hazardous and non-hazardous waste to address illegal dumping of construction and green waste. "Require the proper and safe disposal of both hazardous and non-hazardous waste."	Comment noted. Objective B, Policy 6 addresses non-hazardous waste; Policy 9 specifically addresses hazardous materials.	**421**
39	ROW 226. CHAPTER V, Objective B, Policy 9 (page 42). Add proper and safe disposal of both hazardous and non-hazardous waste to address illegal dumping of construction and green waste. "Require the proper and safe disposal of both hazardous and non-hazardous waste."	See response #421	**422**
4	ROW 231. CHAPTER V, Objective C, Policy 4 (page 43). Delete "public" when referring to utilities as the City uses a mix of public and private utilities and the efficient use of all utilities is required for greater efficiencies. "Increase the efficiency of ~~public~~ utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day."	For clarity, the following edit has been made: "Increase the efficiency of public-serving utilities…"	**423**
94	ROW 232. CHAPTER V, Objective D (page 43). Is this for the entire island? Seems like this is done on an as-demanded request. Utility systems that will be impacted by rising sea levels do not seem to be addressed proactively. It appears that it will be addressed when it must be addressed versus advanced planning.	Comment noted.	**424**
22	ROW 234. CHAPTER V, Objective D, Policy 2 deleted (page 43). Add this original policy back into the General Plan. Adequate infrastructure/supporting services must precede growth. This is especially important to Ko'olau Loa. "Use the transportation and utility systems as a means of guiding growth and the pattern of land use on O'ahu."	See responses #374 and #65	**425**
61	ROW 237. CHAPTER V, Objective D, Policy 3 (page 43). Add the following new policy: "Policy 3.5. Provide for the installation of underground powerlines from urban corridor along at least one road into each valley, terminating at a centrally located school or park (to facilitate community-led hurricane cleanup and aid accessibility." This could also be added as a new policy after ROW 368. CHAPTER VIII, Objective B, Policy 11 (page 59).	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**426**

34	ROW 237. CHAPTER V, Objective D, Policy 3 (page 43). HECO has been obstructively stalling and avoiding burial of overhead utility lines, which are the most obtrusive blight over the greatest area of O‘ahu. Revise as follows: “Require the underground installation of underground utility lines wherever feasible and burial of overhead utility lines.”	Comment noted. The proposed change is beyond the scope of the General Plan.	**427**
34	ROW 238. CHAPTER V, Objective D, Policy 4 (page 43). As shown during the latest rail funding fiasco, both the City and the State Legislature have proven that taxing powers are the worst and most inequitable means of financing. Revise as follows: Seek improved funding efficiency through general obligation bonds and public-private partnerships ~~taxing powers for the City and County~~ in order to provide a more equitable means of financing transportation and utility services.”	No change made. Specific implementation measures are beyond the scope of the General Plan.	**428**
14	ROW 239. CHAPTER V, Objective D, Policy 5 (page 43). Replace “Evaluate” with “Develop a plan to prepare for.” This change acknowledges the inclusion of climate change in the General Plan and is an objective that must be met. “Develop a plan to prepare for ~~Evaluate~~ impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near Oahu’s coastal areas	Comment noted. The proposed change is implied in the existing policy.	**429**
34	ROW 239. CHAPTER V, Objective D, Policy 5 (page 43). Revise as follows: Evaluate and develop a plan to avoid impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities presently located along or near O‘ahu’s coastal areas.	See response #429	**430**
104	ROW 239. CHAPTER V, Objective D, Policy 5 (page 43). Replace “Evaluate” with “Develop a strategy to prepare for.” This change acknowledges the Plan’s recognition of climate change and is an objective that must be met. “Develop a strategy to prepare for ~~Evaluate~~ impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near O‘ahu’s coastal areas.”	See response #429	**431**
	VI. Energy		
30	ROW 243. CHAPTER VI, Objective A, Policy 3 deleted (page 45). Reinstate deleted policy. “Support programs and projects which contribute to the attainment of energy self-sufficiency on O‘ahu.”	Comment noted. Draft Policy 2 is a combination of existing Policies 2 and 3.	**432**
12	ROW 244. CHAPTER VI, Objective A, Policy 3 (page 45). Clarify or delete to address the Board’s concerns that this statement is too broad, given the scenario at the Department of Defense's Red Hill site. Current policy reads: “Promote and assist efforts to establish adequate fossil fuel supplies reserves within Hawai‘i’s boundaries until O‘ahu is energy self-sufficient.”	A clarification edit has been made to read: "Promote and assist efforts to establish safe and adequate fossil fuel supplies reserves within Hawai‘i's boundaries until O‘ahu is energy self-sufficient."	**433**
39	ROW 244. CHAPTER VI, Objective A, Policy 3 (page 45). Clarify or delete to address the Board’s concerns that this statement is too broad, given the scenario at the Department of Defense's Red Hill site. Current policy reads: “Promote and assist efforts to establish adequate fossil fuel supplies reserves within Hawai‘i’s boundaries until O‘ahu is energy self-sufficient.”	See response #433	**434**
94	ROW 244. CHAPTER VI, Objective A, Policy 3 (page 45). Is this really needed considering the State target for 100% renewable energy? Will there be any action taken on this before it becomes “obsolete?”. How much is adequate fossil fuel supplies, i.e. one days’ worth of power generation, one days’ worth of fuel for vehicular traffic, etc.?	For correctness, this draft policy has been edited to read: "Promote and assist efforts to establish safe and adequate fossil fuel supplies reserves within Hawai‘i's boundaries until ~~O‘ahu is energy self-sufficient~~ Hawai‘i reaches its renewable energy goals."	**435**

34	ROW 245. CHAPTER VI, Objective A, Policy 5 deleted (page 45). Restore the deleted policy, and revise as follows: "Give full ~~adequate~~ consideration to environmental, public health, and safety concerns, to resource limitations, and to relative costs when making decisions concerning alternatives for conserving energy and developing renewable ~~natural~~ energy resources."	Comment noted. The substance of this draft policy was moved to Draft Policy 9 of the same section.	**436**
34	ROW 247. CHAPTER VI, Objective A, Policy 4 (page 45). Revise as follows: **"**Promote and assist efforts to optimize the use of all environmentally safe proven sources of renewable energy."	This draft policy has been combined with Energy Objective A, Policy 6.	**437**
36	ROW 247. CHAPTER VI, Objective A, Policy 4 (page 45). No windmills on or off shore.	Comment noted.	**438**
4	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete "and" at the end of the 5th numbered line. "….e. ocean wave energy; ~~and~~ f. ocean thermal energy conversion."	Comment noted.	**439**
33	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). With regards to geothermal and its listed prospects in both Waiʻanae and Windward, hydraulic stimulation or "fracking," which the newest forms of geothermal now use, is NOT SUPPORTED because it pollutes groundwater and increases seismic activity. If language can be added that steers Oʻahu away from this process which can, then it should be done.	Although the policy does specify "environmentally sound", the DPP agrees that specific energy sources should not be promoted unconditionally in the absence of project context. The draft policy has been revised to read: "Policy ~~6~~5. Support and participate in research, development, demonstration, ~~and~~ commercialization, and optimization programs aimed at ~~creating new,~~ developing cost-effective~~,~~ and environmentally sound renewable energy supplies."~~, including but not limited to:~~ ~~a.solar energy;~~ ~~b.biomass energy conversion;~~ ~~c.wind energy conversion;~~ ~~d.geothermal energy;~~ ~~e.ocean wave energy; and~~ ~~f.a. ocean thermal energy conversion.~~	**440**
14	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete reference to geothermal energy because while geothermal hotspots have been found in Waimanalo, Kailua/Kāneʻohe and Waiʻanae, there has never been any public discussion on impacts to those communities and the environment from the exploration for and use of geothermal. Until the public has information on and is involved in the planning for and discussions about the impacts from geothermal extraction and use, it should not be in the General Plan. "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective and environmentally sound renewable energy supplies, including but not limited to: a. solar energy, b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**441**
27 and 37	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete reference to "geothermal energy." Geothermal energy should not be considered in all areas on Oʻahu. The hotspot areas (Kailua, Kāneʻohe, and Waiʻanae) are not good places for the fracking methods for this type of energy. No place on Oʻahu is as long as that is the method. "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective and environmentally sound renewable energy supplies, including but not limited to: a. solar energy, b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**441**

27	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete reference to "geothermal energy." Geothermal energy should not be considered in all areas on O'ahu. The hotspot areas (Kailua, Kāne'ohe, and Wai'anae) are not good places for the fracking methods for this type of energy. No place on O'ahu is as long as that is the method. "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective and environmentally sound renewable energy supplies, including but not limited to: a. solar energy, b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**442**
34	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Geothermal energy production and wind energy conversion have been proven to be unsafe. Wind energy has had escalating bird-kill rates that environmentally impacts O'ahu's wildlife. Geothermal energy production has been proven to cause seismic instability and toxic infiltration of groundwater. Hawai'i Island has experienced unsafe conditions from geothermal mining that has proven to be a health hazard (see comments for media links). Revise as follows: "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective, and environmentally sound renewable energy supplies, including but not limited to: a. solar energy; b. biomass energy conversion; ~~c. wind energy conversion; d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**443**
27 and 96	ROW 249. CHAPTER VI, Objective A, Policy 6 (page 46). Delete reference to "geothermal energy." Geothermal energy should not be considered in all areas on O'ahu. The hotspot areas (Kailua, Kāne'ohe, and Wai'anae) are not good places for the fracking methods for this type of energy. No place on O'ahu is as long as that is the method. "Support and participate in research, development, demonstration, and commercialization programs aimed at creating new, cost-effective and environmentally sound renewable energy supplies, including but not limited to: a. solar energy, b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response #440	**444**
4	ROW 251. CHAPTER VI, Objective A, Policy 8 (page 46). Delete "City" from the reference of utilities for clarity and correctness and the same rational as ROW 231 comment above. "Manage our resources and the development of our communities in line with the long-term goals of net zero to net positive performance in the areas of energy, low carbon emissions, waste streams, all ~~City~~ utilities, and food security."	Concur. The following edit has been made: "…waste streams, all ~~City~~ utilities, and food security."	**445**
41	ROW 256. CHAPTER VI, Objective B, Policy 1 (page 46). This should include elevating solar farms to allow commercial use of the land beneath them. Multi use of space.	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**446**
14	ROW 259. CHAPTER VI, Objective B, Policy 4 (page 47). Delete "further progress in" from this statement. The General Plan cannot dictate progress. "Promote ~~further progress in~~ the development of a multi-modal transportation system that minimizes fossil fuel consumption and greenhouse gas emissions."	Concur. The suggested edit has been made.	**447**

94	ROW 268. CHAPTER VI, Objective C (page 48). At what point will it become more costly to conserve energy than to use it? Today we use compact fluorescent light bulbs (CFLs) or LED bulbs to reduce waste and energy use at a higher cost than incandescent bulbs. At what point will it become more costly for residents and businesses to attempt to "save" energy at the higher cost of equipment (whether consumer cost or cost to manufacture.) Will this take into account the actual cost of "saving energy"? How much does it cost to manufacture an energy saving device versus one not designated as such? For example, does it take more energy to make an LED bulb than an incandescent one? What is the true energy cost trade-offs for the products and the consumer?	Comment noted. Energy conservation efforts should be concerned with controlling financial costs for viability and equity, but the motivating factor is the avoidance of environmental "costs" by reducing greenhouse gas emmissions that exacerbate climate change and related environmental challenges. In addition, fossil fuels which include petroleum, coal, and natural gas, are a finite resource.	**448**
4	ROW 274. CHAPTER VI, Objective C, Policy 3 (page 48). Add for completeness and clarity. "Provide information concerning the impact of public and private decisions on future energy generation, transmission, storage and use."	Concur. The suggested edit has been made.	**449**
	VII. Physical Development and Urban Design		
30	ROW 276. CHAPTER VII, Objective A (page 49). Add new policy. "Pursue relocation of existing large fuel storage facilities away from areas near fresh water resources or aquifers."	Comment noted. The proposed change is not relevant to line 276. See response #435	**450**
36	ROW 276. CHAPTER VII, Objective A, Policy 10 (page 49). Add other impacts as inadequate street parking.	Comment noted. Specific implementation measures are beyond the scope of the General Plan.	**451**
84	ROW 277. CHAPTER VII, Objective A, Policy 1 (page 49). Add "inadequate." "Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating inadequate infrastructure."	Comment noted. The suggested change is redundant to the policy.	**453**
14	ROW 277. CHAPTER VII, Objective A, Policy 1 (page 49). Define and identify "new growth areas, and redevelopment areas" referred to in this policy, thus ensuring that the identified areas are considered infrastructure improvements priorities. Delete "and areas with badly deteriorating infrastructure" because it is too broad and subjective. "Provide infrastructure improvements to serve new growth areas, and redevelopment areas, ~~and areas with badly deteriorating infrastructure~~."	Comment noted. The General Plan is addressing the conditions of new growth or redevelopment wherever they occur. "Badly deteriorating" refers to infrastructure that is nearing the end of its useful life and that is in need of replacement.	**455**
72	ROW 277. CHAPTER VII, Objective A, Policy 1 (page 49). Delete the new Policy 1 and add back in the original Policy 1 that was deleted (ROW 278, page 49). The original policy provides clearer priorities and does not threaten to infringe on other sections of the General Plan the way the new policy does with its emphasis on "new growth areas." "~~Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure~~. Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban fringe and rural areas."	Comment noted. The new policy acknowledges that older infrastructure in need of repair or replacement on any part of the island should be prioritized.	**456**
13	ROW 278. CHAPTER VII, Objective A, Policy 1 deleted (page 49). Retain this policy from the 2002 General Plan. "Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban fringe and rural areas."	See response #456	**457**

34	ROW 279. CHAPTER VII, Objective A, Policy 2 (page 49). Revise as follows: "Coordinate the location and timing of any new development with O'ahu's present and future carrying capacity as determined by UH studies for the island's finite land base and with the availability and sustainability of adequate O'ahu's fresh water supply, sewage treatment and drainage infrastructure, together with transportation and other public safety facilities and services."	See response #27	**458**
94	ROW 279. CHAPTER VII, Objective A, Policy 2 (page 49). Jobs should also be included in the review of coordinating the location and timing of new developments. Other items should include property availability for schools.	Comment noted. The following policy (Policy 3) addresses essential community services, including schools. While proximity to job centers may be presented as a benefit of a new development, it is not a requirement.	**459**
11	ROW 279. CHAPTER VII, Objective A, Draft Policy 2: "Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public facilities and services", is supported by the Ala Moana - Kaka'ako Neighborhood Board No. 11 via resolution at its regular meeting on April 25, 2017.	Comment noted.	**459.a**
22	ROW 280. CHAPTER VII, Objective A, Policy 3 deleted (page 49). Add this original policy back into the General Plan. Adequate infrastructure/supporting services must precede growth. This is especially important to Ko'olau Loa. "Phase the construction of new developments so that they do not require more regional supporting services than are available."	Comment noted. This policy was deleted because it is too similar to Objective A Policy 2.	**460**
72	ROW 280. CHAPTER IV, Objective A, Policy 11 (page 49). Retain original policy. It provided clearer guidance. Eliminating it can create more problems from multiple construction projects that drive up the overall cost of construction on O'ahu. Without phased construction, there is no way to assess the overall impact of new developments before approving more new developments. "Phase the construction of new developments so that they do not require more regional supporting services than are available."	See response #460.	**461**
34	ROW 282. CHAPTER VII, Objective A, Policy 4 (page 49). This policy is open-ended and invites compact, higher-density development elsewhere than in the Primary Urban Center, specifically for which this is designated. Revise as follows: "Facilitate and encourage compact, higher-density development in Primary Urban core areas designated for such uses while ensuring controls on such development to prevent overcrowding that leads to unsafe and unhealthy conditions breeding crime, discomfort and discontent."	No change made. The policy clearly states "urban areas designated for such uses" and does not suggest densification of areas not planned for growth through the DP/SCP and community planning process.	**462**
72	ROW 282. CHAPTER VII, Objective A, Policy 4 (page 49). Delete this policy. Higher density development is more development, and we need to begin curbing this trend. Higher-density development may be ok if it does not encourage in-migration of more people which increases the island population, but to encourage such development may be inviting problems. "~~Facilitate and encourage compact, higher-density development in urban areas designated for such uses~~."	See response #462.	**463**
14	ROW 283. CHAPTER VII, Objective A, Policy 5 (page 49). Delete this policy. Not every community on O'ahu is designed for urban development that blends residential, commercial, or industrial uses. Encouraging mixed-use development island wide violates O'ahu's General Plan directed growth policy. ~~"Encourage the establishment of mixed-use town centers that are compatible with the physical and social character of their community."~~	Comment noted. This policy encourages the location of basic goods and services in proximity to residential communities at a scale that is appropriate to the individual area.	**464**

14	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Delete this policy. It advocates transit-oriented development around bus stops, which are considered transit stations throughout the island, and also conflicts with the General Plan directed growth policy. ~~"Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~	For clarity, the statement has been split into two separate policies and the following edits have been made: "Policy 6. Facilitate ~~transient~~transit-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion. Policy 7. Encourage the clustering of development to reduce the cost of providing utilities and other public services."	**465**
72	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Delete this policy. We cannot afford rail. It should never have been allowed to pass. The politics surrounding the approval of rail have been very suspect, so the benefits we have been promised are likewise suspect. Rail will only encourage more new development, which will further deteriorate the unique environment of O'ahu, which goes against so many of the policies and aspirations already stated in the General Plan. "~~Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~	Comment noted.	**466**
36	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). The Plan should not create newly expanded areas for the Rail Project's so called transit oriented development ("TOD") beyond the Rail Route in order to allow high-density development and developer giveaways throughout O'ahu.	See response #465	**467**
14	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Replace "transit" with "rail" to recognize that transit-oriented-development belongs along the rail corridor and not in O'ahu's communities outside the rail corridor. "Facilitate transient-oriented-development in rail ~~transit~~ station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."	See response #465	**468**
33	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). This new policy allows for short-term vacation rentals in TOD areas, which the Sierra Club does not support. There are many values of TOD, one of those being its power to control sprawling and uncontrolled growth by placing our residents closer to where they live, work and play. Taking away more of the available area in TOD neighborhoods for to non-residents does not facilitate this. This type of activity should be strictly prohibited outside of our resort areas and Waikiki, as it is counterproductive. ~~"Facilitate transit-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~	Comment noted.	**469**
39	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). This policy introduces and promotes TOD urbanization everywhere across the island.	See response #465	**470**
34	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). This policy invites urbanized high-density invasion of established lower-density areas by high-density transit-oriented development around any bus transit stop anywhere on the island. Revise as follows: "Facilitate transient-oriented development in rail ~~transit station~~ areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."	See response #465	**471**

104	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Delete this policy. It advocates transit-oriented development around bus stops, which are considered transit stations throughout the island, and also conflicts with the General Plan directed growth policy. ~~"Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~ Opposes facilitating transient-oriented development in transit station areas to create live/work/play multi-modal communities that (supposedly) reduce travel and traffic congestion which are in residential areas.	See response #465	**472**
84	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). The Plan should not create newly expanded areas for the Rail Project's so called transit oriented development ("TOD") beyond the Rail Route in order to allow high-density development and developer giveaways throughout O'ahu.	See response #465	**473**
13	ROW 285. CHAPTER VII, Objective A, Policy 6 deleted (page 50). Add the deleted Policy 6 to the new Policy 6 (ROW 284). "Policy 6. Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion. Encourage the clustering of development to reduce the cost of providing utilities and other public services."	Concur that the deleted Policy 6 is distinct in meaning but complementary to the revised Policy 6. The suggested edit has been made: "Policy 6. Facilitate transient-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion. Policy 7. Encourage the clustering of development to reduce the cost of providing utilities and other public services."	**474**
34	ROW 286. CHAPTER VII, Objective A, Policy 7 (page 50). Industries and commercial areas are not compatible with established residential areas and thus were never zoned for same. Further, this policy clearly conflicts with Policy 9 (ROW 288, page 50). Revise as follows: Locate any new industries and new commercial areas so that they will be compatible with their surrounding area and well related to their markets and suppliers, and to residential areas and transportation facilities.	Comment noted. The suggested change is redundant to the policy.	**475**
4	ROW 288. CHAPTER VII, Objective A, Policy 9 (page 50). Add and change word order for completeness and inclusiveness. "Exclude from residential areas, uses which are major sources of water, air, noise and light ~~noise and air~~ pollution."	Comment noted. A partial change has been made to acknowledge that light pollution should be minimized in residential areas. Residential areas in themselves can be major sources of water pollution through urban runoff, debris, and sewer overflows. This is addressed through stormwater and discharge standards, facilities management, and infrastructure upgrades. The proposed revision reads: "Policy ~~9~~10. ~~Exclude from residential areas~~ Discourage uses which are major sources of noise, ~~and~~ air, and light pollution from residential areas."	**476**
61	ROW 288. CHAPTER VII, Objective A, Policy 9 (page 50). Add the following new policy: "Policy 9.5. Ensure that tree canopy coverage in areas with new development is maintained at levels consistent with the green character of O'ahu." This is stronger wording than in ROW 148. CHAPTER III, Objective A, Policy 9 (page 34), which is also appreciated.	Comment noted. Other policies that address public landscaping include Chapter VII, Objective F, Policies 8 and 9.	**477**
34	ROW 289. CHAPTER VII, Objective A, Policy 10 (page 50). Revise as follows: "Encourage increased shoreline set-backs and siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise."	Comment noted. Specific implementation measures are beyond the scope of the General Plan. Increased shoreline set-backs are one example of the "siting and design solutions" called for in the policy.	**478**

34	ROW 292. CHAPTER VII, Objective A, Policy 12 (page 50). Revise as follows: "Promote community-based planning with opportunities for the all communities ~~the community~~ to participate meaningfully in ~~and substantively contribute to the~~ planning and development processes, including new forms of communication and social media, and ensure that City and County decision-making complies with community needs and desires as well as regulatory controls**.**	Comment noted. The City and County seeks community participation in all community planning processes and is bound by public regulatory processes.	**479**
61	ROW 296. CHAPTER VII, Objective B, Policy 3 (page 51). Add the following new policy: "Policy 4. Develop innovative approaches to climate change resiliency that will be a model for communities in other states (since they will have more time than us in which to act)."	Comment noted. Objective B policies do not preclude "innovative approaches", and therefore a change is not deemed necessary.	**480**
11	ROW 296. CHAPTER VII, Objective B, Draft Policy 3: "Prepare for the anticipated impacts of sea level rise on existing communities and facilities through remediation, adaptation, and other measures", is supported by the Ala Moana - Kaka'ako Neighborhood Board No. 11 via resolution at its regular meeting on April 25, 2017.	Comment noted.	**480.a**
34	ROW 297. CHAPTER VII, Objective C (page 51). Waiʻalae-Kāhala, Diamond Head, Kapahulu, Kaimuki, Manoa, and McCully-Moʻiliʻili are established residential communities. Waikīkī is Oʻahu's established primary shoreline resort area. The Primary Urban corridor extends from Ala Moana to Pearl City. Revise as follows: "To develop the urban corridor stretching from Ala Moana ~~Waiʻalae-Kāhala~~ to Pearl City as the island's primary urban center.	Comment noted. The planning boundaries of the Primary Urban Center include Waiʻalae-Kāhala. There are varying zoning intensities within the PUC, including lower residential densities and preservation areas.	**481**
34	ROW 298. CHAPTER VII, Objective C, Policy 1 deleted (page 51). Restore the deleted policy, and revise as follows: "Stimulate development along ~~in~~ the primary urban corridor ~~center~~ by means of the City and County's capital improvement program and State and Federal grant and loan programs."	Comment noted. The policy was deleted because from the Second Public Review Draft because the vast majority of new development in the PUC will be redevelopment and in-fill projects since there is little vacant land.	**482**
34	ROW 299. CHAPTER VII, Objective C, Policy 2(page 51). Restore the deleted policy, and revise as follows: "Provide for the expanded development of low-rise multi-unit housing in established areas within the Primary Urban corridor that will ensure an attractive living environment and compatibility with surrounding land uses."	Comment noted. The policy was deleted because allowing for higher density housing in the PUC is an important strategy for meeting current and projected housing needs.	**483**
72	ROW 299. CHAPTER VII, Objective B, Policy 2 deleted (page 51). Retain this policy. Low-rise, multi-unit housing—and fewer tall buildings—is needed to preserve view place, open space, airflow, and natural lighting. Quality of life is better through low-rise development. This means that some growth in population and some high tower buildings will not be built, however, such high-density developments put greater stress on our energy production (e.g. electrical) capabilities, and water resources. Thus, higher-density development that overshoots sustainable use of our island resources should not be allowed. "Provide for the expanded development of low-rise mutli-unit housing."	See response #483. Developments cannot acquire permits without demonstrating infrastructure adequacy.	**484**
34	ROW 300. CHAPTER VII, Objective C, Policy 3 (page 51). Restore the deleted policy, and revise as follows: "Encourage the establishment of mixed-use districts with appropriate design and development controls ~~to~~ within the Primary Urban corridor that will ensure an attractive living environment and compatibility with surrounding land uses."	The substance of the stricken policy is similar to Objective A, draft Policy 5	**485**

14	ROW 300. CHAPTER VII, Objective C, Policy 3 (page 51). Delete this policy. It infers that mixed-use districts can be created in rural and suburban communities where such urban development is not desired nor feasible. ~~"Encourage the establishment of mixed-use districts with appropriate design and development controls to ensure an attractive living environment and compatibility with surrounding land uses."~~	Comment noted. This policy was already stricken from the Second Public Review Draft.	**486**
4	ROW 303. CHAPTER VII, Objective C, Policy 3 (page 51). Replace "office" with "commercial" for correctness. "Maintain and improve downtown as the financial and commercial ~~office~~ center of the island, and as a major retail center."	Comment noted. "Office" is more accurate than "commercial" in this context.	**487**
14	ROW 306. CHAPTER VII, Objective C, Policy 6 (page 52). Add "light industrial" between "office," and "commercial area." This recognizes the language in HRS 206-E that identifies industrial as one of the needs in Kaka'ako. "Facilitate the redevelopment of Kaka'ako as a major mixed-use residential, office, light industrial, and commercial area that provides housing, jobs, recreational facilities, pedestrian safety, and other amenities and services that are needed by the area's residents and workers."	See response #489	**488**
11	ROW 306. CHAPTER VII, Objective C, Draft Policy 6: "Facilitate the redevelopment of Kaka'ako as a major mixed-use residential, office and commercial area that provides housing, jobs, recreational facilities, pedestrian safety and other amenities and services that are needed by the area's residents and workers, ~~as well as commercial and light industrial area~~", is supported by the Ala Moana - Kaka'ako Neighborhood Board No. 11 via resolution at its regular meeting on April 25, 2017.	See response #489	**488.a**
34	ROW 306. CHAPTER VII, Objective C, Policy 6 (page 52). Consider deleting this policy. Kaka'ako is not under the planning and zoning jurisdiction of the City and County. This jurisdiction is held by the State's Hawai'i Community Development Authority. ~~"Facilitate the redevelopment of Kaka'ako as a major mixed-use residential, office, and commercial area that provides housing, jobs, recreational facilities, pedestrian safety, and other amenities and services that are needed by the area's residents and workers."~~	Concur that this policy is no longer needed in the General Plan both because the area is not under City and County planning jurisdiction, and because it is no longer in special need of redevelopment.	**489**
94	ROW 306. CHAPTER VII, Objective C, Policy 6 (page 52). How is this to comply with Objective B earlier in this section to plan and prepare for the long-term impacts of climate change?	Comment noted. Climate change and sea level rise may be mitigated through site design measures as well a locational considerations. See also the above response.	**490**
39	ROW 307. CHAPTER VII, Objective D (page 52). Why is the name "Ewa" being DELETED and everything called "East Kapolei." NOTHING in DPP TOD City, RAIL is preserving "Ewa" – it's a BIG LIE. It NEVER WAS "East Kapolei" and it is a Soviet-Nazi tactic to bulldoze cultures and names so that developers can give areas totally new FAKE NAMES like Hoopili.	Comment noted.	**491**
39	ROW 307. CHAPTER VII, Objective D, Policy 4 (page 52). Waipahu now looks like S**t! This is why the recent poll on rail was 78% AGAINST with the largest ethnic group Filipino AGAINST RAIL.	Comment noted.	**492**
4	ROW 310. CHAPTER VII, Objective D, Policy 3 (page 52). Change reference of "Kalaeloa Harbor" to "Kalaeloa Barbers Point Harbor (KBPH)" as this term is used in the Hawaii Department of Transportation – Harbors Division Master Plan. "Encourage the continuing development of the greater Campbell Industrial Park and Kalaeloa Barbers Point Harbor area as a major industrial center."	The following changes have been made: "Encourage the continuing development of the area encompassing ~~greater~~ Campbell Industrial Park, ~~and~~ Kalaeloa Barbers Point Harbor ~~area~~, and West Kapolei as a major industrial center."	**493**
94	ROW 313. CHAPTER VII, Objective D, Policy 6 (page 53). Does this include boat repair facilities included in the maritime commercial center? May need further clarification as to what is meant by this statement.	Comment noted. The question is too specific in scope to apply to the General Plan.	**494**

84	ROW 314. CHAPTER VII, Objective E (page 53). The Plan should not provide new allowances for development outside of the existing urban core. The Plan should retain the current protections for rural communities.	Comment noted. City and County policy provides for development, subject to existing zoning, within the Community Growth Boundary.	**495**
13	ROW 314. CHAPTER VII, Objective E (page 53). Replace “make them” to “keep them” and change “to live” to “to live and farm.” “To maintain those development characteristics in the urban-fringe and rural areas which keep ~~make~~ them desirable places to live and farm.”	Comment noted. Not all urban fringe and rural areas are farm areas; "make" vs. "keep" is a style preference.	**496**
13	ROW 315. CHAPTER VII, Objective E, Policy 1 (page 53). Revise to reflect original policy from the 2002 General Plan. “Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low- ~~to mid-~~ rise, low- ~~to medium-~~density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.”	Concur that the GP should support development levels determined through the DP and SCP process and has made the following edit: "Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally lower ~~to mid-~~rise, lower ~~to medium-~~density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households."	**498**
14	ROW 315. CHAPTER VII, Objective E, Policy 1 (page 53). Change “generally low- to mid-rise, low to medium-density development” to “low-rise, low-density development.” Urban fringe areas are not slated for population growth so there is no need to increase the height and density in the General Plan. If height and density increases are needed and desired, that change should be evaluated in the Development/Sustainable Communities Plans. “Develop and maintain urban-fringe areas as predominantly residential areas characterized by low-rise, low-density ~~generally low-to mid- rise, low-to medium density~~ development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.”	See response #498	**499**
13	ROW 316. CHAPTER VII, Objective E, Policy 2 (page 53). #316: Move Policy 2 to Objective D. Current policy reads: “Coordinate plans for developments within the ‘Ewa and Central O‘ahu urban-fringe areas with the State and Federal governments, major landowners and developers, agricultural industries, and the community.	Comment noted. This policy belongs in Objective E because it concerns urban fringe areas and rural lands.	**500**
94	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Is this goal for other communities on the island, or only ‘Ewa and Central O‘ahu? It calls for maintaining not establishing…is maintenance not required elsewhere?	See response #504	**501**
13	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Move Policy 3 to Objective D. Current policy reads: “Maintain a green belt system in the ‘Ewa and Central O‘ahu areas of O‘ahu.”	See response #500	**502**
4	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Provide a short description of what the “green belt system” is for clarity. The current policy reads: “Maintain a green belt system in the ‘Ewa and Central O‘ahu areas of O‘ahu.”	The draft policy has been revised to: "Maintain a “green belt” of open space ~~system~~ around developed communities in the ‘Ewa and Central O‘ahu areas of O‘ahu."	**503**
14	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Add “Establish and” at the start of this statement. This acknowledges that a greenbelt does not exist and that the creation and maintenance of a greenbelt is an objective. “Establish and maintain a green belt system in the ‘Ewa and Central O‘ahu areas of O‘ahu.”	Comment noted. The proposed Objective E, Policy 3 was revised from the 2002: "Establish a green belt in the ‘Ewa and Central O‘ahu areas of O‘ahu in the Development Plans". It was revised for the Second Public Review Draft because the DPs for these areas do identify green belts/open space surrounding developed communities for recreational, ecological and open space purposes.	**504**

14	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). Delete “vibrant.” It is subjective and infers that areas that are not exciting or not worth maintaining. “Maintain ~~vibrant~~ rural areas that reflect a relatively open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and which allows modest growth opportunities to address area residents’ future needs.	The following edits have been made: "Maintain ~~vibrant~~ rural areas that reflect an ~~relatively~~ open and scenic setting..."	**505**
13	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). Retain this policy from the 2002 General Plan. “Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate-size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.”	See response #505	**506**
22	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). Delete the revised policy and retain the original policy from the 2002 General Plan, with modifications (omitting “and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses). Merriam-Webster Dictionary defines rural as “of or relating to the country, country people or life, or agriculture.” So removing from the original policy the reference to “town, density/rise and mix use” keeps with what rural districts are. Revised Policy 4 introduces urban terms such as “vibrant” and “growth opportunities;” rural districts may have town centers and these should be addressed in the district SCPs and not the broad vision of the General Plan. “Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate-size agricultural pursuits, and a relatively open and scenic setting ~~Maintain vibrant rural areas that reflect a relatively open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and which allows modest growth opportunities to address area residents’ future needs.”~~	See response #505	**507**
36	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). What does " relatively" mean? How does this policy work with the above policies regarding visitor accommodations? Those policies seem to conflict with this policy.	See response #505	**508**
34	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). “Relatively” is open-ended and subjective. Revise as follows: “Maintain vibrant rural areas that reflect an ~~a relatively~~ open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and that ~~which~~ allows modest growth opportunities to address area residents’ future needs..	See response #505	**510**

34	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Does replacing “lost housing inventory” mean that TVU’s and B&Bs are intended to take over Oahu’s rural communities? This is an inappropriate consideration unworthy of suggestion. Revise as follows: “Encourage the development of a variety of housing choices including affordable housing in rural communities to ~~to replace lost housing inventory, and~~ give people the choice to continue to live in the community that they were raised in.	The following edit has been made: "Encourage the development of a variety of housing choices including affordable housing in rural communities ~~to replace lost inventory, and~~ to give people the choice to live in the community they were raised in".	**511**
22	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Delete this policy. Revisions to ROW 318 (see above) encompass similar issues. In addition, the General Plan is to be a broad, visionary planning document, and the content area of this policy should be determined at the SCP/DP level. ~~“Encourage the development of a variety housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.”~~	Comment noted. Chapter VII, Objective E, Polices 4, 5 and 6 all address components of livability, economic vitality, and preservation of character for rural and semi rural communities. This policy is concerned with allowing modest growth in rural communities to allow generations the option to remain in place. Any form it takes should be decided upon at the DP/SCP level.	**512**
13	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Delete this policy. ~~“Encourage the development of a variety (of) housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.”~~	See response #512	**513**
21	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). “Encourage the development of a variety housing choices including visitable affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.”	See response #44	**514**
27 and 37	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Delete this policy. It is NOT sustainable development to take everything and develop it for this generation’s wants. We must consider future generations needs and the removal or use of resources that this much development already is having on O‘ahu. Affordable housing and all infrastructure is in ‘Ewa by design of directed growth. It may very likely NOT be in the community we were raised in on O‘ahu. People need to plan for this reality. ~~“Encourage the development of a variety housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.”~~	See response #512	**515**
27 and 96	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete this policy. No growth boundary adjustments are desired, not large or modest ones; nor changes to Land Use Ordinances that would allow them. “~~Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations.~~”	The following edit has been made: "Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible~~; and modest adjustments to growth boundaries~~ to maintain an adequate supply of housing for future generations." See also response #512	**517**

61	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete "…; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations." Given the allowances made earlier in this statement for increased height around town areas, and the replacement of any housing inventory in the Policy 5 immediately preceeding this statement, it is inappropriate to increase density by altering growth boundaries. Both rural residents and people in town appreciate the open land in the country! "Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible ~~; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations~~."	See response #512	**518**
13	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete this policy. "~~Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations.~~"	See response #512	**520**
22	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete this policy. Revisions to ROW 318 (see above) encompass similar issues. In addition, the General Plan is to be a broad, visionary planning document, and the content area of this policy should be determined at the SCP/DP level. ~~"Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations."~~	See response #512	**521**
36	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). How does this work with the North Shore Sustainable Communities Plan? Who decides on the modest adjustments to the growth boundaries? Who decides what constitutes a modest increase in height and density?	See response #512	**522**
34	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). This policy opens the floodgates to compromised urban boundaries, higher density development, and commercialization of established rural communities. This is unacceptable as it redefines "rural" by morphing it to "urban," thus creating an oxymoron. "Adequate" is also open-ended and subjectively invites urban sprawl and sub-urban housing tracts into rural communities. As properly rewritten, this policy belongs under Chapter IV, Housing and Communities. Revise and move to Chapter IV: "Ensure the social and economic vitality of rural communities by maintaining the established character ~~supporting infill development and modest increases in heights and densities around~~ of their existing rural town and residential areas ~~where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing~~ for future generations."	See response #512	**523**
84	ROW 322. CHAPTER VII, Objective E, Policy 1 deleted (page 54). This deleted policy calls for a comprehensive urban design plan. We need good comprehensive planning now more than ever.	Comment noted. Because of the size of the City and County of Honolulu and the diversity of community development patterns and unique geography, the DPP pursues regional and area planning, with attention to alignment between Plans.	**525**
94	ROW 324. CHAPTER VII, Objective F, Policy 1 (page 54). This has not been done even though there are these types of visions for various communities that have been in existence for years. Is this primarily for the newer developments to establish "communities" in these new developments?	Comment noted. Additional clarification is needed to address your question.	**527**

21	ROW 325. CHAPTER VII, Objective F, Policy 2 (page 54). 321. "Require the consideration of urban design and universal design principles in all development projects." "Universal design" refers to making environment and structures as usable as possible by people of all ages and abilities. A curb cut is a well-known universal design feature (a sloping break in a concrete curb that enables baby strollers, roller blades, bicycles, and wheelchairs to move smoothly between roads and sidewalks. Visitable housing also adheres to universal design principles.)	Comment noted. The proposed change is too specific and beyond the scope of the General Plan.	**528**
34	ROW 325. CHAPTER VII, Objective F, Policy 2 (page 54). Revise as follows: "Require the consideration of compatible urban design principles in all development projects within the Primary Urban corridor, including, but not limited to, the national planning standard of 2 to 2-1/2 acres of urban recreational park open space per 1,000 capita."	Comment noted. This policy applies to any development projects, not just those occuring within the Primary Urban Center. Specific implementation measures are beyond the scope of the General Plan.	**529**
94	ROW 326. CHAPTER VII, Objective F, Policy 3 (page 54). How committed is the City to this? There are instances where this has not been followed because the City Council or Administration believes they know what is best for a specific community without even living there or knowing the specific situation.	Comment noted. Specific examples would be helpful to address your question/comment.	**530**
14	ROW 328. CHAPTER VII, Objective F, Policy 5 (page 54). Delete "seek to" and "to." This reflect that it is a guiding principle of the General Plan policy to protect resident's quality of life. "~~Seek to protect~~ Protect resident's quality of life and ~~to~~ maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities."	Comment noted.	**531**
34	ROW 328. CHAPTER VII, Objective F, Policy 5 (page 54). Revise as follows: "Protect ~~Seek to protect~~ residents' quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities."	Comment noted.	**532**
30	ROW 329. CHAPTER VII, Objective F, Policy 7 deleted (page 54). Reinstate deleted policy regarding beautification programs. "Promote public and private programs to beautify the urban and rural environments."	Concurs. The policy has been reinstated in the proposed GP as Objective F, Policy 6.	**533**
34	ROW 329. CHAPTER VII, Objective F, Policy 7 deleted (page 54). Restore the deleted policy: "Promote public and private programs to beautify the urban and rural environments."	See response #533	**534**
34	ROW 330. CHAPTER VII, Objective F, Policy 8 deleted (page 54). Restore the deleted policy, and revise as follows: "Dedicate, protect, preserve and maintain ample public park beneficial open space in urbanized areas."	Comment noted. The stricken policy is redundant with Chapter X, Objective D, Policy 4.	**535**
34	ROW 331. CHAPTER VII, Objective F, Policy 6 (page 55). Revise as follows: "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that reflects the community's values ~~enhance a community's social capital~~."	Comment noted. Objective F, Policy 6 has been deleted because of its close similarity to Objective G, Policy 6. The following edit has been made: "~~Policy 6. Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital~~."	**536**
4	ROW 333. CHAPTER VII, Objective F, Policy 8 (page 55). Include "Complete Streets" concept of a comprehensive, integrated network of streets that are safe and convenient for all people whether traveling by foot, bicycle, transit or automobile, and regardless of age or ability. The current policy reads: "Design public streets to be safe and accessible for all users, to be visually attractive, and to support sustainable ecological processes."	Concur that further description of Complete Streets concepts is compatible with this policy. The draft policy has been edited: "Design public street~~s~~ networks to be safe and accessible for ~~all~~ users of all ages and abilities, to accommodate multiple modes of travel, to be visually attractive, and to support sustainable ecological processes."	**537**

21	ROW 338. CHAPTER VII, Objective G, Policy 2 (page 55). "Encourage, wherever desirable, the rehabilitation of existing substandard structures, including the addition of visitability features when feasible."	See response #44	**538**
14	ROW 342. CHAPTER VII, Objective G, Policy 6 (page 56). Change "promote vibrant community life, and enhance livability" to "promote livable communities." As it reads now, only communities that are vibrant deserve support. "Support and encourage cohesive neighborhoods which foster interactions among neighbors and promote livable communities, ~~promote vibrant community life, and enhance livability~~.	Comment noted. The proposed changes are a style preference.	**539**
21	ROW 342. CHAPTER VII, Objective G, Policy 6 (page 55). "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability, all of which will be promoted through increasing the proportion of homes that are visitable."	See response #44	**540**
VIII. Public Safety and Community Resilience			
41	ROW 344. CHAPTER VIII, Objective A, Policy 1 (page 57). Change laws to reduce incarceration rates for non crimes and reduce prison population.	Comment noted. The proposal is beyond the scope of the General Plan.	**541**
4	ROW 345. CHAPTER VIII, Objective A, Policy 2 (page 57). Create a separate policy or bullet for "…adequate training and staffing for City and County law enforcement agencies." as this is a separate focus from "criminal justice facilities". The current policy reads: "Provide adequate, safe and secure criminal justice facilities and adequate training and staffing for City and County law enforcement agencies."	Concur that the two related but distinct objectives in Policy 2 should be separated for proper emphasis. The proposed policies have been revised to: "Policy 2. Provide adequate, safe and secure criminal justice facilities. ~~and~~ Policy 3. Provide adequate training and staffing for City and County law enforcement agencies."	**542**
1	ROW 345. CHAPTER VIII, Objective A, Policy 2 (page 57). Expand the current policy "Provide adequate, safe and secure criminal justice facilities and adequate training and staffing tor City and County law enforcement agencies" by adding several policies: • "Provide adequate, safe and secure criminal justice facilities to accommodate juvenile offenders and adult detention, prison and pre-release populations." • "Support development of modem, new facilities to house current and future adult detention, prison and pre-release populations including plans for a new O'ahu Community Correctional Center and improvements to the Women's Community Correctional Center, Waiawa Correctional Facility, and Halawa Correctional Facility." • "Support policies intended to return inmates from private prison facilities located on the mainland to state-run facilities in Hawai'i. • "Provide adequate staffing, training, equipment, and resources for State of Hawai'i and City and County law enforcement and corrections agencies." • "Encourage and support communication and coordination across federal, state, city and county law enforcement and corrections agencies.	Development of specific facilities and specific implementation actions is beyond the scope of the General Plan. Concur that the final bullet point is sufficiently broad and not covered under other policies. It has been incorporated into Chapter VIII, Objective A, draft Policy 10: "Cooperate with other law-enforcement agencies to develop new methods of fighting crime. Support communication and coordination across Federal, State and County law enforcement and corrections agencies."	**543**

1	ROW 350. CHAPTER VIII, Objective A, Policy 7 (page 57). Expand the current policy "Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values" by adding a new policy: • "Support reforms to criminal laws and policies to emphasize treatment, diversion and rehabilitation programs for adult and juvenile offenders as alternatives to incarceration."	Comment noted. See response #545	**544**
1	ROW 352. CHAPTER VIII, Objective A, Policy 9 (page 57). Expand the current policy "Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders" by adding several policies: • "Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders." • "Provide for the improvement, expansion, innovation and development of rehabilitation programs to include re-entry programs which aim to reduce recidivism." • "Encourage the improvement, expansion, renovation, innovation and development of treatment, rehabilitation, and re-entry facilities for adult and juvenile offenders."	Most of these policies are beyond the scope of the General Plan. Concur that "Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders" is sufficiently broad and not covered in other policies. It has been included under Objective A as draft Policy 5.	**545**
14	ROW 353. CHAPTER VIII, Objective B (page 57). Change "residents and visitors" to "residents of O'ahu." This change reflects that the objective of the General Plan is to protect the property of O'ahu residents. "To protect residents of O'ahu ~~residents and visitors~~ and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions."	Comment noted. Our public agencies are tasked with maintaining public safety for everyone.	**546**
94	ROW 353. CHAPTER VII, Objective B (page 57). Nowhere is there any discussion regarding communication to the residents or visitors regarding natural disasters or other emergencies. There should be some acknowledgement that this needs to be managed not just on a State level but a City level.	Comment noted. This is addressed in Objective B, Policy 4, Policy 11 and Policy 12. See also response #551.	**547**
10	ROW 355. CHAPTER VIII, Objective B, Policy 2 (page 58). Move this policy to Chapter VII , Physical Development and Urban Design. Physical design requirements should be determined at the planning stages of a project. Additionally, the developer should be responsible for compliance with all of the rules and regulations, and the specifications should be implemented before beginning construction at the project area.	Comment noted. The policy is located here because development standards and codes updates need to work together with natural disaster and hazards mitigation planning.	**548**
10	ROW 356. CHAPTER VIII, Objective B, Policy 3 (page 58). Move this policy to Chapter VII Physical Development and Urban Design, per justification for ROW 355 above.	Comment noted. The DPP believes that it is an appropriate placement for highlighting flood hazard control measures which may involve more than site-level physical design decisions.	**549**
34	ROW 356. CHAPTER VIII, Objective B, Policy 3 (page 58). Revise as follows: "Participate with State and Federal agencies in the funding and construction of flood-control projects, and prioritize the use of ecologically- and environmentally-sensitive flood control strategies when feasible."	Comment noted. The proposed change is redundant to the policy.	**550**

4	ROW 357. CHAPTER VIII, Objective B, Policy 4 (page 58). Revise for correctness, completeness and clarity. "Collaborate with ~~Help~~ State and Federal agencies to provide emergency warning, plan for the prevention, ~~provide emergency warnings,~~ protection, ~~and~~ mitigation, response and recovery before, during and after ~~major~~ emergencies such as tsunamis, hurricanes, and other hazardous ~~high-hazard~~ events."	The following edits have been made to the draft policy: "Policy 4 ~~Help~~ Collaborate with State and Federal agencies to provide emergency warnings, protection, ~~and~~ mitigation, response, and recovery, during and after major emergencies such as tsunamis, hurricanes, and other high-hazard events."	**551**
61	ROW 361. CHAPTER VIII, Objective B, Policy 7 (page 58). Add the following new policy: "Policy 7.5. Establish adequate hurricane shelter designated locations, and keep the public informed of the nature and extent of hurricane disaster readiness."	Comment noted. The proposed addition is a specific implementation and therefore beyond the scope of the General Plan. See response #551 for new language on hazard response.	**552**
10	ROW 365. CHAPTER VIII, Objective B, Policy 3 (page 58). Move this policy to Chapter VII Physical Development and Urban Design, per justification for ROW 355 above.	See response #549	**553**
14	ROW 365. CHAPTER VIII, Objective B, Policy 9 (page 59). Add "and sea level rise" after "climate change." "Plan for the impacts of climate change and sea level rise on public safety, in order to minimize potential future hazards."	Concur that "climate change and sea level rise" is a common usage and has incorporated the change to the draft policy: "Plan for the impacts of climate change and sea-level rise on public safety, in order to minimize potential future hazards."	**554**
34	ROW 365. CHAPTER VIII, Objective B, Policy 9(page 59). Revise as follows: "Plan for the impacts of climate change and sea-level rise on public safety, in order to minimize potential future hazards."	See response #554	**555**
4	ROW 368. CHAPTER VIII, Objective B, Policy 11 (page 59). Revise for completeness. "Develop emergency management ~~civil defense~~ plans, policies, ~~and~~ programs, and procedures to protect and promote public health, safety, and welfare of the people."	The suggested edits have been made: "Develop emergency management ~~civil defense~~ plans, policies, ~~and~~ programs, and procedures to protect and promote public health, safety, and welfare of the people."	**556**
4	ROW 368. CHAPTER VIII, Objective B, Policy 11 (page 59). Delete "civil defense" throughout this document. The correct term is "emergency management" as in the City Department of Emergency Management (name change from O'ahu Civil Defense in 2007), Hawai'i Emergency Management Agency (name change from Sate Civil Defense in 2013), and Federal Emergency Management Agency (name change in 1979). The name change and focus is on an all-hazards approach to emergency and disaster preparedness, mitigation, response and recovery.	Reference to "civil defense" was edited in proposed Policies 10 and 11 to reflect the City Department of Emergency Management name change.	**557**
4	ROW 369. CHAPTER VIII, Objective B, Policy 12 (page 59). Revise for correctness and completeness, per ROW 368 above. "Provide educational materials on emergency management ~~civil defense~~ preparedness, mitigation, response and recovery, fire protection, traffic hazards, and other unsafe conditions."	Comment noted. See the above response.	**558**
	IX. Health and Education		
94	ROW 370. CHAPTER IX, Objective A (page 61). Nowhere in this section is there mention of providing better services than ambulances from remote areas of the island. There was a past agreement with DOD to provide air helicopter service for severe emergencies where ambulances where marginal in being able to transport individual(s) to better medical care, quicker. This should be explored and considered again.	Comment noted. Objective A Policy 2 calls for adequate ambulance and first-aid services without specifying the type of ambulatory service.	**559**

4	ROW 373. CHAPTER IX, Objective A, Policy 3 (page 61). Delete “pollution” and replace with “quality.” “Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-quality ~~pollution~~ controls.”	Comment noted. This is a style preference and not a substantive change to the policy.	**560**
4	ROW 374. CHAPTER IX, Objective A, Policy 4 (page 61). Delete “pollution” and replace with “quality”. “Integrate public health concerns such as air and water quality ~~pollution~~ as a consideration in land use planning decisions.”	See above response.	**561**
34	ROW 375. CHAPTER IX, Objective A, Policy 5 (page 61). Revise as follows: “Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of safe, fresh, locally grown foods.”	Comment noted. There is no need to qualify "safe" ahead of "fresh, locally grown foods" in this policy, as it is already implicit.	**562**
34	ROW 376. CHAPTER IX, Objective A, Policy 6 (page 61). Revise as follows: “Encourage healthy lifestyles that protect pedestrians and bicyclists through walkable communities, safe street crossings, safe routes to schools, and safe public parks and open spaces ~~for pedestrians and bicyclists~~.”	This policy is primarily concerned with conveying support for active lifestyles through walkable streets and parks and pathways access for pedestrians and cyclists. Parks safety is addressed in Chapter X, Objective D, Policy 12. An edit has been made to this draft policy to read: "Encourage healthy lifestyles through walkable communities, safe street crossings, safe routes to schools, and parks and pathways for pedestrians and bicyclists."	**563**
1	ROW 377. CHAPTER IX, Objective A, Policy 7 (page 61). Expand the current policy “Support efforts to make health care more accessible for everyone” by adding a new policy: • “Support efforts to improve and expand access to mental health, drug treatment, community based programs and other similar programs for those requiring such services.”	Concur that the proposed policy is not covered under existing policies and has incorporated it as a new draft Policy 8: "Support efforts to improve and expand access to mental health, drug treatment, community based programs and other similar programs for those requiring such services."	**564**
21	ROW 378. CHAPTER IX, Objective A, Policy 8 (page 61). “Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multimodal transportation options, that provides an adequate supply of visitable affordable housing, that encourages growth in needed and desirable jobs, that provides quality health care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.” An action plan currently being implemented to make Honolulu an age-friendly city includes the recommendation “Promote basic accessibility requirements” through the action “Adopt ‘visitability’ regulations in new construction” (page A15) (www.honolulu.gov/rep/site/dts/dts_docs/Honolulu_Age-Friendly_City_Action_Plan_2015.pdf). An age-friendly city will also support aging in place. A 2011 report from the State Legislature’s Home for Life Task Force identified visitable housing as critical for enabling the aging-in-place for Hawai‘i’s seniors. (http://lrbhawaii.info/reports/legrpts/legis/2012/scr7_sd1_09.pdf).	See response #44	**565**

4	ROW 382. CHAPTER IX, Objective B, Policy 2 (page 62). Change to "…informal educational lifelong learning programs…" as lifelong learning is defined as ongoing, voluntary, and self motivating pursuit of knowledge for either personal or professional reasons. "Encourage the provision of informal educational lifelong learning programs for people of all age groups."	Comment noted. The concept of 'lifelong learning' is already adequately expressed in the policy.	**566**
94	ROW 383. CHAPTER IX, Objective B, Policy 3 (page 62). This is not something the City controls. Should it be here, unless the City is going to work with the State to make this happen, without additional cost, for the community?	Comment noted. This policy encourages cooperation and coordination with DOE to complement City and County public facilities uses and seek mutual benefits.	**567**
4	ROW 386. CHAPTER IX, Objective B, Policy 6 (page 62). Revise to "…native Hawaiian host culture" as that may be a more acceptable reference. "Encourage outdoor learning opportunities and venues that utilize our unique natural environment and native Hawaiian host culture."	The draft policy has been edited as follows: "Encourage outdoor learning opportunities and venues that ~~utilize~~ reflect our unique natural environment and ~~native~~ Native Hawaiian culture."	**568**
34	ROW 390. CHAPTER IX, Objective C, Policy 3 (page 62). We do not want to encourage any bio-hazard labs in or near our urban and visitor centers. Revise as follows: "Encourage safe, non-hazardous research institutions to establish branches on O'ahu."	Comment noted. This education policy generally supports increased academic research activities but does not specify individual activities. Project reviews, zoning, environmental reviews (if triggered), and other regulatory safeguards would apply for any project.	**569**
	X. Culture and Recreation		
14	ROW 393. CHAPTER X, Objective A, Policy 1 (page 65). Change "Encourage the recognition of" to "Recognize." "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture, including its customs, language, history and close connection the natural environment as a dynamic, living culture and as an integral part of O'ahu's way of life."	The following edit has been made: "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture…"	**570**
27 and 37	ROW 393. CHAPTER X, Objective A, Policy 1 (page 65). Change "Encourage the recognition of" to "Recognize." "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture, including its customs, language, history and close connection the natural environment as a dynamic, living culture and as an integral part of O'ahu's way of life."	See response #570.	**571**
34	ROW 393. CHAPTER X, Objective A, Policy 1 (page 65). Revise as follows: "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O'ahu's way of life."	See response #570	**573**
34	ROW 396. CHAPTER X, Objective A, Policy 3 (page 65). Revise as follows: "Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawai'i made by O'ahu's ~~the City's~~ various ethnic groups."	Concur. The following edit to the draft policy has been made: "...to Hawai'i made by O'ahu's ~~the City's~~ various ethnic groups."	**574**
94	ROW 404. CHAPTER X, Objective B, Policy 5 (page 66). Currently, the City has a funding source via the Clean Water and Natural Lands Fund. Should this policy recognize that the "public" is already participating?	The proposed policy has been revised to: "Seek public and private funds, and encourage public participation…"	**575**
4	ROW 405. CHAPTER X, Objective B, Policy 6 (page 66). Add "enhancement" to convey the thought of improving (bettering) where applicable. Provide incentives for the restoration, preservation, ~~and~~ maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources."	The DPP agrees with the suggested change and the following edit has been made to the draft policy: "Provide incentives for the restoration, preservation, ~~and~~ maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources."	**576**
34	ROW 406. CHAPTER X, Objective B, Policy 7 (page 66). Revise as follows: "Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices for future generations."	Concur with the suggested change and the following edit has been made to the draft policy: "to further preserve and continue these practices for future generations."	**577**

93	ROW 411. CHAPTER X, Objective D (page 66). How much is enough? As more recreational "facilities" are opened up, how do we protect and balance access while continuing to protect that area beyond the short-term dollar?	Comment noted.	**578**
34	ROW 411. CHAPTER X, Objective D (page 66). Revise as follows: "To provide a wide range of recreational facilities and services that are readily available to all residents and visitors alike, and to balance ~~and that balances~~ access to natural areas with the protection of those areas."	Change made.	**579**
14	ROW 411. CHAPTER X, Objective D (page 66). Delete the new wording. The O'ahu General Plan is a long-range planning guidance document for O'ahu residents and should be reflected as such. "To provide a wide range of recreational facilities and services that are readily available to all residents of O'ahu ~~residents and visitors alike and that balances access to natural areas with the protection of those areas~~."	Comment noted. This broad Objective does not make a distinction between recreational facilities and services for residents or visitors.	**580**
34	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). "Specialized" recreational facilities based on "cumulative demand" indicates monopolization of public recreation facilities in favor of one interest and at the exclusion of others. "Develop~~, and~~ maintain, and expand a system of regional parks and ~~specialized~~ recreation facilities~~,~~ based on sustainable practices and in the greater public interest ~~the cumulative demand of residents and visitors."~~	Comment noted. This policy calls for a well maintained regional park system that responds appropriately to areas and activities of intensive use and high demand.	**581**
84	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). Does this policy mean money will be spent on the North Shore to ensure our parks in maintained? Previous statements indicate more money will be spent in Waikiki.	See response #581	**582**
14	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). Delete the new wording. It should not be a policy of the General Plan to advocate for more parks based on cumulative demand. "Develop and maintain ~~Develop, maintain, and expand~~ a system of regional parks and specialized recreation facilities~~, based on the cumulative demand of residents and visitors~~."	See response #581	**583**
36	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). Does this policy mean money will be spent on the North Shore to ensure our parks in maintained? Previous statements indicate more money will be spent in Waikiki.	See response #581	**584**
84	ROW 421. CHAPTER X, Objective D, Policy 8 (page 67). Our beaches are overcrowded. This goes back to the population numbers. For example, Kaena Point used to be a quiet area, now on any weekend it is very busy and no longer a quiet community respite.	Comment noted.	**585**
36	ROW 421. CHAPTER X, Objective D, Policy 8 (page 67). • Our beaches are overcrowded. This goes back to the population numbers. For example, Kaena Point used to be a quiet area, now on any weekend it is very busy and no longer a quiet community respite.	Comment noted.	**586**
30	ROW 423. CHAPTER X, Objective D, Policy 10 (page 68). Add "practices," after "cultural." "Utilize our unique natural environment in a responsible way to promote cultural practices, events and activities."	The following edit has been made: "Utilize our unique natural environment in a responsible way to promote cultural events and activities, and maintain cultural practices."	**587**
34	ROW 423. CHAPTER X, Objective D, Policy 10 (page 68). "Promote" conveys commercialization. Revise as follows: "Utilize our unique natural environment in a responsible way to include ~~promote~~ cultural events and activities."	Comment noted. See the above response for proposed edits to this draft policy.	**588**
94	ROW 425. CHAPTER X, Objective D, Policy 11 (page 68). Schools are under State control…what does the City think it can do to increase use of public school facilities for recreation, without charge to the community?	See response #567	**589**

34	ROW 426. CHAPTER X, Objective D, Policy 12 (page 68).Add new policy: "Ensure conformance with the national planning standard of 2 to 2-1/2 acres of urban recreational park open space per 1,000 capita within the Primary Urban center."	Comment noted. The General Plan does not propose specific implementation measures that are more suitable to the DPs and SCPs.	**590**
34	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). "Promote" conveys commercialization. Revise as follows: "Create and support ~~promote~~ recreational venues for keiki and kupuna and for kama'āina and malahini."	Comment noted. The proposed change is a style preference.	**591**
30	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). Correct spelling of "malahini" to "malihini."	Correction made.	**592**
6	A. ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). Correct spelling of "malahini" to "malihini."	Correction made.	**593**
12	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). This policy calls for promoting recreational venues for residents and visitors; however, time and time again it is clear that the City (and State) are unable to provide for safe and clean infrastructure to accommodate large visitor numbers, and the community pays the price.	Comment noted. Providing examples would be helpful in addressing your concerns.	**594**
14	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). Delete this policy. It is impossible to understand the differences between the various recreational venues. In addition, the O'ahu General Plan is to reflect the long-range aspirations of O'ahu's residents and not promote recreational venues for tourists. "~~Create and promote recreational venues for keiki and kupuna and for kama`aina and malahini.~~"	Comment noted. This policy supports recreational venues that can be enjoyed by all people of all ages.	**595**
39	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). This policy calls for promoting recreational venues for residents and visitors; however, time and time again it is clear that the City (and State) are unable to provide for safe and clean infrastructure to accommodate large visitor numbers, and the community pays the price.	See response #594	**596**
XI. Governement Operations and Fiscal Management			
no comments listed			
General Comments by Topic			
Chapters			
69 and 108	CHAPTER I. POPULATION (page 21). Concurs with comments from Larry McElheny (comment #73 below). Retain the population policies that appear in the current Plan and strongly encourage the regulatory agencies to comply with those policies. Any plan that does not address issues of carrying capacity, unbridled population growth, deficient and inadequate infrastructure and changing sea levels, is not a plan at all, but is a recipe for disaster. Population is the foundational issue from which all other issues grow. Therefore, it rightly appears first and foremost in the current Plan, with statements in Chapter I such as: "To control the growth of Oahu's resident and visitor popula ons....." "Publicize the desire of the City and County to limit population growth....." "Reduce inmigration....." "Control population growth....." It is disturbing that the current draft Plan eliminates references to limiting population growth, makes no mention of over population or carrying capacity, and allows for unfettered growth. -	Comment noted. The City and County does not have any legal authority to control population flows in and out of O'ahu. See response #103	**597**

74	CHAPTER I. POPULATION (page 21). Population should be "controlled," which is a level higher than "manage."	See the above response.	**598**
74	CHAPTER II. AGRICULTURE. Agriculture deserves its own set of considerations (separate from Chapter II). Sustainability is as important as the IAL designation. Enforcement of conservation plans and best management practices is very important. Also there should be some metric tied to some percent of food production grown on O'ahu to be sold in Hawai'i (not just seeds for pig food for a farm in the Midwest).	Comment noted. Agriculture does have its own Objective and set of 16 Policies in Chapter 2. Metrics and percentage targets for food production would be more appropriate to a specific plan at the State level.	**599**
2	Chapter II Economy (pages 25-31). In formulating the economic policies for the General Plan, the City should review the Hawaii Statewide Comprehensive Economic Development Strategy (CEDS), 2016-2020 Strategic Plan developed by OP. Appendix 7, the O'ahu CEDS, may prove valuable information.	Comment noted.	**600**
33	CHAPTER II. Other sections of the General Plan have useful language that should be added to the Economy chapter when evaluating maintenance requirements and proposed construction in resort areas and Waikiki, especially in relation to sea level rise. The addition of such language could help prevent significant financial cost and damage to the environment. ROW 191, CHAPTER IV, Objective C, Policy 6 (page 38); ROW 239, CHAPTER V, Objective D, Policy 5 (page 43); and ROW 345, CHAPTER VIII, Objective A, Policy 2 (page 57) contain language addressing the proper evaluation of variables surrounding climate change and development such as: "topography that could be difficult or dangerous, sewer capacity, utility capacity, extreme cost and potential environmental damage." In these sections, these variables are framed around simply being bad growth that should not be encouraged or which could potentially incur the City large costs - this framing of perspective should be taken for our tourism economy. This is especially true when establishing beach preservation funds which would use transfer of development rights or purchase of development rights which could be exorbitantly more costly for the City if not guided by language and policy which expects these same considerations from the tourism industry.	Comment noted. The climate change and coastal hazards objectives and policies are meant to apply to all new development, including in Waikiki. See also Chapter 3, Objective A, draft policies 4 & 5 & 12.	**601**
12 and 39	CHAPTER III, Natural Environment and Resource Stewardship (page 27). Add a policy addressing invasive species prevention and/or biosecurity. The threat of invasive species and the importance of biosecurity is missing in Chapter III (and not found in the Revised General Plan), despite recent and ongoing city issues concerning little fire ants and the coconut rhinoceros beetle.	Addressing invasive species is a State function and beyond the scope of the General Plan.	**602**
39	CHAPTER IV. HOUSING AND COMMUNITIES. Objectives and policies have been changed to allow for higher-density housing, smaller or zero parks, narrow streets, no parking for developer profits via TOD schemes.	Comment noted.	**603**
2	CHAPTER V. ENERGY HRS § 196-9 - Energy efficiency and environmental standards for state facilities, motor vehicles and transportation fuel; acknowledges specific rating systems, and states that the design and construction of State buildings and facilities should meet the LEED silver or two green globes rating system.	Comment noted.	**604**
41	CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN. It would be good if the major mistakes made in developing Kapolai could be eliminated in future developments. All housing should be within walking distance to neighborhood stores and walkways provided. Cul-de-sacs should be eliminated in subdivision street design.	Comment noted.	**605**

1	CHAPTER VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE. While Chapter XIII addresses criminal justice facilities and the need for improvements to rehabilitation programs and facilities, additional policies are necessary to address the future needs of O'ahu's criminal justice system, including: • A new O'ahu Community Correctional Center (OCCC) to replace the current facility and that planning for a new OCCC is currently underway • Upgrading and expanding the Women's Community Correctional Center to accommodate the existing/growing female inmate population • The likely eventual need to upgrade Waiawa Correctional Facility • Expansion of State prison facilities on O'ahu or development of a new prison (on O'ahu or other islands) to support the goal of returning inmates that are currently housed in mainland private prison facilities to Hawai'i . • Expand access to mental health, drug treatment, community based programs and other treatment programs and services to reduce the reliance on the criminal justice system to provide such services.	Comment noted. Expansion and upgrades of specific facilities is beyond the scope of the General Plan. See responses #545 and #564 for new policy language on access to mental health, drug treatment and community based programs.	**606**
10	CHAPTER VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE. Replace "Community Resilience" with "Emergency Preparedness" which pertains to "disaster-ready communities." Preparations for disasters and emergencies are a cooperative, joint endeavor with the City Department of Emergency Management to coordinate the protection of people and property during a crisis situation. Together we can coordinate the emergency management activities and functions of the city with those of the state and federal governments and other public or private organizations during natural disasters and other emergencies to assist the community.	Comment noted. The title for Chapter VIII was revised in the second public review draft to cover not only public safety and emergency response, but also the ability of the community to rebound after a disaster.	**607**
36 and 84	CHAPTER X. CULTURE AND RECREATION. Combining "recreation" with "culture" as a single category was inappropriate. They are both important and often not related. The Plan should use Hawaiian words in the document or both English and Hawaiian words (e.g. Diamond Head/Leahi).	Comment noted. For document purposes, "culture and recreation" are grouped together as are "health and education". This is not meant to suggest that these subjects always overlap.	**608**
41	CHAPTER X. Culture and Recreation. Provide suitable space for organized motor sports.	Comment noted.	**609**
74	CHAPTER X. CULTURE AND RECREATION. The 11 areas of concern should be looked at again. Uncouple "Recreation" and "Culture" because they have more that are not in common.	Comment noted. See response #608	**610**
94	CHAPTER XI (page 69). Add another statement regarding better, more open communication of policies, plan modifications, information regarding transparency in government operations **before** plans are implemented within a community so the community is not caught blind-sided by City operations/plans.	Comment noted. See Second Public Review Draft Chapter 11 Objective A Policies 3, 4 & 5, and Objective B, Policy 3	**611**
	Carrying Capacity		
17	Board supports a motion to consider a cap on tourism numbers based on O'ahu's carrying capacity. There is too much emphasis on the visitor over the resident, as evidenced in the General Plan revisions that include the visitor as co-equal with the resident. Too many beaches, parks, and natural attractions are being stressed and the current infrastructure is inadequate to handle the increasing numbers. The North Shore is not ready to accommodate more visitors much less the projected population growth.	Comment noted. See response #27	**612**

45	Carrying Capacity. Projections for O'ahu need to be added. Carrying capacity for the scenic two-lane, Kamehameha Highway from Kahalu'u-Ko'olau Loa-North Shore needs to be taken into consideration- the road is already at capacity. NO additional housing/commercial developments should be allowed in this area.	Comment noted. See response #27	**613**
46	Carrying Capacity. State and County need to do a better job of limiting growth. Right now the cry is BUILD, BUILD. Set strict density standards. Where will our water come from? Where will our food come from? Will tourists who are our major source of income (besides military) stop coming because of a disease like Zika? Will they stop coming if this island is concrete?	Comment noted. See response #27	**614**
63	Carrying Capacity. Complaints about too many tourists and people using parks, beaches and trails are plentiful at Kuli'ou'ou / Kalani Iki Neighborhood Board meetings. Creating and promoting recreational venues in the natural environment will ruin its uniqueness, and they are already at risk for staying "natural." Governor Ariyoshi said that carrying capacity goes to the heart of everything. O'ahu has become overrun with tourists, rampant development, and foreign investment that has been detrimental to residents and the things we love about O'ahu.	Comment noted. See response #27	**615**
64	Population Growth and Carrying Capacity. Recent development across the island, particularly in the Primary Urban Center, is not good for the future of the people of Hawai'i, even if it is to accommodate rail. Too much building and skyscrapers, not enough open space for common people. Development seems to be an attempt to pack too many people onto an island with limited land and water resources; O'ahu may not have the sustainable carrying capacity of resources for all. Implement the controls on population growth that were written into the Plan decades ago. Strategies may involve: limiting future construction; rent control; more affordable housing units in new residential and mixed use developments; political courage and leadership; individual sacrifices.	Comment noted. See response #27	**616**

34	CARRYING CAPACITY. Develop and include carrying capacity as the first chapter in the Plan. The glaring omission of O'ahu's carrying capacity and conflagration of several established priority land use and transportation objectives and policies diminishes the draft revision to a deplorable outcome. Together with the foundation of carrying capacity, population size is the determining factor for sustainability of the island and its resources. Unbridled population growth is the antithesis of sustainability on an island of finite land mass and resources. Add the following: "Carrying Capacity of Finite Land Base - Because O'ahu is an island surrounded by water, it is a finite land base. Global warming and its associated sea-level rise will reduce this land base further within the next several decades. Population increases and visitor inundation must be properly evaluated and mitigated to prevent all-consuming impacts to O'ahu's land and natural resources. Carrying Capacity of Finite Fresh Water Supply - Global warming is causing shifting weather impacts that will increasingly affect O'ahu's finite fresh water supply. The island's fresh water supply is also threatened by leaking fuel tank toxins percolating into the aquifer, and by proposed geothermal industrial pursuits proven to cause seismic instability and injection of toxins into groundwater. Carrying Capacity of Limited Infrastructure for Sewerage and Solid Waste Disposal - Additionally, there are clear carrying capacity limitations on O'ahu s wastewater transport infrastructure and processing capabilities, and near-capacity landfills. Limited and faulty wastewater infrastructure has been one of the greatest challenges for the new high-density urban community of Kaka'ako. Therefore, Carrying Capacity objectives and policies must be defined before all else, as so aptly and insightfully stated by Hawaii's former Governor George Ariyoshi in 2004: "What deeply concerned me as governor continues to concern me these many years later: …the No. 1 item on the public agenda should be carrying capacity. The question of carrying capacity goes to the heart of everything, and precious few people want to face it …all the more reason for the public to get involved in such issues as infrastructure, resource distribution, equitable taxation, air and ground transportation, and the impact of ever-growing numbers on recreation, scenic and cultural resources. Hawaii is ours to take care of."	Comment noted. See response #27	**617**
	Climate Change		
13	CLIMATE CHANGE. Planning needs to address the uncertain sustainability of coastal highways, as well as incorporate the "new" high water marks attributed to rising sea level. Concerns include roadways; water resources, sewer lines, critical coastal zone management areas, and electrical utilities.	Comment noted. The coastal highway system is managed by the State. See Chapter V Objective A, Policies 4 & 9 for policies that address this issue, and Objective D, Policy 5 on other public and private utilities.	**618**
23	Climate Change/Sea Level Rise. Add a new objective under Chapter VII. Physical Development and Urban Design that requires a plan be created for each of the susceptible Development Plan/Sustainable Communities Plan areas to evaluate the vulnerability of public infrastructure to sea level rise. Add a new policy that requires the findings to be incorporated into the appropriate Development Plan/Sustainable Communities Plan. The General Plan should reflect the reality of climate change and sea level rise on our islands homes and public infrastructure – sewer treatment plants, roads, utilities, parks.	Comment noted. The City and County is working to incorporate climate change and coastal hazard policies in the Development Plan and Sustainable Communities Plan updates.	**619**

27, 37 and 96	Climate Change/Sea Level Rise. Sea level rise is threatening low lying housing. Shoreline setbacks need to increase for all new construction so that population potential is also adjusted, growth discouraged, and safety is emphasized. Temporary emergency fixes to Kamehameha Highway, the sole single access road, are being overwhelmed by rapid high wave erosion. Sea level rise will make the conditions worse.	See responses #618 and #621	**620**
39	CLIMATE CHANGE/SEA LEVEL RISE. A forward looking Oahu General Plan should be mapping sea level rise inundation zones around the island, limiting low rise buildings and forbidding high rise buildings in low-lying coastal areas subject to the variety of likely natural disasters. It should provide a plan to elevate coastal highways, airports, power plants, sewage treatment plants before disaster hits, and where ground water in the lowlands allows septic tanks to leach raw sewage into streams and public beach areas.	Comment noted. The General Plan does not go into the level of detail of specific plans, or regulatory codes and standards.	**621**
Consistency of Policies			
6	While the planning issues addressed are quite comprehensive, each planning issue should be considered in correlation with other issues identified. Each issue identified does not occur without impacting another issue, and it must therefore be considered more holistically as well.	Comment noted. The policies in the General Plan are considered together and meant to work together.	**622**
74	Plan includes internal contradictions and/or ambiguities between policies. Statements both support a proposed project and state reasons why it should not happen (i.e. conflict between discouraging urban sprawl and encouraging housing and/or economic development). These internal contradictions make it hard for the staff of our permitting agencies. It tends to put issues up for debate that become political in nature and do not serve harmony in communities. Less ambiguity/contradictions makes it easier on everyone.	Comment noted. The General Plan is a document that guides development. Directing development while maintaining certain restrictions and limits for that development does not make the GP internally inconsistent. Benefits and drawbacks of any project need to be evaluated on an individual basis. The General Plan provides guidance for weighing those trade-offs based on established regulatory direction as well as the priorities and aspirations from the community.	**623**
24	Contradictions or conflicts between policies. Revise the Plan to address potential contradictions or conflicts that may arise through general policies without specific recommendations. For example, urban growth and housing comes at the expense of food security and agriculture. "Full" development of the urban core places unbearable pressures on existing neighborhoods, community services, open space and historic resources. Conflicts can be addressed by analyzing issues (e.g., preserving agriculture and food security; watershed management; location of waste facilities and infrastructure; link between land use, transportation and urban design; housing for all income levels, including the middle class; and boundary justifications for urban growth boundaries).	See response #623	**624**
24	Guiding Principles. Add guiding principles to address core values that should frame important decisions. Elements of those core values are scattered through the document, but it would be useful to make them explicit. For example, Environmental Sustainability and Economic Opportunity are embedded in the Objectives. Other guiding principles that should be explicit include Stewardship of Legacies and Civic Engagement.	Comment noted. The eleven areas of concern of the General Plan are outlined in the Preamble. The Premble also recognizes the elements of sustainability: environmental protection, economic health, and social equity as key considerations of the General Plan.	**625**

24	Vision Statement. Add a vision statement that describes a long-term vision, or proposed end state, and explains the larger intent for physical assets, infrastructure, livability, and quality of life. The vision statement should acknowledge that O‘ahu is a special place that provides many benefits to residents, and address the aspirations for the long-term physical and human environments for O‘ahu. The Plan should address ways in which this special place can be preserved, protected, enhanced and celebrated. Suggested additions include: • Historic preservation of significant buildings, structures, features and landscapes contributes to the distinctive character, environment, culture, economy and quality of life. Honolulu will be vibrant with well-preserved and appropriately used structures representing every era of O‘ahu’s history. Quality of life will be enriched by a built environment that demonstrates the continuity and evolution of O‘ahu as a unique place rich in history. • Preservation and respectful urban design will reinforce the distinctive identities of each community and district, including buildings, structures, landscapes and views. • By policies that link the values of historic preservation with economic development, Honolulu will create jobs, stimulate related retail and services, generate tax revenues and shine as a business location and tourist destination. • O‘ahu will be a living classroom that teaches history and architecture to children and all others who want to learn.	II. Economy Objective B, draft Policy 3 has been edited as follows: "Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and infrastructure, ~~and~~ which ~~also~~ respects existing lifestyles, cultural practices, and natural, ~~and~~ cultural, and historic resources."	**626**
Directed Growth Policy			
27 and 96	Directed Growth Policy. Opposes changing the focus of the General Plan from directed growth areas of Honolulu to all of O‘ahu and allowing development of the “Third City” in Ko‘olauloa. The Association of Hawaiian Civic Clubs supported no development of a 'Third City' in Ko'olauloa by Resolution also. Opposes all changes to the Urban Growth Boundaries at Mālaekahana ahupua‘a in Ko‘olauloa in particular, and in this Plan generally. Directed growth to the PUC and ‘Ewa within the 2035 time frame is all that KCA supports. The General Plan needs language to support the Hawaiian sustainable planning to the seventh generation ...of having a beautiful natural rural, agricultural (and scenic open space) is an integral part of this culture. The as yet not passed Ko'olau Loa Sustainable Communities Plan has BYUH doubling its student body (plus staff). If allowed, this should be on-campus (100 acre campus) housing only.	Comment noted. The draft General Plan directed growth policy to encourage development within the secondary urban center at Kapolei and the ‘Ewa and Central O‘ahu urban-fringe areas is the same emphasis as the 2002 version.	**627**
35	Directed Growth Policy. The plan must reaffirm that any and all future growth and development protect rural o‘ahu by keeping large-scale development and commercialization within designated urban boundaries: • Retain and restore references to limiting O‘ahu's population growth in the current Plan; • Do not newly designate Lā‘ie as an official “resort” area for O‘ahu; • Do not provide new allowances for development outside the existing urban core; and • Retain current protections for rural communities in the current Plan.	Comment noted. A secondary resort area in Lā‘ie is not a new designation; see Chapter II. Economic Activity, Objective B, Policy 6 of the existing 2002 General Plan. See response #103 on population growth. See above response on directed growth policy.	**628**

Endangered Species			
38 and 73	PUEO. Do not advance the General Plan until the State DLNR concludes its islandwide survey of the endangered Pueo. Findings about the number of pueo remaining on O'ahu and their habitat are pending. (SEE COMMENTS FOR OVERVIEW OF PUEO STATUS AND VIDEO LINKS). A Pueo sanctuary, park, refuge, preserve or designated territory for the endangered species must be identified and included in the General Plan. Until a Pueo habitat conservation plan is executed within the Honouliuli Ahupua'a, the General Plan stands to extirpate the Pueo and this must be prevented.	Comment noted. The General Plan supports the protection of O'ahu's plants, birds, and animals and their habitats (See III. Natural Environment and Resource Stewardship, Objective A, Policy 8), but does not list individual species as a State conservation plan would.	**629**
39	PUEO AND ENDANGERED SPECIES. Insufficient protection for endangered native Hawaiian species such as the Pueo and migratory birds that are never found or identified in developer-sponsored EA and EIS, but are seen in video and photo documentation.	Comment noted.	**630**
38 and 73	ENDANGERED SPECIES. An islandwide survey of where endangered and threatened flora and fauna are located, and an idea of how many of each species are left at these locations must be made known and included in the decision making process. The eminent loss of habitat for the endangered Hawaiian Duck, Coot, Hoary Bat, Pueo, and various species of endangered bees, migratory birds, and various species of insects on the verge of extinction is missing from the General Plan map.	See response #629	**631**
Film Industry			
45	Film Industry. Importance for Hawai'is film industry of keeping the country, country in Ko'olau Loa, Kahalu'u and North Shore needs be incorporated into the Plan. Plan also needs to look at the needs of the film/tv industry. Hollywood films very extensively in the scenic mountains, valleys and coast of the country. The film industry provides many modern, higher income jobs, and is a way to diversify Hawai'i's economy with more 21st century jobs that fit the gifts and talents of our local communities.	Comment noted.	**632**
Higher Density and Mixed-Use Development			
27, 37 and 96	Higher-Density and Mixed-Use Development. Opposes the promotion of higher-density and mixed-use development as a policy for all areas regardless if the community is rural.	Comment noted.	**633**
14	Higher-density and mixed-use development. Opposes promoting higher density and mixed-use development as a policy for all areas, regardless if the community is rural or suburban and not in the district Development/Sustainable Communities Plans. KNB opposes changing the focus of the General Plan from directed growth areas of Honolulu to all of O'ahu.	Comment noted. The focus of the directed growth policy has not been changed. See response #627.	**634**
23	Higher-Density and Mixed-Use Development. Delete any reference to higher density and mixed-use development outside of the Primary Urban Core and the Second City. The Second Public Review Draft promotes higher density and mixed-use development for all areas of the island regardless of the character and nature of the area. This new non-directed growth policy, if adopted, will invite urban sprawl, put a massive strain on already inadequate infrastructure and change the character of rural and suburban communities.	Comment noted. See response #627	**635**
74	Higher-density and mixed-use development. Opposes promoting higher density and mixed-use development as a policy for all areas, regardless if the community is rural and not in the Sustainable Communities Plan. The Revised Plan should not create any conflicts with the approved Sustainable Communities Plans.	Comment noted. See response #627	**636**

Historic Preservation			
24	Historic Preservation. Integrate a commitment to historic preservation, natural resource conservation, agricultural land and watershed protection, and urban design excellence into other chapters of the Plan beyond the single, subject-area chapter.	Comment noted. The General Plan policies are meant to work together and be applied broadly. For simplicity, the General Plan policies avoid duplication.	**637**
24	State Constitution. The State Constitution provides direction for all comprehensive plans with a firm commitment to conserving historic and cultural property for the public good. The General Plan should address historic and cultural properties throughout the land use recommendations and not only in the chapter on Culture and Recreation.	Comment noted. See above response.	**638**
34	Historic Preservation and Resource Stewardship. Add new chapter specific to historic preservation and resource stewardship after Chapter III. Use the applicable policies from Chapter X, Objective B.	Comment noted.	**639**
Homelessness			
45	Homelessness. Homelessness is ballooning, and we have a growing population of working homeless- especially in the Country, where TVU have grown exponentially!	Comment noted.	**640**
46	Homelessness. What will we do with the homeless population? We need to get the homeless off the streets but at the same time ensure we don't encourage more from the mainland.	Comment noted. The General Plan supports taking steps to solve homelessness as a broad policy (see Chapter IV. Housing and Communities, Objective A, draft policies 16 & 17). Specific implementation actions are beyond the scope of the General Plan.	**641**
Implementation			
74	IMPLEMENTATION. Funding is required for many things referenced in this Plan. Getting funding for projects on the North Shore has been an ongoing problem. Prioritizing CIP funding is a concern. How can funding be equitable, and how can sequencing of development be determined?	Comment noted. CIP funding is indirectly linked to the General Plan. CIP spending needs to be supported by the Development Plans and Sustainable Communities Plans which are the next planning tier down from the General Plan.	**642**
36 and 84	Infrastructure Investments. • Plan talks about planning an orderly sequence for future development. What does that mean? Recommend infrastructure come first. • Allocate funds from the City and County's capital improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei. Add in a fair and equitable way. Along with the funding to Waikiki, it would appear there will be nothing left for the rest of the communities on Oahu.	Comment noted. See above response on the CIP funding process and response # 171.	**643**
8	Objectives are specific, measurable, agreed upon, realistic, and time-bound; which does not align with the objectives in this plan. We recommend replacing the word "objective" with "goal" throughout the document.	Comment noted.	**644**

26	Requests designation of a business/mixed use area along School Street in the vicinity of the Houghtailing Street intersection. This would allow for small retail development and neighborhood revitalization.	Comment noted. The proposed action is more appropriate to the Primary Urban Center Development Plan or a special area plan, rather than the General Plan.	**645**
In Support			
33	Organization is generally pleased with the proposed changes in the General Plan update. Positive inclusions have been added for new areas: climate change, sea level rise, and renewables. Additionally, the increased focus on mass transit, transit-oriented development, and an Age-Friendly/Complete Streets development approach is welcomed, as is the stronger language surrounding the urban growth boundary, preserving the character of certain neighborhoods while recognizing the need for density, and the inclusion of language promoting agriculture. The language proposed in these areas should be preserved in the final draft.	Comment noted.	**646**
Multi-Modal Transportation			
12 and 39	MULTI-MODAL TRANSPORTATION SYSTEM. Define a “multi-modal transportation system” and how “transit-oriented development” fits into that. Throughout the Revised General Plan, “multi-modal transportation system” is used and is not defined (e.g., Chapter V. Objective A “To create a multi-modal transportation system…”; Chapter VI. Objective B, Policy 4 “Promote further progress in the development of a multi-modal transportation system …”	Comment noted. See response #57 for a definition of multi-modal transport.	**647**
Native Hawaiian Concerns			
6	How will the affordable housing policies benefit native Hawaiians?	Comment noted. Specific housing policies are not covered in the General Plan.	**648**
6	DHHL highly encourages all agencies to consult with Hawaiian Homestead community associations and other native Hawaiian organizations to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.	Comment noted.	**649**
Neighborhood Board Concerns			
13	Supports the comments of the Kailua Neighborhood Board.	Comment noted.	**650**
18	Board Chair participated in the May 4, 2017 conversation with Neighborhood Board members and other concerned citizens to discuss the Second Public Review Draft. Concern is for the future of this beautiful ‘aina that people have been stewards of for generations.	Comment noted.	**651**
27 and 37	KCA supports the recommendations of Kahalu'u Neighborhood Board , Kailua Neighborhood Board, and others on many points provided in their General Plan comments.	Comment noted.	**652**

69	The following concerns were discussed at a Joint Special Meeting of four Neighborhood Boards (May 5, 2017), and should be addressed in the revised General Plan: • Exceeding the island carrying capacity • Future problems caused by world population explosion, including mass starvation • Providing for local food security and sustainability, and using Hoʻopili lands for agriculture • The need to limit in-migration on Oʻahu • Preserving our fresh water supply and resisting the move to desalinated water • Traffic on the H-1 freeway for West side commuters and impacts of additional housing development • Taking a more proactive stance on climate change and sea level rise	Comment noted.	**653**
51	Concurs with comments submitted by Makakilo-Kapolei-Honokai Hale Neighborhood Board from the Joint Special Meeting on May 5, 2017.	Comment noted.	**654**
	Population Growth		
34	This draft requires major revisions and corrections to remove arbitrary additions and return unwarranted eliminations from the existing General Plan. Foremost faults of the draft revision include the following: • Neglect and denial of Oʻahu's Carrying Capacity • Indifference to population increase impacts • Invasion of established low-density areas by urbanized high-density (TOD) • Invasion of established residential areas by tourist vacation units (TVUs) • Broken urban growth boundaries enabling infill and increased heights and densities in rural areas.	Comment noted.	**655**
23	<u>Population Growth.</u> Retain statements from the 2002 General Plan that seek to control resident and tourist population growth. The Plan should recognize that Oʻahu is an island with finite land and resources.	See response #103	**656**

44	Concerned about the organization and arbitrary management of DPP. There is no consistent adherence or respect for existing Sustainable Communities Plan or the General Plan. Other development plans and sustainable plans have been approved BEFORE the General Plan is updated. Let's all cultivate a sincere desire to plan well for our island's future and for its public good. Adhere to the General Plan and not turn Oahu into New York. The current (draft) version of the General Plan is DRASTICALLY changing the Plan that the public has appreciated and loved, and is opening the floodgates to untethered development. Deletion of the population control fact, additional weight given to tourists, floodgates to transient accommodations, "organic growth of housing in communities," hotels in communities, or zone "resort" in rural areas are alarming and not preserving the diversity and sustainability of O'ahu. Allowing TOD around bus terminals further proves that the Honolulu Rail is not needed for TOD and yet we're incurring immense costs and debt to our residents and our children's future.http://www.civilbeat.org/2015/03/oahu-general-plan-provides-diversification-and-sustainability/	Comment noted. There is never a point where all the Development Plans, Sustainable Communities Plans and the General Plan are updated simultaneously. Although the plans do function together, each plan has an independent update process and schedule.	**657**
3	Acknowledges that the population projections have been extended from 2025 to 2040.	Comment noted.	**658**
Public Process / Update Process			
39	PUBLIC COMMENTS. Concern that HHF may trash comments. All original documents should be on a website like City and State testimony so the public knows their testimony is not just "considered." Would like a democratic process the public can believe they had some real input into with evidence shown in the documented comments.	Comment noted. All comments received are on the DPP's General Plan Update webpage.	**659**
58	Has the media been involved in encouraging community feedback? I would not have heard about this had I not been involved in the neighborhood board.	Comment noted. The City and County issues press releases for all draft and final plan releases.	**660**
65	A plan is only relevant if it is a guide to action. It should reflect choices made by the community in significant policy areas. If the community is not ready to make a decision, the plan should say so. But retreating from controversy or making no decisions, or making only minor tweaks, in pursuit of issuing a consensus document means the plan is irrelevant. It is not useful to issue a plan that is merely a wish list or compendium of "apple pie" aphorisms. It should not serve as a Rorschach for decisionmakers to justify any decision they make. In the presentation, Mayor Fasi's quote that plans should not identify how goals are to be achieved only confirmed my conclusion. It seems the City has long had a different view. As a planner, that's disappointing.	Comment noted. Different plans have different functions. The General Plan needs to take an islandwide perspective and balance the needs and aspirations of all of O'ahu's diverse communities. This plan is meant to serve as a common ground for subsequent policy direction, not to be an overly proscriptive document. The General Plan affords the requisite flexibility that the Development Plans, Sustainable Communities Plans, and elected officials need to respond to local residents and area conditions while still ensuring a shared basis to work from. For those who depend upon the General Plan to seek to evenhandedly advance the common good, it remains relevant.	**661**

71	Update Process. Page 16 of the original General Plan indicates that the City Council can amend the General Plan. Yet, the Council has no mechanism in place to identify problems with the Plan. It is unwise to give the Council the ability to amend the Plan, without proper safeguards as to when the Plan needs to be amended and the process the City Council will use to amend it. Go back to the system of orderly 10-year updates, or even 15-year updates.	Comment noted. City Council has always reserved the right to initiate plan updates. More often, the Department of Planning and Permitting initiates the updates which are then subject to approval by the City Council.	**662**
74	UPDATE PROCESS. Plan should be reviewed every ten years ... obviously sometimes it takes longer.	Comment noted.	**663**
	Rail Transit		
39	RAIL TRANSIT. SEE COMMENTS for arguments in opposition to rail and information about alternatives to rail, including: Malaysia's electric buses running on elevated fixed guideways; smart (driverless) electric bus and vehicle technology; over exaggerated projections for Honolulu rail ridership; mismanagement of the rail project; support for TOD at Aloha Stadium; reinstatement of the Pearl Harbor vehicle ferry; environmental and cultural impacts resulting from rail line development.	Comment noted.	**664**
	Sustainability Index		
73	"World's Top Cities for People and the Planet" (National Geographic, May 2017) provides perspectives that could help Honolulu move forward from a global perspective. The Arcadis Sustainable Cities Index ranks 100 major cities based on three sustainability factors: • Social—health, education, income inequality, work-life balance, ratio of wage earners to dependents, crime, housing, and living costs • Environmental—energy consumption and renewable energy share, waste management, green space, sanitation, water, greenhouse gas emissions, natural catastrophe risk, and air pollution • Economic—transport infrastructure, ease of doing business, tourism, GDP per capita, the city's importance in global economic networks, Internet connectivity, and employment rates	Comment noted.	**665**
	TOD		
23	Transit-Oriented Development. Delete any reference to TOD other than along the rail corridor. Disconnecting TOD from the rail corridor and promoting TOD island wide does not follow the City Charter policy of directed growth and is not good comprehensive land use planning. Second Public Review Draft policies are written to promote TOD at any transit station island wide (i.e. bus stops), which encourages helter-skelter, unplanned-for high-density development island wide without any connection to infrastructure capacity, community identity and quality of life, population growth pattern or protection of natural and cultural resources.	Comment noted. "TOD" is promoted for rail station areas as defined by the TOD neighborhood plans.	**666**
2	A. HRS § 226-63 (c)(l), Transit-Oriented Development (TOD) 2 is responsible for coordinating with the counties on strategic planning for TOD. The General Plan should explicitly address how the County supports interagency TOD coordination and strategic planning between State and County agencies, and include specific TOD policies that encourage mixed-use development, affordable housing and walkable density within ½-mile of rail stations and transit stops island-wide.	Comment noted. The GP does not as a general rule incorporate specific policies from the development plans which are subject to more frequent changes.	**667**

2	The County's TOD plans should be referenced as the guiding documents that provide policy direction and vision for neighborhood TOD areas. Specific Transit-Ready Development (TRD) policies should also be developed for areas outside of the rail corridor, directing any growth within one-half mile of bus stops. Development of mixed-use projects for new and infill development should be located in transit corridors in the State Urban District.	See above response.	**668**
12	TRANSIT-ORIENTED DEVELOPMENT. "Transit-oriented development" in the Plan is inconsistent with the existing East O'ahu Sustainable Communities Plan. The Board seeks to maintain no change. The General Plan pushes TOD and "kiss-and-ride stations" or other transportation stations which could be categorized as areas for TOD years from now. Mr. Hata said that TOD refers only to rail stations, and no rail stations are planned for Hawai'i Kai.	See response #47	**669**
39	TRANSIT-ORIENTED DEVELOPMENT. Transit-oriented development" as used in the General Plan is inconsistent with other Sustainable Communities Plans. The General Plan pushes TOD, and "kiss-and-ride stations" or other transportation stations could be categorized as areas for TOD many years from now. If rail isn't build, developers may sue to develop next to a rail station parking lot.	See response #47	**670**
14	Transit-oriented Development. Concerned that TOD will be detached from the rail corridor and allowed in every community around the island; that it will not be strictly around the rail line or rail stations but developed around any bus stop, which could be considered a transit station. By definition, TOD is a mixed-use residential/ commercial area designed to maximize access to public transport. A typical TOD neighborhood centers on a transit station (train, metro or bus) surrounded by relatively high-density development with progressively lower-density spreading outward. TODs generally are located within a ¼ to ½-mile radius from a transit stop.	See response #47	**671**
22	Change all references from "transit-oriented development" and "transit stations" to "RAIL transit-oriented development" and "RAIL transit stations." Bus stops in rural districts should be excluded from TOD.	See response #47	**672**
35	Transit-Oriented Development. The Plan should not create newly expanded areas for the Rail Project's so-called TOD beyond the rail route in order to allow high-density development throughout O'ahu.	See response #47	**673**
41	TRANSIT-ORIENTED DEVELOPMENT. Bigger picture development along the rail corridor: housing should be built vertically as moderate high rise with shopping in the lower levels. Land that would have been used for suburban sprawl could be agriculture and parks. Minimum park space should be 2 times the building footprint.	Comment noted.	**674**
45	Transit-Oriented Development: NO greater density developments should be allowed around bus stops in the Country: Ko'olauLoa, Kahalu'u and North Shore.	See response #47	**675**
104	Transit-oriented Development. Concerned that TOD will be detached from the rail corridor and allowed in every community around the island; that it will not be strictly around the rail line or rail stations but developed around any bus stop, which could be considered a transit station. By definition, TOD is a mixed-use residential/ commercial area designed to maximize access to public transport. A typical TOD neighborhood centers on a transit station (train, metro or bus) surrounded by relatively high-density development with progressively lower-density spreading outward. TODs generally are located within a ¼ to ½-mile radius from a transit stop.	See response #47	**676**

Traffic			
39	TRAFFIC. West Oahu H-1 traffic problem needs honest, realistic mitigation with active consideration of a Pearl Harbor tunnel, causeway or floating bridge, not rail. Another extremely logical transportation plan with low cost and proven application is a trans-Pearl Harbor ferry which could move thousands of electric smart vehicles and buses directly from West O'ahu to Joint Base Pearl Harbor – Hickam jobs in a matter of minutes.	Comment noted. See the Oahu Metropolitan Planning Organization's Oahu Regional Transportation Plan 2040 (ORTP) for current recommended transportation projects.	**677**
69	Traffic. Daily commute to Honolulu for residents from Central and West O'ahu is a major concern that affects quality-of-life. Makakilo-Kapolei-Honokai Hale Neighborhood Board adopted a resolution (April 27, 2016) demanding that DPP cease issuing all fuure permits for construction of housing developments, time-shares and hotels in Leeward and Central O'ahu until rush-hour traffic on all segments of H-1 Freeway can be certified to be at Level of Service D or above.	Comment noted.	**678**
TVU			
14 and 104	Vacation Rentals. Opposes allowing short-term vacation rentals in residential/apartment zoned non-resort areas. Simply concluding that there is a demand for vacation rentals is an insufficient basis for DPP to conclude that short-term vacation rentals are appropriate.	See response #204	**679**
23	Vacation Rentals. Delete any reference to short-term vacation rentals in residential and apartment areas not zoned for resort uses. Introducing tourism in every nook and cranny of O'ahu changes the character and livability of our island. Not everyone wants to nor should they have to live next to a vacation rental where people next door are unknown and do not contribute to the neighborhood or community.	See response #204	**680**
35	Transient Vacation Units. The Plan should not create new allowances for alternative accommodations, such as vacation rentals, in non-resort areas throughout O'ahu.	See response #204	**681**
46	Transient Vacation Units. Will tourists go to other places that embrace B&B's because they don't like staying in hotels? Will the DPP ever crack down on people subdividing their houses?	See response #204	**682**
25	Vacation Rentals. No vacation rentals.	See response #204	**683**

Visibility Standards			
21	The General Plan should consider impediments to fair housing choice for people with disabilities (SEE REPORT: "Analysis of Impediments to Fair Housing Choice with a Focus on People with Disabilities" http://www.cds.hawaii.edu/sites/default/files/imce/downloads/projects/Fair-Housing-Project-Report.pdf). Given that the most substantial impediment to fair housing choice for disabled people is the severe lack of housing that is both affordable and accessible to people with mobility difficulties, the current draft could take a stronger position on accessible housing. Add the concept of "visitability" to the term "affordable housing," and replace "affordable housing" with "visitable affordable housing" (or "affordable visitable housing"). The term "visitable housing" is preferred to "accessible housing," in line with a national trend towards a broader perspective that gives priority to promoting strong interpersonal relationships within communities. Everyone, including people with mobility challenges, should be able to easily visit each other in their homes. Currently, many people with mobility challenges are unable to visit or be welcomed by their neighbors and suffer from social isolation as a result. If "accessible" is more readily known and understood, an alternative might be "accessible affordable housing" which is used by the non-profit Housing Hawaii organization in the introduction to its platform statements (http://www.housinghawaii.org/UserFiles/File/HHplatforms.pdf) and in Housing Oahu: Islandwide Housing Strategy 2015 (www.honolulu.gov/rep/site/ohou/ohou_docs/Housing_Strategy_Draft_9-8-15). Visitable housing also provides an alternative for elderly unable to care for themselves living in institutions. Visitable homes—with accessible features like zero-step entrances, 32-inch interior doors, accessible bathrooms,, etc.—allow elderly to age-in-place. The Honolulu City Council Zoning and Housing Committee passed Resolution 17-113 (May 10, 2017) "Urging the City Administration to Incorporate Visitability Standards in the City's Building Code for New Residential Construction."	See response #333	**684**
Visitor Industry			
35	Visitor Industry. The plan should not alter and expand the purpose of the document from primarily serving the needs of O'ahu residents - to addressing the needs of visitors.	See response #86	**685**
45	Visitor Industry. Importance for O'ahu's tourist Industry of keeping the country, country in Ko'olau Loa, Kahalu'u and North Shore needs to be fully understood and added. More than 3.5million tourist visit our scenic Country area- and it's often the highlight of their trip.	Comment noted.	**686**

Water Supply			
12 and 39	Water Supply. Safe and sustainable fresh water supply is not mentioned as an objective or policy under Section III, Natural Environment and Resource Stewardship, or under any other section. Water supply should not be under Chapter V. Transportation and Utilities.	See response #410	**687**
Windward O'ahu			
15	Comments are based on the content of the Koʻolaupoko Sustainable Communities Plan, and are intended to advocate the concerns and aspirations for Windward Oʻahu, as incorporated into the General Plan. Expressed desires relative to the General Plan include: • preserving the current urban areas • limiting future growth in Koʻolaupoko • providing for food, water and shelter sustainability • mitigating sea-level rise impacts on Kamehameha Highway and coastal areas of Koʻolaupoko, including possible realignment • maintaining Kahekili Highway as a two-lane road • ensuring preservation of open space areas and agricultural lands • adequate park space • addressing impacts of military land use and activities • minimum stream flows to protect nearshore estuaries • regular maintenance for channelized streams • placing overhead utility lines underground • free wi-fi and backup power for communication systems • providing recycling centers and solid waste processing centers in each district • addressing homelessness • adequate emergency shelter staffing and training • creation of local community resilience plans • ensuring that plans are implemented without any modifications; also adding safeguards to address trade-offs to preserve carrying capacities of each SCP area.	Comment noted. The General Plan is an islandwide plan and does not contain the same level of detail as the area plans.	**688**
22	Organization's goal is to protect the rural nature of Koʻolau Loa and North Shore communities from the dangerous effects of large scale development, and ensure that open spaces and shorelines are a resource for future generations.	Comment noted.	**689**
No Comment			
5	No comments at this time.	Noted.	**690**
7	No comment.	Noted.	**691**
9	No significant impacts to fire department services.	Noted.	**692**

GP 2nd PRD Comments Appendix – Key to Comment Sources:

State Agencies

1. Department of Public Safety
2. Office of Planning

City Agencies

3. Board of Water Supply
4. Department of Emergency Management
5. Department of Design and Construction
6. Department of Hawaiian Home Lands
7. Department of Parks and Recreation
8. Department of Transportation Services
9. Honolulu Fire Department
10. Honolulu Police Department

Neighborhood Boards

11. Ala Moana-Kakaʻako NB No. 11
12. Hawaiʻi Kai NB No. 1
13. Kahaluʻu NB No. 29
14. Kailua NB No. 31
15. Kāneʻohe NB No. 30
16. Kuliʻouʻou-Kalani Iki NB No. 2
17. North Shore NB No. 27
18. Waiʻanae Coast NB No. 24

Community and Professional Organizations

19. Aina Haina Community Association
20. Backpackers Hawaiʻi
21. Center on Disability Studies, UH Manoa
22. Defend Oʻahu Coalition
23. Hawaiʻi Thousand Friends
24. Historic Hawaiʻi Foundation
25. Hoʻomana Pono LLC
26. JYM Investment LLC
27. Kaʻaʻawa Community Association
28. Kamehameha Schools
29. Keep It Kailua
30. Koʻolaupoko Hawaiian Civic Club
31. Outrigger Enterprises Group
32. Save Our Neighborhoods
33. Sierra Club of Hawaiʻi, Oʻahu Group

Group Comments

34. Choon, James
    Frazer, Neil
    Frith, Cynthia
    Matson, Michelle
    McElheny, Blake
    Radke, Mo

Individuals

35. Aeto, Dorothy
36. Anderson, Diane
37. Anixt, Andrea
38. Berg, Tom
39. Bond, John
40. Campbell, Lyle
41. Carpenter, Dan
42. Carstairs, Gundrun

43. Chumsley, Chumsley
44. Choon, James
45. Connors, K.C.
46. Crozer, Lois
47. Davis, Andrea
48. Dixon, Mike
49. Evans, Dale
50. Frazer, Neil
51. Freed, Ann
52. Godwin, Chris
53. Goldsmith, Jo
54. Goody, Christopher
55. Goody, John
56. Gray, Laura
57. Hagstrom, Richard and Francine
58. Hayakawa, Mitsuko
59. Higgins, Dianne
60. Hinsvark, Vern
61. Hori, Nicole
62. Hyde, Millie
63. Johnson, Jeannine
64. Johnson, Matthew
65. Kaisan, Ivan
66. Kaleokai_96795@
67. Kim, Gwendolyn
68. King, Mary
69. Kioni, Dudley
70. Kobayashi, Dawn
71. Koff, Joan
72. Laurence, Andrew
73. Lee, Michael
74. Leinau, Bob
75. MacNeil, Pauline
76. Marten, Lisa
77. McIlroy, Cheryl
78. McNulty, Michael
79. McNulty, Kandis
80. Mick, Judy
81. Mulkern, Kevin
82. Murai, Daisy
83. Nichols, Norm
84. Pahinui, Kathleen
85. Parsons, Teresa
86. Pillen, Michelle
87. Pyles, Lucinda and John
88. Rappolt, Miriam and Ken
89. Rebman, Alethea
90. Reppun Carney, Nina
91. Ress, Alex
92. Ress, Paula
93. Retherford, Ursula
94. Rezentes, Cynthia
95. Shadday, Allision
96. Shafer, Ben
97. Simmons, Stu
98. Spriggs, Paul
99. Tenabadu, Shiyana
100. Webster, Claudia
101. Whetten, Derek
102. Whittington, Hank and Ronalee
103. Wilson, Joe
104. Wong, Linda
105. Wong-VanHaren, Nerissa
106. Wurtzburg, Susan
107. Yamanoha, Theresa
108. McElheny, Larry

GENERAL PLAN REVIEW REPORT
2010-2017
APPENDIX II.

A

AFFORDABLE HOUSING TREND REPORT

Honolulu General Plan Update

Affordable Housing Trend Report

September 2010

Helber Hastert & Fee, Planners

Table of Contents

LIST OF TABLES AND FIGURES ii

ACRONYMS ii

INTRODUCTION 1

1. TRENDS INFLUENCING AFFORDABLE HOUSING | 2010-2035 2

1.1. Aging of the Baby Boomers 2

1.2. Transit Oriented Development (TOD) 3

1.3. Gentrification 4

1.4. Densification 5

1.5. Conversion from Affordable to Market Rate 5

1.6. Green Building 6

2. SUBSIDIES AND INSTITUTIONAL STRUCTURE 6

2.1. Types of Subsidies 7

2.2. Institutional Structure 8

3. METRICS FOR MEASURING AFFORDABLE HOUSING NEED 11

3.1. Area Median Income (AMI) 11

3.2. Percent of Income Applied to Housing 12

3.3. Housing + Transportation 12

3.4. Homelessness and Hidden Homeless 13

3.5. Living Wage 14

4. FACTORS INHIBITING THE AVAILABILITY OF AFFORDABLE HOUSING 14

4.1. Production Cost 15

4.2. Development Risk 15

4.3. Maintenance and Management Issues 166

4.4 Regulatory and Infrastructure Barriers 16

CONCLUSION 17

REFERENCES 18

LIST OF TABLES AND FIGURES

Tables

1. Military Housing Production in Hawai‘i, 2006 10
2. UH Faculty Housing vs. Government Subsidized Housing at 80% AMI..... 11
3. Income Classification as Percent of AMI..... 11
4. City and County of Honolulu Area Median Income as of May 2010..... 11

Figures

1. Percent of Population 65 and Older in Hawai‘i and the United States 2
2. Flow of Subsidies from Public Agencies to Private Entities 9
3. Percentage of Honolulu Households By Amount Spent on Housing and Transportation 13

ACRONYMS

AMI	Area Median Income
CDBG	Community Development Block Grant
DHHL	Department of Hawaiian Home Lands
DOT	Department of Transportation
FTA	Federal Transit Authority
HHFDC	Hawai‘i Housing Finance and Development Corporation
HUD	Department of Housing and Urban Development
LIHTC	Low Income Housing Tax Credit
LEED	Leadership in Energy, Environment and Design
TOD	Transit Oriented Development
UA	Unilateral Agreement
UH	University of Hawai‘i

INTRODUCTION

Purpose

The following analysis was prepared for the Department of Planning and Permitting in conjunction with the Honolulu General Plan Update and provides a general overview of historical trends and future concerns for the production, maintenance and administration of affordable housing in the City and County of Honolulu. This overview aims to develop a framework for the discussion of affordable housing as a topic relevant for the Honolulu General Plan Update. This paper is not intended as a new housing study and does not aggregate data to determine specific housing need and available supply. Existing state and local reports[1] over the past decade have produced an abundance of studies using 2000 Census and subsequent Community Survey data. Any quantitative data presented in this paper originates from previously published studies.

We are starting from an assumption that affordable housing is a pressing need for the county. Although this report presents a detailed breakdown of stakeholders and trends that we believe will influence the availability of affordable housing, the overall goal is to provide a foundation to determine whether language changes to the General Plan can facilitate the construction and maintenance of affordable housing in the City and County of Honolulu.

This report focuses on government-sponsored housing programs, however, the term "affordable housing" also describes existing low-cost housing, *ohana* units, and any other private units that are built without any subsides and that are not built to meet any government requirement.

Structure

This report consists of four sections. Section 1 outlines trends on a national and local scale that will influence affordable housing over the next 25 years. Section 2 provides descriptions of subsidy types and entities involved in the production of affordable housing. Section 3 outlines a variety of metrics for determining affordable housing need. Finally, Section 4 identifies factors that inhibit the production, maintenance and availability of affordable housing.

[1] Studies include but are not limited to: *Affordable Housing Policy and Hawai'i's For-Sale Housing Markets; Hawai'i Housing Policy Study 2006; Audit of the City's Management of Unilateral Agreements in Affordable Housing: A Report to the Mayor and the City Council of Honolulu; Housing Problems and Needs of Native Hawaiians; Maui Island Housing Issue Paper: A Discussion Paper for the Maui County General Plan Update Summary of Recommendation; State of Hawai'i Consolidated Plan for Program Years 2010 – 2015.*

1. TRENDS INFLUENCING AFFORDABLE HOUSING | 2010-2035

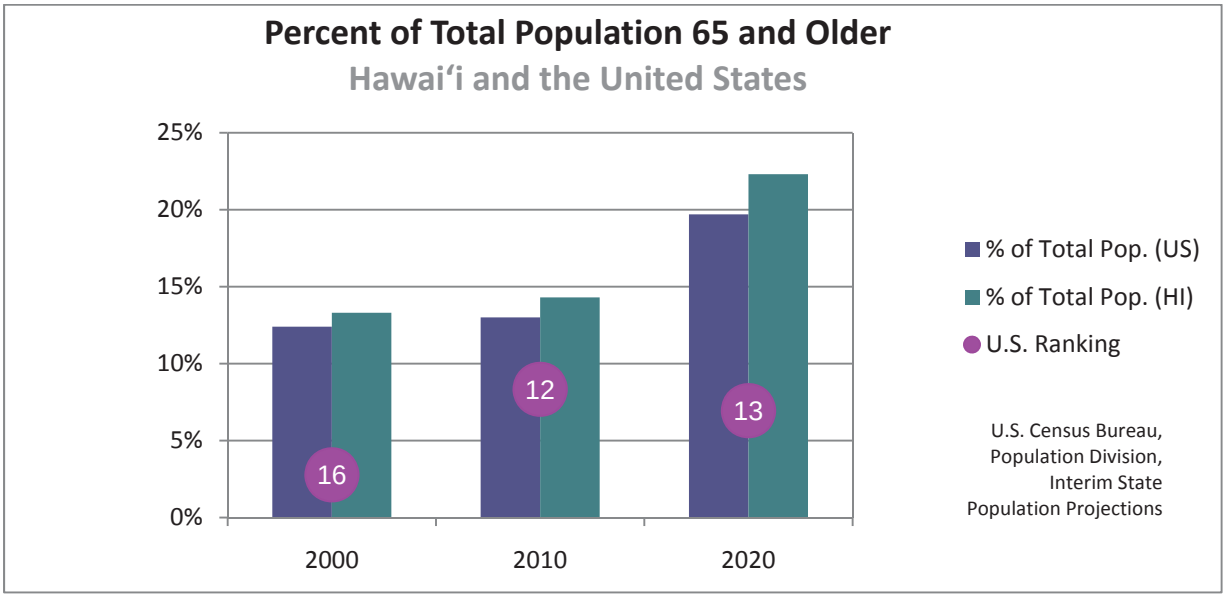
This report identifies trends that will influence the production, availability, and maintenance of affordable housing over the next 25 years. Each trend concludes with a discussion question relevant for the preparation of the Honolulu General Plan Update.

- Aging of the Baby Boomers
- Transit Oriented Development
- Gentrification
- Densification
- Conversion from Affordable to Market Rate
- Green Building

1.1. Aging of the Baby Boomers

The US Department of Housing and Urban Development (HUD) recognizes the elderly as a population requiring special housing needs. As the first of the baby boomer generation (those born between 1946 and 1964) reach retirement age, the 65+ age cohort will accelerate rapidly across the country. Projections estimate that the proportion of Hawai'i's population over 65 years old will increase from 13.3% to 22.3% between 2010 and 2020 [Figure 1], increasing in step with the rest of the United States. Hawai'i's elderly population exceeds the national average and the state is ranked high for its proportion of elderly population, indicating that key players in Hawai'i's public and private sectors must have a heightened awareness of the changes that will occur as a consequence of this aging population.[2]

Figure 1: Percent of Population 65 and Older in Hawai'i and the United States



[2] U.S. Census Bureau, Population Division, Interim State Population Projections

The increasing elderly population will have strong implications for affordable housing supply, typology and location. A 2003 HUD analysis concluded nearly 45% of all privately owned, subsidized apartments nationwide[3] were occupied by elderly residents[4] and 60% of Section 8 residents were at least 62 years old.[5] Among elderly populations in Hawai'i, 2000 census data reveal that 21.9% – more than 350,000 — are considered low income and qualify for public housing assistance.[6] Moreover, 18.9% of elderly homeowners and 48.7% of renters spend over 30% of their income on housing indicating that housing affordability remains a burden on much of the elderly population.[7] As this cohort increases, state and local governments will have to adjust their affordable housing stock to accommodate elderly needs. Such elderly accommodation may include an increase of handicap units and housing with pedestrian access to social services and public transportation.

Should the General Plan provide a framework from which participants in the production and maintenance of affordable housing meet elderly needs?

1.2. Transit Oriented Development (TOD)

For decades, development in the United States focused on the automobile as the primary source of transportation. This allowed suburbs to develop far from commercial and business districts and created a culture not only focused but also dependent on the automobile. The negative psychological and health consequences of suburban sprawl and the rising prices of fossil fuels have led to a resurgence of public transit oriented communities. The Center for Transit Oriented Development claims that TOD "works at the intersection of regional planning, climate change and sustainability, affordability, economic development, real estate and investment," creating a fully holistic development model.[8]

[OUR GOAL IS TO HELP CREATE NEIGHBORHOODS WHERE YOUNG AND OLD, RICH AND POOR, CAN LIVE COMFORTABLY AND PROSPER, WITH AFFORDABLE AND HEALTHY LIFESTYLE CHOICES AND AMPLE AND EASY ACCESS TO OPPORTUNITY FOR ALL.] THE CENTER FOR TRANSIT ORIENTED DEVELOPMENT

The 2005 collaboration of HUD and the Federal Transit Authority (FTA) enabled federal funds to be directed into research focused on the benefits of providing housing near transit stations. Since 1998, the Federal government has authorized funding for over 400 proposed new transit projects from states and municipalities across the country.[9] The City and County of Honolulu has demonstrated great foresight, recognizing the limitations of the automobile and made

[3] This mainly includes units developed using Low Income Housing Tax Credits (LIHTC).
[4] U.S. Department of Housing and Urban Development*, Characteristics of HUD-Assisted Renters and their Units in 2003*.
[5] Lubell, Jeff, Mark Shroder, and Barry Steffen, "Work Participation and Length of Stay in HUD-Assisted Housing." *Cityscape: A Journal of Policy Development and Research* volume 6, no. 2 (2003): 207-23.
[6] Low income is defined as less than 200% of the poverty threshold.
[7] University of Hawai'i, Center on the Family.
[8] Center for Transit Oriented Development. *5 Year Brochure*. 2010.
[9] Reconnecting America. *Jumpstarting the Transit Space Race: How the New Administration Could Make America Energy-Independent, Create Jobs and Keep the Economy Strong*. Center for Transit Oriented Development. 2009.

significant progress on the development of a rail rapid transit system, focusing development efforts on TOD within the transit core.

While TOD provides a multitude of benefits, it can endanger the availability of affordable housing in the following ways.

1. Developers could exclude or severely limit the availability of affordable housing as a reaction to increased demand and a desire to maximize profit margins by focusing on more profitable uses.
2. The increased value of land surrounding transit centers could push out low-income residents and increase the prices of already existing units. [10]

In recognizing these risks, Ordinance 09-04 was adopted in 2008 committing the City and County of Honolulu to the establishment of TOD special districts, or "TOD Zones". Most notably, the Bill emphasizes the need to preserve existing and create new affordable housing while enhancing the TOD Zones, and calls for gentrification to be avoided during redevelopment.[11] National research notes that local government commitments to the provision of affordable housing in TOD areas can help offset increased land value.[12]

Considering the possibility for affordable housing loss, should the General Plan provide a framework that allows for affordable housing initiatives in TOD zones?

1.3. Gentrification

Andres Duany, one of the founders credited with the emergence of New Urbanism[13] describes gentrification as an "organic, self fueling urban force" that "rebalances the concentration of poverty… improv[ing] the quality of life for all of the community's residents."[14] Other urban scholars remain more critical and describe gentrification as a double-edged sword.[15] On one hand, the newfound interest by middle class residents in these previously devalued properties starts to revitalize the neighborhood. These new residents have stronger purchasing power, and attract new businesses and commercial spaces. On the other hand, the increased property values and consequential rising property taxes force lower-income households and renters to relocate into more affordable locations. While gentrification may provide much value to dying urban communities, metropolitan areas with already high property values may actually decrease their stock of affordable housing as a consequence.

---

[10] U.S. Government Accountability Office. *Affordable Housing in Transit-Oriented Development: Key Practices Could Enhance Recent Collaboration Efforts between DOT-FTA and HUD*. September 2009.
[11] Sec. 13-9.3.5, ROH; Sec. 21-9.100-2.a4-5, ROH; Sec 21-9.100-4.a-b, ROH.
[12] U.S. Government Accountability Office. *Affordable Housing in Transit-Oriented Development: Key Practices Could Enhance Recent Collaboration Efforts between DOT-FTA and HUD*. September 2009. 18.
[13] New Urbanism is an urban design movement that originated in the United States in the 1980s and 90s. This aesthetic utilizes principles heavily influenced by pre-automobile towns and cities. Design elements include pedestrian friendly neighborhoods and mixed use commercial and residential development.
[14] Duany, Andres. "Three Cheers for Gentrification". *American Enterprise Magazine, April/May 2001.* Website. http://www.dpz.com/amd_gentrification.htm. 2001.
[15] Aka Jr., Ebenezer O. "Gentrification and Socioeconomic Impacts of Neighborhood Integration and Diversification in Atlanta, Georgia (cover story)." *National Social Science Journal* 35.1 (2010): 1-13.

In urban Honolulu, where land values are higher than elsewhere and where affordable housing is in high demand, gentrification and higher-density redevelopment may reduce the supply of lower-cost housing over time. This is especially true in low-rise areas such as McCully, Mōʻiliʻili, Kaimukī, Kapahulu, Liliha and Kalihi. Given that low-income residents depend on relatively low housing costs in these neighborhoods, any large-scale changes which significantly increase rents or property taxes may displace a significant number of lower-income families and workers.

Should the General Plan be revised so as to discourage the public and private sector from displacing low-income residents during the process of gentrification?

1.4. Densification

Increased densification of cities, an integral component of the Smart Growth[16] movement, has inspired a paradigm shift in the American psyche. Smart Growth has identified flaws in the American Dream, attributing obesity, depression and even elements of global warming to the private single family house with white picket fence. It has redefined this image into a more holistic community-oriented goal of higher density that allows for greater access to public transportation and walkability, and mixed use development. Increased density includes urban infill, Brownfield[17] redevelopment, and multifamily, mixed use, and mixed income developments. If affordability remains a focus, the push towards more multifamily dwellings and rentals and shift away from the previously desired "McMansion" may allow for more units and an increase in affordable housing. In Honolulu, efforts to redevelop Kakaʻako and other developed areas of the Primary Urban Corridor indicate a push towards densification.

Should the General Plan provide language that supports increased density in the urban core?

1.5. Conversion from Affordable to Market Rate

HUD-administered housing programs like Section 8 and Low Income Housing Tax Credits (LIHTC) have the potential of converting to market rate rents once their requisite period of affordability expires. Similarly, affordable units created under City Unilateral Agreements are only required to remain affordable for a set period, which is usually 10 years. After the required term of affordability expires, these units may be sold at affordable prices, especially if they were built specifically to satisfy the affordable requirement (such as the townhouse or apartment component of a larger project). In comparison, affordable units within a higher-quality subdivision that were built to the same standard as the market-priced units may be sold at higher prices when the term expires.[18]

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[16] Geller, Alyson L. "Smart Growth: A Prescription for Livable Cities." *American Journal of Public Health* 93.9 (2003): 1410-1415.

[17] Brownfields are properties that were previously held industrial or certain types of commercial use (such as dry cleaning or a gas station) that may contain levels of contamination. These sites demonstrate potential for rehabilitation for future use.

[18] The *Affordable Housing Policy and Hawai'i's For-Sale Housing Markets* (SMS Research 2005) indicates that Oʻahu units that sell at prices affordable to families with moderate incomes resell, years later, at higher prices but at about the price affordable to families with moderate incomes. Housing value (i.e., affordability for residents) not price – of mid-range homes changes little over time, so that affordable housing stays affordable.

Affordable housing preservation is the movement to prevent at-risk properties from converting to market rate. Properties across the United States are on the cusp of conversion or have already been converted to market housing, diminishing the overall number of affordable units nationwide. Property owners, whose properties increased in value rapidly during the 1990s, know that if they convert back to the market they can receive higher rents or at least greater flexibility in their management. [19]

In Honolulu, community efforts have successfully preserved some affordable housing units. Faith Action for Community Equity (FACE) spearheaded a movement that ultimately prevented Kukui Gardens, a low income development from returning to market rate. Other affordable housing, both state and federally funded, will be in a position to convert within the next 25 years.

Should the General Plan create a framework that supports efforts that preserve affordable units after their terms expires?

1.6. Green Building

As the federal government sets standards for Energy Star rated facilities and Leadership in Energy Environment and Design (LEED) certification becomes increasingly prevalent and expands from buildings to the neighborhood scale, there is heightened awareness of the value of using these energy-saving design tools. State and Federal buildings are adopting LEED and Energy Star efficient standards and organizations like the Green Affordable Housing Coalition are advocating for sustainable design on affordable housing developments. Current movements in Hawai‘i and Honolulu that encourage sustainable development and green building, such as the Hawai‘i Clean Energy Initiative and the Hawai‘i Green Business Fund, are government-supported programs. Furthermore, among Hawai‘i’s affordable housing stock, public housing typically utilizes solar water heaters and low-flow water fixtures. These movements and the global recognition of limited resources indicate a growing need for planning that provides a framework for creative solutions in environmentally sustainable design and affordable housing development and rehabilitation. For individuals and families residing in affordable housing units and property owners, the benefits of green building strategies include the cost-savings of lower utility bills, healthier living environments, and improved comfort. Developers and operators gain through higher-quality, more efficient and more durable buildings, while the local and regional community benefits from the reduced demand on infrastructure systems.[20]

Should the General Plan encourage green building in their affordable units?

2. SUBSIDIES AND INSTITUTIONAL STRUCTURE

The way in which various subsidies flow through the federal, state and local government and combine with other subsidies in public and private sectors can determine their success in providing and maintaining affordable housing. Over the past 30 years, responsibility for affordable housing has been

[19] Policy Link. Website. http://www.policylink.org/site/c.lkIXLbMNJrE/b.5136981/k.A41A/Expiring_Use.htm.
[20] Green Affordable Housing Coalition Website.
http://www.frontierassoc.net/greenaffordablehousing/WhoWeAre/FAQs.shtml

increasingly shifted from the federal to state and local governments, and developers.[21] The following are descriptions of various subsidies utilized in the City and County of Honolulu and a diagram expressing how various agencies implement them.

2.1 Types of Subsidies

Housing Choice Vouchers provide tenant-based subsidies that enable eligible families to rent houses or apartments on the private market. This program allows eligible families to choose housing that meets HUD standings in areas outside of designated public housing projects. The property owner receives the subsidy directly and the tenant is responsible for paying the remainder based on HUD determined fair market rent.

Section 8 Housing Vouchers are rental subsidies distributed to private property owners and managers on behalf of eligible tenants. The City's Section 8 Housing Choice Voucher Program provides rental subsidies to extremely low- and low-income families that are primarily elderly, disabled and those with special needs. The HPHA also administers a Section 8 program on O'ahu. Section 8 pays the difference between the tenant's contribution and fair market rent.

Public Housing is government-owned property developed and managed by federal and state funds to provide housing for low income families and individuals. Subsidies are attached to the unit, limiting their availability to tenants living in the units. The HPHA owns and operates public housing statewide, including an estimated 4,050 federal-funded public housing units and about 750 state-funded public housing units.

Low Income Housing Tax Credits are tax credits distributed by state agencies to developers for the construction or rehabilitation of low income rental housing projects following criteria determined by a Qualified Allocation Plan (QAP). The LIHTC program in Hawai'i is managed by the HHFDC, and provides Federal tax credits to qualified project owners who agree to maintain all or a portion of a project's units for low-income individuals or families. Developers sell a 10-year period of tax credits to an investor or syndicator in exchange for capital contributions.

Community Development Block Grants (CDBG) provide housing, economic development, neighborhood revitalization and community development funds to different jurisdictions. The design of these grants enables them to work in combination with other government subsidies. CDBG funds are generally used for small special-needs housing projects, public service and economic development programs such as microenterprise training and community-based economic development efforts, and the renovation of existing housing units.

The HOME Investment Partnership Program provides Federal assistance and incentives to jurisdictions to develop and support rental housing and homeownership for very low and low income families through construction, acquisition and rehabilitation of housing units (including real property

[21] Pendall, Rolf. "From Hurdles to Bridges: Local Land-Use Regulations and the Pursuit of Affordable Rental Housing." in Nicolas Retsinas and Eric Belsky, *Revisiting Rental Housing*, pp. 224-273. Brookings Institution Press: Washington, DC, 2008.

acquisition and site improvements, and rental and homebuyer assistance programs. Permanent housing for disabled homeless persons, transitional housing, and group homes are eligible for HOME assistance. HOME Program funds may also be used for administrative and planning costs, and operating expensive of community housing development organizations. The HOME Program requires that all HOME funds be utilized to assist households earning 80% or below of the area median income (AMI).

Hawaiian Homestead Services works in compliance with the 1920 Hawaiian Homes Commission Act (HCCA) by allocating land to qualified recipients (50% Native Hawaiian). The Department of Hawaiian Home Lands (DHHL) distributes land through 99-year leases at the cost of $1.00. These leases allow for residential or agricultural development, ensuring that the land will "be held in trust for continued use by native Hawaiians in perpetuity".[22]

Native Hawaiian Housing Block Grant provides Federal funding to build, acquire or substantially rehabilitate homes on Hawaiian Home Lands.

Rental Housing Trust Fund is a state-run low interest loan or grant program available to developers for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units.

Hula Mae Multi-Family Tax Exempt Bond Program provides below-market rate mortgage revenue bonds for the development or rehabilitation of affordable rental housing.

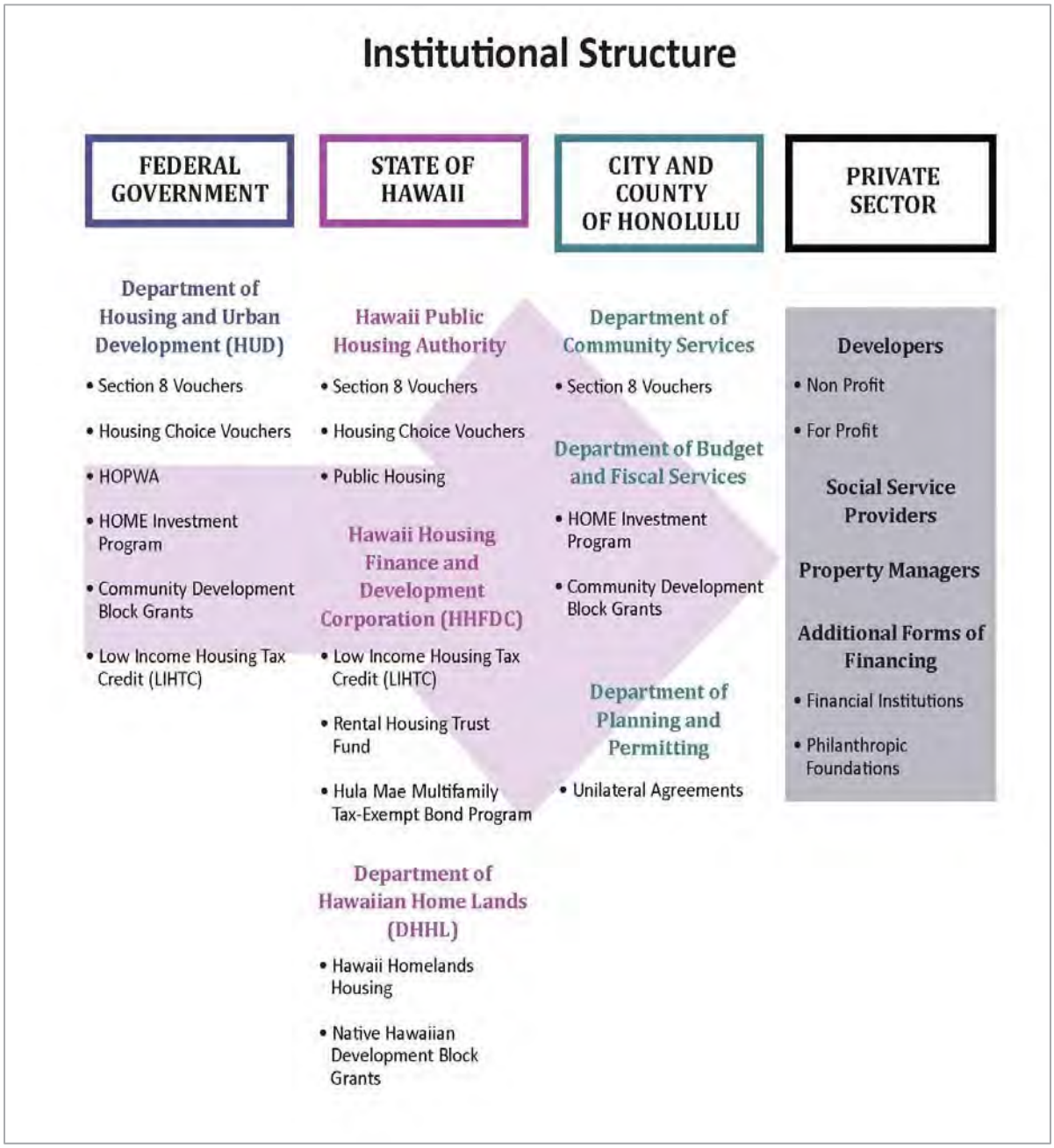
Unilateral Agreements (UA) are a county-based initiative applied when land is re-zoned for residential development that contain a condition requiring developers to provide at least 30% of their residential units at a combination of 80%, 120% and 140% of O'ahu's median household income. Developers may also meet affordable housing obligations by conveying land to a non-profit developer or providing an in-lieu contribution to the City. The Department of Planning and Permitting updated the City's Affordable Housing Rules that are used to implement the UA requirements in February 2010.

2.2 Institutional Structure

Figure 2 illustrates the flow of housing subsidies from the federal to state and local governments and then to the private sector. It is apparent that multiple agencies have affordable housing goals built into their missions and responsibilities, but interagency cooperation may prove difficult. Furthermore, this diagram highlights the dependence the public sector has on the private sector in the ultimate execution of affordable housing production and maintenance, therefore suggesting the growing importance of public-private partnerships.

[22] U.S. Congress. Text of HCCA. http://www.capitol.hawaii.gov/hrscurrent/vol01_ch0001-0042f/06-Hhca/HHCA_.htm. Website. 26 July 2010.

Figure 2: Flow of Subsidies from Public Agencies to Private Entities



Employers

Employers can contribute to the provision of affordable housing by providing subsidies to their employees as a part of their benefits package. Below are examples in Honolulu of employer-based housing subsidies.

Military

The U.S. military provides a variety of affordable housing options for their service members, including on and off base rental assistance and tax free, no down payment, low interest mortgages.[23] Table 1 illustrates how recent renovations of military housing in Hawai'i help alleviate demand for market-based residential units. [24]

Table 1: Military Housing Production in Hawai'i

MILITARY HOUSING PRODUCTION			
	Current Inventory	Planned Production	Total Planned Inventory
Air Force	1,134	222	1,356
Army	8,088	(194)	7,894
Marines	100	975	1,075
Navy	2,160	2,316	4,476
Total	11,482	3,319	14,801

Source: Hawai'i Housing Policy Study, 2006

University of Hawai'i

The University of Hawai'i (UH) at Mānoa provides subsidized rental housing for eligible faculty and their families.[25] They offer apartments and condominiums for as low as $524/month for a basement studio to as much as $1,749 for a three bedroom unit with yard. These prices fall well below the maximum rents required for publicly subsidized housing for individuals earning less than 80% Area Median Income (AMI). 50% of assistant professors at UH Mānoa fall below 120% AMI[26] and the minimum salary of $42,500 for an assistant professor falls below 80% of O'ahu's AMI.[27] Therefore, housing provided by the University of Hawai'i meets the needs of many employees also eligible for government subsidized housing. Table 2 demonstrates how UH Mānoa provides subsidized housing well below limits provided by government subsidies.

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[23] Military Hub. www.militaryhub.com. Website. 26 July 2010.

[24] SMS Research and Marketing, Inc. *Hawai'i Housing Policy Study, 2006: Housing Production Issues*. February 2007.

[25] Eligible families include those of newly recruited Board of Regents appointees and University of Hawai'i, East-West Center (EWC), and Research Corporation (RCUH) employees.

[26] University of Hawai'i at Mānoa Faculty Housing Website. http://www.hawaii.edu/fachousing/rentalhousing.html. Website. 26 July 2010.

[27] University of Hawai'i Professional Assembly Website. http://asp.uhpa.org/FacultyData.asp. Website. 27 July 2010.

Table 2: UH Faculty Housing vs. Government Subsidized Housing at 80% AMI

Type of Unit	UH Faculty Housing	Maximum Rent for Federal Housing (80% AMI)	% Discount of UH Subsidies
Studio	$ 524 - $ 572	$ 1,191	56-61%
1 Bedroom	$ 710	$ 1,397	49%
2 Bedroom	$ 874 - $ 1,076	$ 1,704	35-48%
3 Bedroom	$ 1,118- $1,749	$ 2,473	29-55%

Source: Department of Planning and Permitting; University of Hawai'i at Mānoa Faculty Housing Website

3. METRICS FOR MEASURING AFFORDABLE HOUSING NEED

3.1 Area Median Income (AMI)

Area median income is a commonly used metric for determining affordable housing need. HUD determines AMIs for each county and then segments off income limits to determine housing need. These numbers are revised at least twice a year. Government agencies use percentages of AMI to determine eligibility for various housing programs (Table 3). For example, the City and County of Honolulu requires that 30% of all housing in residential developments serve populations below 120% AMI. Similarly, public housing requires income limits of 80% AMI.

Table 3: Income Classification as Percent of AMI

INCOME CLASSIFICATION	Percent of AMI
Extremely Low Income	<30
Very Low Income	<50
Low Income	<80
Moderate Income	<120

Source: www.huduser.org

After determining AMI, public agencies break down annual income into monthly increments and extract 30% of that income as necessary for housing expenditures. They then calculate rents and mortgages based on income designated for housing to determine affordable mortgage and rents. For example in Honolulu a family of four earning 80% of AMI, $79,450 annually (Table 4), can afford a maximum rent of $2,473 for a 3-bedroom apartment or $410,359 for a 10% down, 30-year fixed rate mortgage.

Table 4: City and County of Honolulu Area Median Income as of May 2010

FAMILY SIZE	80% of AMI	100% of AMI	120% of AMI
1	$55,650	$57,190	$68,628
2	$63,600	$65,360	$78,432
3	$71,550	$73,530	$88,236
4	$79,450	$81,700	$98,040

Source: Department of Planning and Permitting[28]

[28] http://www.honoluludpp.org/Planning/AffordableHousing/AH_IncomePriceTables2010.pdf

The use of AMI to determine affordable housing need is problematic for working households with incomes that are below the State and City standards of "affordable," and for those who do not qualify for subsidized affordable housing yet cannot afford appropriate market-rate housing in their community. For such households, the concern is that "affordable" housing is still not affordable. In Honolulu, this is most evident in the rural areas where inflated real estate values and the lack of new housing development is affecting area residents' (i.e., those already living in the community) ability to afford the cost of housing in their neighborhoods.[29] In addition to encouraging the development of affordable housing, residents are concerned that new housing is priced within a range that existing residents can afford. This suggests that a different metric or approach based on the regional income level and not the county-wide average may be necessary to address the affordable housing needs of residents in rural areas.

3.2 Percent of Income Applied to Housing

Federal housing policy allocates LIHTCs, Section 8 vouchers, and other housing subsidies based on a housing affordability standard of 30% of a household's total expenditures. This 30% benchmark is useful because it allows for an easy calculation of affordability that translates across all municipalities and income levels. A growing body of research[30], however, has challenged this metric and encouraged policymakers to reframe housing affordability to include location efficiency measures such as transportation costs and proximity to public transit.

3.3 Housing + Transportation

The Housing and Transportation Affordability Index (H + T Index) measures the costs of housing and transportation in proportion to household income. By incorporating both housing and transportation costs into the metric for affordability, analysts can take into account the trade-offs households make when choosing a place to live. For example, property values outside of the urban core may be lower, enticing households to move to suburban areas. However, transportation costs to work and commercial centers increases as public transportation and general proximity become less convenient. Thus when calculating housing affordability alone, it appears that the person living outside of the urban core maintains a more affordable lifestyle. Since transportation is the second largest household expenditure after housing, including transportation costs into the affordability index would illustrate that the household in the suburbs were paying as much, if not more, than the household in the urban core. In short, this metric recognizes the complementary nature of housing and transportation expenditures.[31]

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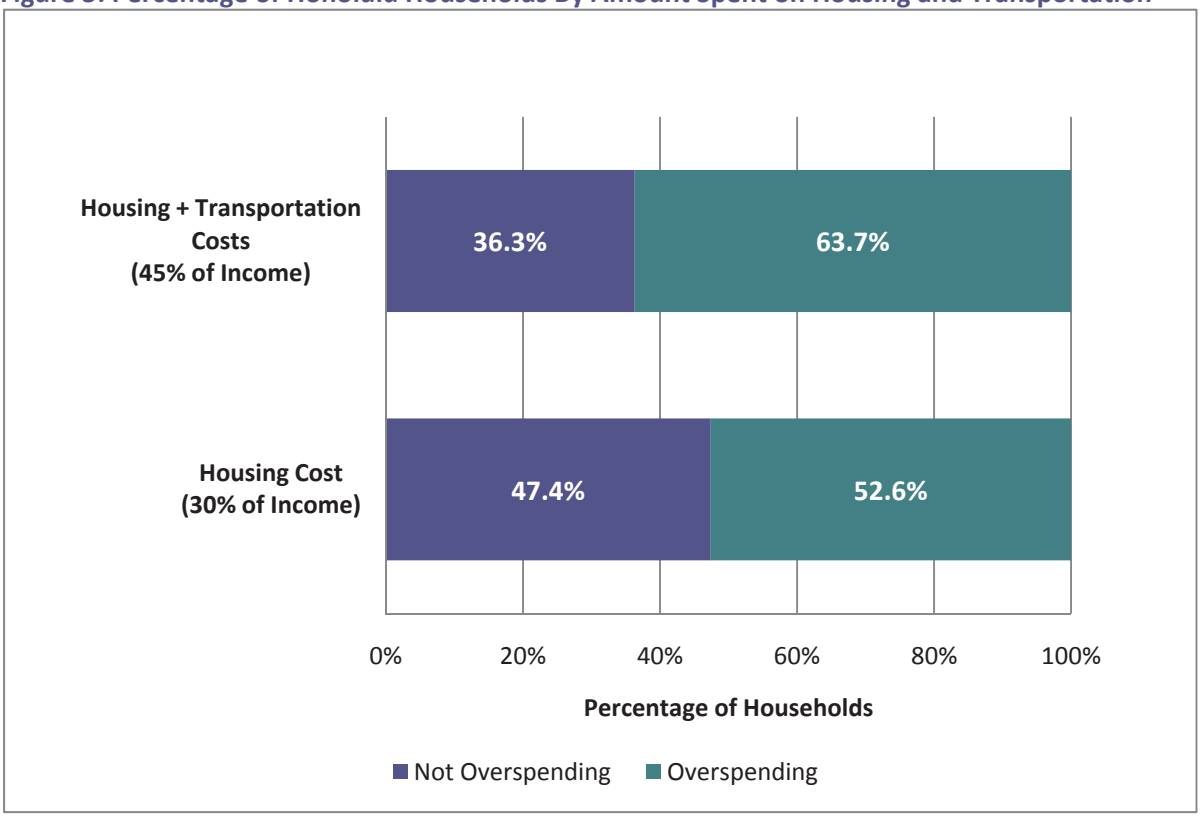
[29] The lack of affordable housing and the question of affordability for existing area residents was a major concern for residents who participated in the *Ko'olau Loa Sustainable Communities Plan Five-Year Review.*

[30] Much research by the Center for Transit Oriented Development and Center for Neighborhood Technology, such as *The Affordability Index: A New Tool for Measuring the True Affordability of Housing Choice* and *The Case for Mixed Income Transit Oriented Development in the Denver Region,* highlight the limitations of measuring housing affordability based on housing without examination of transportation costs.

[31] Center for Transit-Oriented Development and Center for Neighborhood Technology. *The Affordability Index: A New Tool for Measuring the True Affordability of Housing Choice*. The Brookings Institution. January 2006.

The Center for Neighborhood Technology has refined this method by estimating that 45% of income spent on a combination of housing and transportation reveals true affordability. Census data indicates that the average expenditure on housing and transportation for households in the City and County of Honolulu is 61% of their income, or 32% and 29% spent on housing and transportation respectively. Figure 3 shows the percentage of households in Honolulu that are spending more than 30% of their income on housing in comparison to the percentage of households spending more than 45% of their income on housing and transportation combined. When considering housing costs alone, approximately 52.6% of Honolulu residents spend more than 30% of their income on housing (i.e., overspending). In comparison, the H+T Index measuring a maximum expenditure of 45% on housing and transportation calculates that 63.7% of Honolulu households are overspending (Figure 3).[32,33] This measurement of affordability will become increasingly important in Honolulu County as residential development in Kapolei progresses, urban Honolulu increases its density and public transit serves a larger population.

Figure 3: Percentage of Honolulu Households By Amount Spent on Housing and Transportation



3.4 Homelessness and Hidden Homeless

Homelessness is one of the most severe consequences of an affordable housing shortage. While sometimes linked to mental illness, drug use, and outside factors, the availability of affordable housing can prevent homelessness. The 2008 HUD published *Annual Homeless Assessment Report to Congress*

[32] http://htaindex.cnt.org/mapping_tool.php#region=Honolulu%2C%20HI&theme_menu=0&layer1=23&layer2=24
[33] More information on methodology available at http://htaindex.cnt.org/downloads/Methods.3.23.10.pdf.

ranked Hawai‘i as having the third largest homeless population (.47%) after Oregon (.54%) and Nevada (.48%).[34] This confirms that even on a national scale, Hawai‘i’s homeless problems are not inconsequential. In addition to actual homeless, evidence of large populations of hidden homeless and at-risk homeless further demonstrate challenges pertaining to housing affordability. Hidden homeless are populations that reside in housing accommodations shared by multiple households. On the other hand, households considered “at risk” are those that would become homeless within three months with loss of primary income source. The *Hawai‘i Housing Policy Study, 2006* notes that as affordability drops and unemployment rises, hidden homelessness tends to increase.[35] Therefore, current times of economic recession can potentially increase the homelessness and hidden or at-risk homeless populations.

3.5 Living Wage

The adoption of a living wage could ensure the availability of adequate salaries and in turn provide income for sufficient housing. The living wage takes into consideration the minimum hourly wage for adequate shelter, transportation and health for a persons’ lifetime. The calculation adjusts between metropolitan areas and number of dependents. Cities such as Washington D.C., Santa Fe, and San Francisco have passed living wage ordinances. Traditionally such ordinances require public entities to participate in contracts with companies and organizations that pay a living wage.

A 2000 report published by the Legislative Reference Bureau concluded that a living wage of $9.00/ hour (in 2010 $13.01/hour for Honolulu CDP[36]) would benefit a few hundred underpaid workers under state contracts, and would incur minimal costs to the state.[37] If the ability of government to subsidize housing costs retreats further from current capabilities and government services are increasingly outsourced to the private sector, adoption of a living wage that takes into account Honolulu’s high cost of housing and other living expenses may be part of a larger, comprehensive approach to economic self-sufficiency.[38]

4. FACTORS INHIBITING THE AVAILABILITY OF AFFORDABLE HOUSING

Despite the accessibility of multiple of forms of affordable housing subsidies, there continues to be several factors inhibiting the availability of affordable housing. The most primary obstacles include:

1. Cost of Production
2. Risk in Development

[34] Department of Housing and Urban Development. The 2008 Annual Homeless Assessment Report to Congress. July 2009.
[35] SMS Research and Marketing Inc. *Hawai‘i Housing Policy Study, 2006: The Hidden Homeless and Households at Risk of Homelessness.*
[36] Living Wage Calculator. Website. http://www.livingwage.geog.psu.edu/places/1500317000. 27 July 2010.
[37] Pan, Peter G. *A Hawai‘i Living Wage Law: Contracted State Services*. Legislative Reference Bureau. Hawai‘i State Capitol. 2000.
[38] William M. Kaneko of the Hawai‘i Institute for Public Policy suggests that a comprehensive plan and policy agenda for economic self-sufficiency involves a number of components, including jobs that pay a living wage, more affordable housing, and access to healthcare, among the most salient. (He, Yuan and Illukpitiya 2007).

3. Maintenance and Management Problems
4. Regulatory and Infrastructure Barriers

Because affordable housing production depends on public sector involvement and contributions, concerns about adequate public sector administration also intersects both cost and risk.

4.1 Production Cost

The cost of housing production in Honolulu is influenced by a number of factors, including O'ahu's relatively high land costs and the relatively strict controls over development, and the cost of materials, infrastructure development, and labor. . These production costs, which are traditionally passed on to the housing consumer, can substantially affect housing prices. Because of the price limitations imposed on affordable housing, developers would benefit from alternative strategies that support lower production costs while attracting private investors.

4.2 Development Risk

Aside from high costs, developers of affordable housing must take on added risk and anticipate an unpredictable cash flow.

Permitting Process

The 2005 State of Hawai'i report *Requesting the Convening of an Affordable Housing Task Force* cites the permitting process and two-tiered State-County land use approval system as creating barriers to the development of affordable housing. The entire entitlement process for large residential developments can take up to 10 years to complete,[39] such that the entire development and permitting process[40] could take upwards of 10 years before groundbreaking. Streamlining this permitting process would ameliorate risk on the developers' side and encourage the private sector to create affordable housing.

Fragmented Financing

Private sector affordable housing developers, including non-profit corporations, have to stitch together a multitude of financing from both public subsidies and private investors. While financial structure can vary among developers, affordable housing development often consists of 50% tax credits, 25% private investment, and 25% gap financing.[41] While the ultimate goal is for rental income and subsidies to support development costs, each piece of the financial puzzle presents different forms and levels of risk. For example, subsidies and tax credits depend on government spending and the overall ability for the developer or property manager to organize paper work. Because tax credits and subsidies require a certain percentage of units at various levels of affordability for a certain number of years, organization and management become critical components of the development process. In turn, equity

[39] Housing and Community Development Corporation of Hawai'i. *Pursuant to S.C.R. 135, S.D. 1 Requesting the Convening of an Affordable Housing Task Force.* Prepared for the Affordable Housing Task Force. Report to the Twenty-Third Legislature. State of Hawai'i. 2005.

[40] The permitting process consists of many stages, including preliminary planning, community outreach, environmental reviews, applying for and obtaining land use permits, preparing detailed plans, and applying for and obtaining ministerial permits.

[41] Housing and Community Development Corporation of Hawai'i. 2005.

investors are concerned with receiving a return on their investment and evaluate developers based on their organizational skills and availability of government to provide subsidies and tax credits during the regulatory regime. Furthermore, due to the complex nature of the finance structure, both developers and investors must devote a significant amount of time to understanding the process, which creates an initial barrier to entering the affordable housing market. [42]

4.3 Maintenance and Management Issues

Much of affordable housing policy encourages the production of affordable housing, but neglects to adequately address the importance of long term strategies to enforce regulatory agreements and provide for adequate property management. Participants of the 2005 task force to discuss streamlining initiatives expressed their concern for adequate management. "It takes special management skills to manage low-income rental housing. We don't have the property management companies like on the mainland; they won't come here because we don't have the number of units they need to manage."[43] Even with for-sale affordable condominiums, unqualified purchasers have sometimes been able to participate in the affordable housing market without restrictions as a result of economic hardship and an inadequate exit strategy by the developer. [44] In the best case scenarios, government subsidies align to encourage private development of affordable housing, but once constructed, poor monitoring and enforcement of regulatory agreements, as well as inadequate property management, can prevent long term adequate affordable housing.

4.4 Regulatory and Infrastructure Barriers

Existing zoning and building standards, as well as the condition and capacity of Honolulu's infrastructure systems, are increasing the cost of building affordable housing units, and are ultimately discouraging development activities. Examples of regulatory and infrastructure barriers include:

- Lack of capacity and poor condition of existing infrastructure systems (e.g., sewer, drainage, water)
- Inappropriate development standards such as applying urban street standards in rural areas
- Inflexible building codes that require the use of expensive materials and building systems in low-rise housing units, and
- Zoning regulations that discourage redevelopment if the lot is small or nonconforming

Addressing these issues would facilitate the full development of the PUC, and support increased densities in urban Honolulu's older areas. In addition, it could help to expand the areas where *ohana*

[42] Cummings, Jean and Denise DiPasquale. "Building Affordable Rental Housing: An Analysis of the Low Income Housing Tax Credit." *City Research*. 1998.
[43] Housing and Community Development Corporation of Hawai'i. *Pursuant to S.C.R. 135, S.D. 1 Requesting the Convening of an Affordable Housing Task Force.* Prepared for the Affordable Housing Task Force. Report to the Twenty-Third Legislature. State of Hawai'i. 2005. Exhibit D. Pg. 2.
[44] Gomes, Andrew. "Waipahu Homeowners Upset." *Honolulu Star Advertiser.* http://www.staradvertiser.com/business/20100704_Waipahu_homeowners_upset.html. 4 July 2010.

units are allowed, and encourage future planned communities to serve various housing constituencies, which may include making provisions for second units, very-low-cost units and special-needs units.

CONCLUSION

Housing affordability will continue to present challenges for residents, developers, and agencies of the City and County of Honolulu. It is a complex issue that is influenced by national economic trends, energy costs (e.g. shipping), Federal policies, and political will, among other factors. This overview has purposefully avoided judgments about the efficacy of existing language in the Honolulu General Plan and is meant to provide common ground to discuss and consider appropriate language for the General Plan in support of existing and/or new objectives for affordable housing.

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B

AGRICULTURE TREND REPORT

O'AHU AGRICULTURE:
SITUATION, OUTLOOK AND ISSUES

Fields in a Setting Sun by Susie Y. Anderson

O'AHU AGRICULTURE:
SITUATION, OUTLOOK AND ISSUES

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The Department of Planning and Permitting
City and County of Honolulu

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CONTENTS

EXECUTIVE SUMMARY **ES-1**

1. INTRODUCTION **1**

a. Content and Purpose 1

b. Organization of the Report 1

c. Sources of Information 2

d. Consultants 2

2. AGRICULTURAL RESOURCES AND CONDITIONS **3**

a. Agricultural Land 3

b. Soil Ratings 3

c. Soil Characteristics 5

d. Elevations 5

e. Slopes 5

f. Climatic Conditions 5

g. Irrigation Systems 6

h. Irrigated Lands 8

i. Locational Advantage 8

j. Land Tenure 8

k. Core and Other High-Quality Farmlands 11

3. AGRICULTURAL ACTIVITIES AND THEIR ECONOMIC CONTRIBUTIONS **13**

a. Agricultural Activities: 1980 13

b. Agricultural Activities: 2008 14

c. Economic Contributions of Agriculture: 2007 and 2008 16

4. AGRICULTURAL TRENDS **19**

a. Crop Acreage Trends, Statewide: All Crops 19

b. Crop Acreage Trends, Statewide: Diversified Crops 19

c. Crop Acreage Trends, Oʻahu: All Crops 20

d. Crop Acreage Trends, Statewide, Oʻahu and Neighbor Islands: Selected Crops 21
e. Water Use Trends, Oʻahu 21
f. Livestock Trends, Oʻahu 21
g. Agricultural Employment Trends, Statewide, Oʻahu and Neighbor Islands 22
5. FACTORS AFFECTING FARMING 24
a. Factors Favoring the Growth of Farming 24
b. Factors Limiting the Growth of Farming 24
c. Characteristics of Successful Crops 26
6. AVAILABILITY OF FARMLAND 27
a. Supply of Available Farmland 27
b. Locations of Available Farmland 28
c. Potential for Increased Production from Existing Farms 28
d. Limitations on Types of Crops 29
7. POTENTIAL LAND REQUIREMENTS FOR CROPS 31
a. Farm Displacement and Relocation 31
b. Continuation of Trends 32
c. Crops to Replace Imports of Fresh Produce 32
d. Export Crops 33
e. Feed Crops 34
f. Biofuel Crops 35
g. Aquaculture 38
h. Commercial Forests 38
i. Support Facilities 39
j. Future Demand for Farmland versus Supply 39
8. CATTLE INDUSTRY 41
a. Cattle Grazing and Its Contributions 41
b. Finishing, Slaughtering and Processing Operations 41

9. STATE AND CITY AGRICULTURAL POLICIES 43

a. Assured Availability of Agricultural Land and Water 43

b. Conservation of Agricultural Lands 43

c. The City's Urban and Agricultural Growth Policies 44

10. AGRICULTURAL ISSUES 45

a. Trade, Self-sufficiency and Food Security 45

b. Increased Beef Self-Sufficiency 48

c. Agricultural Subdivisions, Farm Use 48

d. Agricultural Subdivisions, Residential Use 49

e. Planned Urbanization of Agricultural Land 51

f. Reconfiguring and Relocating Farms 52

g. Intensive Livestock Farms 53

h. Nuisance Issues 54

i. Agricultural Land Values and Rents 54

j. New Technologies 55

k. Property Taxes 57

11. PRIMARY REFERENCES 59

MAPS

1. State of Hawai‘i Land Use District Boundaries – Island of O‘ahu
2. High Quality Agricultural Lands Outside the Community Growth Boundary
3. Island of O‘ahu, LSB Classification
4. Island of O‘ahu, ALISH
5. O‘ahu, Solar Radiation
6. O‘ahu Rainfall
7. C&C of Honolulu, Large Landowners (2006)
8. Island of O‘ahu, Agricultural Land Use (1978 – 1980)
9. Major Farm Areas, O‘ahu: 2008

TABLES

1. Crop Acreage, Livestock and Farms: 1980 and 2008
2. Economic Contributions of Agriculture, Oʻahu: 2007 and 2008

FIGURES

1. Crop Acreage, Statewide: All Crops
2. Crop Acreage, Statewide: Diversified Crops
3. Crop Acreage, Oʻahu: All Crops
4. Crop Acreage, Statewide, Oʻahu and Neighbor Islands: Vegetables and Melons
5. Crop Acreage, Statewide, Oʻahu and Neighbor Islands: Fruits
6. Cattle and Pigs, Oʻahu
7. Chickens, Oʻahu
8. Agricultural Employment, Statewide, Oʻahu and Neighbor Islands

EXECUTIVE SUMMARY

The situation and outlook for the agricultural use of land on Oʻahu are summarized below.

1. SUPPLY, USE AND AVAILABILITY OF FARMLAND

a. Supply of Good Farm Land

Oʻahu has about 42,620 acres of high-quality farmland outside the Urban and Rural Community Growth Boundaries of the City and County of Honolulu (the City).[1] This accounting excludes land that is under military control and is not available for farming, and land that will be used to expand the wildlife refuge near Kahuku.

Oʻahu's largest concentrations of high-quality farmland located outside the City's Community Growth Boundaries are in Kunia and on the North Shore. These are Oʻahu's "core" farmlands and are best-suited for large-scale farming. They are among the highest-quality agricultural lands in Hawaiʻi. Smaller amounts of high-quality farmland are scattered throughout Koʻolau Loa, Koʻolau Poko, and Waiʻanae—they are best-suited for small family farms.

b. Uses of Farmland

In 2008, Oʻahu had about 11,000 acres in crop, including about 6,200 acres for specialty crops (primarily seed corn, pineapple, and floriculture and nursery products); about 900 acres in fruits other than pineapple; and about 3,900 acres in vegetable and melon crops. Seed companies have replaced sugar and pineapple companies as the largest users of farmland on Oʻahu, and the highest bidders for farmland.

With the recent expansion of the seed industry on Oʻahu following their purchases of land, the 2010 estimate for the total amount of land farmed on Oʻahu is about 12,000 acres.

1. In this report, the term "high-quality farmland" refers to land that has an LSB rating of A or B, or an ALISH rating of Prime or Unique. The term "good farmland" is similar to "high-quality farmland," but does not have a precise definition based on soil ratings.

This includes about 2,425 acres in ʻEwa and Central Oʻahu within the City's Community Growth Boundaries, and about 9,575 acres outside the Boundaries.

c. Available Farmland

Assuming that the farms within the Growth Boundaries eventually will relocate to land outside the Boundaries, over 30,000 acres of good farmland on Oʻahu will remain available for growing additional crops (42,620 acres – 12,000 acres). In addition, some land that is already farmed can be farmed far more intensely, thereby increasing production without requiring more land.

Water improvements will be needed to farm some fields that are now fallow or are used for grazing cattle. Also, some of the available farmlands have limitations that preclude growing certain types of crops (e.g., low-elevation crops cannot be grown on high-elevation fields).

2. ECONOMIC CONTRIBUTION

a. Sales

In 2008, Oʻahu's farmers and ranchers generated about $184.6 million in direct sales, and about $380.3 million in direct and indirect sales. Also, agriculture tourism adds to farm and ranch revenues: about $14.2 million in 2006.

b. Exports

In 2008, agricultural exports comprised about 85% of Hawaiʻi's farm and livestock sales. For Oʻahu, the major export crops were seeds and ornamentals.

c. Self-sufficiency

Statewide, Hawaiʻi farmers supplied about 32% of the fresh fruit consumed locally in 2008, about 34% of the fresh vegetables and melons, about 20% of the eggs, about 10% of the milk, about 4.5% of the beef, and about 3.9% of the pork. Self-sufficiency is high (over 70%) for many of the commercially successful crops grown in Hawaiʻi.

d. Employment and Payroll

In 2007, O‘ahu’s farmers and ranchers provided about 2,580 direct jobs, and about 3,870 direct-plus-indirect jobs. This is about 0.8% of all jobs on O‘ahu. While agriculture is a significant contributor to Hawai‘i’s economy, it is no longer a pillar of the economy as it was before statehood.

On average, about 9 acres are required to produce one farm job.

Farm and ranch wages average about 37% below the average wage on O‘ahu.

3. AGRICULTURAL TRENDS

Even though Hawai‘i has favorable conditions for agriculture (such as year-round growing conditions), technological advances (e.g., new sweeteners), logistical improvements, international trade agreements, and other changes in economic conditions have contributed to major declines in many crops and livestock activities in Hawai‘i.

a. Land in Crop

From 1980 to 2008, land in crop on O‘ahu declined by about 36,900 acres (77%) due largely to the decline and closure of sugarcane and pineapple plantations.

From 1994 to 1999, acreage in vegetables, melons, and fruits other than pineapple increased by about 4,600 acres on O‘ahu. The increase was due to the increased availability of land on O‘ahu, although some of the increase stemmed from a shift in production from the Neighbor Islands. This gain was followed by a 1,700-acre decline during the past decade.

Since 1990, the greatest agricultural success in Hawai‘i has been seed crops: statewide acreage has increased at an average rate of over 300 acres per year, with much of this acreage being on O‘ahu.

b. Water Use

From 1980 to 2008, water use for agriculture on O‘ahu declined by about 208 million gallons per day (mgd)—about 88%. For perspective, this decrease exceeds the 146.3 mgd of drinking water delivered by the Honolulu Board of Water Supply in 2008. The substantial decline in water requirements is explained by (1) the 77% decline in the amount of land in crop, and (2) diversified crops use much less water than did sugarcane.

c. Livestock

As with land in crop, there has been a large decline in livestock on Oʻahu. From 1980 to 2008, the number of chickens decreased by about 675,000 animals (a decline of 60%). Since 2005, data on Oʻahu's chicken operations have no longer been disclosed due to the small number of farms.

From 1980 to 2008, the number of pigs on Oʻahu declined by about 26,000 animals (73%).

In 1980, Oʻahu had about 13,300 dairy cows (including calves). However, the last major dairy on Oʻahu closed in 2008.

The number of beef cattle also declined due to the 1991 closure of Oʻahu's only feedlot. Since 1995, however, grazing cattle on ranches has fluctuated around 5,000 head .

The decline in the number of livestock in Hawaiʻi is due largely to the fact that importing meat, milk and eggs has become cheaper than importing feed.

d. Agricultural Employment Trends

From 1982 to 2002, Oʻahu's total agricultural employment—including self-employed farmers and unpaid family farm workers—declined by 1,125 jobs (31%). From about 1995 to 2002, agricultural employment changed little. Employment data after 2002 does not include self-employed farmers and unpaid family farm workers.

4. OUTLOOK FOR AGRICULTURE

a. Farm Displacement and Relocation

Over a period of 20+ years, planned and proposed urban development by private developers and the State will displace about 2,425 acres now being farmed in ʻEwa and Central Oʻahu—acreage that is within the City's Community Growth Boundaries. As noted above, ample farmland is available to relocate the displaced farms. Affected farmers already have secured replacement land for over 900 acres. Successful farm relocations will require farmers to adjust their crop varieties and cultivation practices due to the different agronomic conditions.

b. Plantation-scale Export Crops

Although sugarcane and pineapple fields once carpeted O‘ahu, only about 2,500 acres of Dole’s pineapple operation remain. This farm is now too small to be considered a plantation, and most of the pineapple is grown for local consumption.

Intensive explorations to find large-scale export crops to replace sugarcane and pineapple have spanned the past 40 years, but without success at the scale of plantation agriculture. Even if a replacement crop is found, assembling land for a large plantation on O‘ahu would be difficult since available fields are scattered, and ownership is now more dispersed.

c. Feed Crops

A number of attempts have been made to grow feed crops on O‘ahu, but without significant long-term commercial success. The major problems have been (1) pests (particularly birds that eat the grains before they are harvested); (2) humidity that is too high to dry hay properly; and (3) high production costs when compared to mainland farms.

d. Biofuel Crops

Biofuel plantations on O‘ahu are unlikely because of high development costs, low per-acre returns when compared to most other crops, difficulty in assembling land, and more promising alternatives.

One of the more promising alternatives would be to produce ethanol from sugar derived from “cellulosic” sources. Sugar that is locked in the complex carbohydrates of plants would be separated into fermentable sugars using new technology that is now in the early stages of commercialization. Feedstock could include the large supply of yard clippings and agricultural waste that are already collected then hauled to ‘Ewa for composting. This new technology promises much higher ethanol yields per ton of biomass because the entire plant can be used as feedstock. Also, using green waste would eliminate costs for farmland, irrigation water, farm labor, fertilizer, farm equipment, hauling, etc. Finally, the operator could receive a tipping fee to dispose of the green waste.

The second promising approach for biofuel would be to produce biodiesel from algae. One of the advantages of algae is its high per-acre yield of vegetable oil (about 5,000 gallons to 15,000 gallons per year), and the corresponding high per-acre returns. Also, good farmland is not required since algae is grown in open or covered ponds. The water source can include wastewater, brackish water, or seawater.

e. Other Diversified Crops

Assuming that the necessary water improvements are made, the supply of good farmland appears to be more than sufficient to accommodate demand for farmland in the foreseeable future. Continuation of past crop acreage trends suggests only modest growth for most crops over the next 20 years years, with the exception of seed crops which could grow by a few thousand acres on O‘ahu. Also, the land supply appears more than sufficient to accommodate realistic increases in (1) self-sufficiency (i.e., import substitution of fresh fruits, vegetables and melons), and (2) new export crops.

The supply of farmland does not appear to be the limiting factor to the growth of agriculture. Instead, the limiting factor is likely to be the size of the market that can be supplied profitably by Hawai‘i farmers.

f. Livestock

Cattle grazing is the largest user of agricultural land on O‘ahu, including (1) good farmland for which there is insufficient demand from farmers, and (2) land that is unsuitable for farming. Although returns are low, the industry is expected to continue because cattle grazing provides important benefits, including reduced risks of fire and reduced property taxes. Cattle ranches in Hawai‘i are cow-and-calf operations wherein most of the weaned calves are shipped to the mainland where they are finished, slaughtered, and processed. Unlike the mainland, Hawai‘i’s cattle ranges are productive year around; however, the costs of feed and processing are far lower on the mainland.

All of the major dairies on O‘ahu have closed, and past trends suggest further declines in chicken and pig operations. The declines have been due to low-cost competition from the mainland, the high cost of imported feed, and difficulties in growing feed in Hawai‘i.

5. AGRICULTURAL ISSUES

a. Trade, Self-sufficiency and Food Security

Benefits of Specialization and Trade

Hawai‘i’s agriculture is dominated by exports (about 85% of sales in 2008), while most of the food is imported (about 66% of the fresh fruits and vegetables consumed in Hawai‘i). In 2008, less than 15,000 acres statewide were used to supply food to Hawai‘i markets, or about 16% of the 91,500 acres farmed.

Such extensive trade is the result of improvements in shipping logistics and open markets for trade. Consumers benefit by having more choices, lower prices for most foods and, correspondingly, higher standards of living.

Given the large release of farmland from plantation agriculture, land has not been a limiting factor for Hawai‘i agriculture for decades, nor is land expected to be a limiting factor in the foreseeable future. Consequently, the use of farmland for export crops has not and, for the foreseeable future, is not expected to affect significantly the amount of food produced in Hawai‘i for local consumption, or the prices of locally grown food.

Risks to Food Security

Even though trade benefits consumers, relying on imports creates a risk to Hawai‘i’s food security. An interruption in shipping services—for whatever reason—could result in difficulties in importing fresh fruits and vegetables, canned goods, fish, meats, milk, eggs, etc. At the same time, it would also be difficult for Hawaii to export crops, thereby freeing about 65,000 acres statewide (2010 estimate) for replanting to supply local markets. This is in addition to the 177,000 ±10,000 acres of farmland that is fallow or used for grazing cattle. If an interruption in shipping results from a catastrophic event, there would be little time to increase local food production, and food shortages could result. But if the interruption in shipping occurs slowly—possibly due to rising fuel costs—there would be time to replant.

Although increased self-sufficiency could increase food security related to a possible interruption in shipping, it could decrease food security in the event of widespread crop failures—such as that which can occur with a hurricane.

Economic Benefits of Increased Self-sufficiency

If increased food self-sufficiency were to occur then, instead of sending dollars out of state for imported foods, more money would be spent in Hawai‘i, thereby increasing jobs and incomes in Hawai‘i. Using 2005 data, agricultural economists with the UH College of Tropical Agriculture and Human Resources estimated that increasing local production of fresh fruits and vegetables to 100% self-sufficiency would generate about 4,430 direct and indirect jobs. The corresponding figure for livestock (beef, pork, eggs and milk) is about 10,200 jobs. The authors of the UH study note that “…even though Hawai‘i can conceivably grow anything that we consume, the quest to achieve 100% food self-sufficiency is impractical, unattainable and perhaps impossible, as it imposes too high a cost for society.” As a result, “… Hawai‘i will probably continue to import most of its food supply …”

The benefits of increased food self-sufficiency merit government support for farming in terms of farm education and training, extension services, State Ag parks, improvements to irrigation systems, marketing local produce, research, favorable taxes for farms and farming activities, etc. But large subsidies for agriculture could result in higher taxes, while restrictions on food imports (assuming that they would be legal) and/or onerous mandates to purchase local foods could result in higher food prices and less variety in foods if competition from low-cost imports were to be reduced. Also, any addition to agricultural employment due to increased food self-sufficiency could be offset by job losses elsewhere in the economy due to the diversion of resources and expenditures. Whether or not there would be a net benefit to Hawai‘i residents would depend upon the circumstances.

Land for Increased Self-sufficiency and Food Security

From a land-use perspective, the issue of increased self-sufficiency/food security suggests the following question: To what extent should agricultural land be preserved in the event that it might be needed in the future to supply more food to the Hawai‘i market?

Achieving 100% self-sufficiency in fresh fruit and vegetables would require about 30,000 additional acres statewide (an increase from 15,000 acres to 45,000 acres). This figure for additional acreage is high in that (1) 100% self-sufficiency is unrealistic, and (2) more intensive farming than is currently the case would greatly reduce the amount of land required. Nevertheless, the additional land required is small compared to the estimated 177,000 acres ±10,000 acres of good farmland that is available statewide, plus the 65,000 acres (2010 estimate) that could come available if exporting crops is no longer feasible.

For O‘ahu, about 23,000 additional acres would be required for 100% self-sufficiency in fresh produce assuming no inter-island shipping. Again this estimate is high. This compares to over 30,000 acres of good farmland that is available on O‘ahu outside the Community Growth Boundaries, plus about 4,700 acres used for export and non-food crops that could come available if needed. Regarding possible Neighbor Island production to supply the Honolulu market, this is clearly viable. Shipping costs to O‘ahu are partially offset by lower rents for farmland on the Neighbor Islands.

For the foreseeable future, both O‘ahu and the state appear to have sufficient farmland for (1) realistic (and unrealistic) levels of self-sufficiency in fresh produce crops, (2) export crops, and (3) realistic levels of animal feed crops and energy crops. Thus, any additional land preserved for future food security—such as not urbanizing land within the City’s Community Growth Boundaries—might never be needed for this purpose.

b. Agricultural Subdivisions, Farm Use

Even though considerable farmland is available on Oʻahu, some small farmers report that they have problems finding affordable land to lease. This is especially true of farmers who want property where a farmhouse is allowed.

Some of the available parcels on Oʻahu are over 1,000 acres, which is too much land for most small farmers. Landowners report that it is unprofitable to subdivide large parcels into small lots for lease to farmers who want to live in a house on the property. Typical agricultural rents received by the landowners are too low to finance the City requirements of paved roads, underground water, electrical power, wastewater disposal, etc. However, for leased land, State law exempts an agricultural subdivision from County subdivision standards provided that (1) the principal use of the land is for agriculture, (2) no temporary or permanent dwelling is built on the property, and (3) the term for the lease is the greater of 5 years or the property-tax agricultural dedication period. The resulting agricultural lot may have gravel roads, surface water pipes, and no electrical power.

A common alternative for subdividing agricultural land for farming is to license small, unsubdivided lots to farmers. The major difference between a lease and a license is that a lease can be mortgaged to obtain a farm loan, while a license cannot. Also, a farm dwelling would not be allowed.

On Oʻahu, a less common alternative for making land available to small farmers is condominium ownership of agricultural lots, possibly combined with cluster development of farm dwellings that would reduce the cost of providing roads, drinking water, electricity, waste disposal, etc. Another alternative for subdividing agricultural land that is under consideration by the City is to develop rural infrastructure standards that would allow farm dwellings to be served by less expensive infrastructure, provided that controls are in place to ensure agricultural use of the property.

c. Agricultural Subdivisions, Residential Use

In addition to subdividing agricultural land for farming, occasionally agricultural lots on Oʻahu have been subdivided for large-lot homes. They conform to the zoning code provided that agricultural activity takes place on the property, even if the agricultural activity is minimal. Agricultural subdivisions with expensive homes are commonly referred to as gentleman farms or gentleman estates.

Even though limited agriculture may take place on agricultural subdivisions for large-lot homes, for the most part they are tantamount to scattered large-lot residential development outside the City's Community Growth Boundaries. The City opposes such development, especially those that would be located on high-quality farmland, or which would be far from existing communities. However, an agricultural subdivision must be approved by the City if all standards are met. Even though developers explore developing agricultural subdivision for large-lot homes on O'ahu, very few agricultural subdivisions have been developed on O'ahu in recent years—either because approvals were not granted or, if they were granted, satisfying the City's infrastructure requirements would have been too expensive. If the State Department of Agriculture informs the City that a developer's agricultural feasibility study is acceptable then, in order to obtain subdivision approval, the City will require the developer to provide paved roads built to City standards, all utility connections, a source of drinking water, wastewater disposal, etc.[2] Such infrastructure requirements can be very expensive when shared among a small number of homes that are far from existing infrastructure. Agricultural subdivisions are more common on the Neighbor Islands than O'ahu because of less expensive infrastructure requirements.

d. Planned Urbanization of Agricultural Land

A common perception in Hawai'i is that urban sprawl onto O'ahu's limited supply of farmland is rampant, with little control by the City or State. In practice, however, nearly all developments on O'ahu are within the City's Community Growth Boundaries. Furthermore, most new residential projects in 'Ewa and Central O'ahu are comprised of small-lot, single-family homes mixed with multi-family homes. Most lots for single-family homes range from 3,500 to 5,000 square feet, or about half the size of lots in many older neighborhoods on O'ahu. This development pattern reduces the amount of land required for new communities.

Consistent with the City's plan to develop the Second City of Kapolei, most urban development of agricultural land over the past two decades has occurred in 'Ewa. The State has supported this plan with numerous approvals of private projects along with major State investments in 'Ewa (e.g., State residential and commercial projects, UH-West O'ahu, freeway improvements, etc.).

2. Under existing subdivision rules, the City can allow an agricultural subdivision to have less expensive streets with grass shoulders instead of sidewalks, and overhead utilities lines instead of underground lines.

City plans favor developing ʻEwa and Central Oʻahu because redeveloping the urban core is likely to accommodate only a portion of Oʻahu's economic and population growth. Also, the City rejected the option of urbanizing outlying parts of the island which would have preserved the good farmland in ʻEwa and Central Oʻahu. This option was rejected because of (1) strong community opposition ("Keep the country country."), (2) the high infrastructure costs associated with scattered development, and (3) sufficient land in ʻEwa and Central Oʻahu to accommodate projected growth.

e. Reconfiguring and Relocating Farms

Ongoing, planned, and proposed urban development in ʻEwa and proposed development in Central Oʻahu will continue to force affected farmers to gradually reduce the size of their farms, and eventually to relocate their operations. This transition could last 20 more years or longer as the lands are gradually urbanized. The affected farmers leased the fields at discounted rents after the City designated the lands for urban development.

Reconfiguring and relocating farms is common and appropriate when farmers lease land in the path of the planned urban expansion of a growing city. For diversified-crop farmers who supply nearby markets, locating their farms on the edge of town may be ideal for them because of the lower trucking costs. And until the lands are urbanized, the best "temporary" use of these lands is often farming. But when urbanization does occur, the farmers incur the expense and disruption of relocating their farms to other areas. This, however, is offset by the decades of below-market rents they paid for the temporary use of the land.

Because of the eventual displacement of farms in ʻEwa and Central Oʻahu, landowners on the North Shore and elsewhere should anticipate that these farms could be relocating to their areas. This may require upgrades and repairs to the Wahiawa Irrigation System, possibly with government assistance. Also, the City will have to complete its scheduled upgrade of the Wahiawa Wastewater Treatment Plant so that its discharged water into Lake Wilson will be rated R-1 and can be used to irrigate vegetable and melon crops.

f. Intensive Livestock Farms

Intensive livestock farms (dairies, pig farms and poultry farms) require little land compared to crop farming or ranching. Also, the land does not have to be high-quality farmland. Nevertheless, finding land on Oʻahu for intensive livestock operations can be a challenge because such farms generally are located in coastal areas. This is because the State Department of Health guidelines for livestock waste management favor locating livestock

facilities and related waste systems *makai* of the Underground Injection Control Line—i.e., in coastal areas. The purpose of the guidelines is to reduce the risk of contaminating aquifers used for drinking water, which are located *mauka* of the line.

Locating intensive livestock farms on coastal land presents two problems to farmers. First, small coastal parcels may be unaffordable for livestock operations. Second, intensive livestock operations may create nuisance issues if homes are nearby.

g. Agricultural Land Values and Rents

A concern that is sometimes expressed is whether the development of agricultural land in ʻEwa and Central Oʻahu will cause a general increase in agricultural land values and/or rents which, in turn, could cause some farmers to be displaced because they are unable to afford the higher land costs.

Development in ʻEwa and Central Oʻahu reduces the development pressures on farmlands that are outside the City's Community Growth Boundaries. In turn, the reduced development pressure on these farmlands should result in slightly lower agricultural land values than would otherwise be the case.

However, development in ʻEwa and Central Oʻahu will decrease the supply of farmland on Oʻahu which, in turn, could cause farm rents to be bid up slightly. Any increase in rents is expected to be small in view of (1) the acreage of the farms to be relocated (about 2,425 acres), and (2) the supply of good farmland that will remain available outside of the City's Community Growth Boundaries after these farms are relocated (over 30,000 acres).

h. New Technology

New technologies could affect the long-term requirements for farmland and irrigation water in Hawaiʻi. For example, VertiCrop is a commercial system that combines vertically stacked hydroponics trays and a greenhouse to facilitate high-density production of vegetables and other suitable crops in a controlled environment. The greenhouse can be located in an industrial area without having to use high-quality farmland. Per-acre yields are about 20 times those of conventional field farming but use about 5% as much water. Locating the greenhouse near an urban market reduces shipping costs and delivery times, and increases food security.

One of the more promising technologies for overcoming water shortages is the Dutyion Root Hydration System (dRHS), also known as the Subsurface Vapor Transfer Irrigation

System. This system has been under development by a British company in cooperation with DuPont. The dRHS system delivers water vapor to plant roots via buried hoses made from a special material. The hoses—which are filled with brackish water, seawater, or wastewater under low pressure—allow water vapor but not salts to pass through the hose material to irrigate plants. No expensive desalination plant is required and, as a result, no high-pressure pumps or high-pressure pumping, no fine filtering, and no water purification are required. Advantages of the dRHS are its simplicity and the corresponding low capital and operating costs. The system has been proven by a number of field trials throughout the world and with many different types of crops. If the system is commercially successful, it could eventually reduce the amount of potable groundwater and surface water required to cultivate many crops, and open up new areas for farming.

i. Property Taxes

Regarding capital-intensive farming approches such as VertiCrop, the land could be dedicated for agriculture even if the zoning is industrial or commercial. However, for a property that has mixed use (such as a greenhouse on the roof of an industrial building that houses non-agricultural activities), the agricultural portion of a property may not qualify for an agricultural dedication. Also, a greenhouse or other agriculture-related building would not qualify for reduced property taxes.

To foster fair competition between capital-intensive farming approaches and field farming, modifications to the property tax system may be warranted to (1) split the land value between agricultural and non-agricultural uses for land that is zoned industrial or commercial, (2) allow an agricultural dedication for the agricultural portion of the land, and (3) provide reduced property taxes for agricultural buildings and related improvements.

O‘AHU AGRICULTURE:
SITUATION, OUTLOOK AND ISSUES

1. INTRODUCTION

a. Content and Purpose

This report provides an assessment of (1) agronomic resources on O‘ahu, (2) the current situation and outlook for agriculture, and (3) issues affecting agricultural land. The material covers food crops, seed crops, flowers and nursery products, biofuel crops, commercial forests, aquaculture, and livestock activities.

The material was prepared to provide information to the City & County of Honolulu (the City) to assist it in giving proper consideration to agriculture in updating the “General Plan of the City and County of Honolulu.” Much of the focus of this report is on land-use issues.

b. Organization of the Report

The sections below provide information on the following:

— Agricultural resources and conditions

— Agricultural activity and its economic contributions

— Agricultural trends

— Factors affecting agriculture

— Availability of farmland

— Potential land requirements for crops

— Cattle grazing

— State and County agricultural policies

— Agricultural issues.

Supporting maps, tables and figures (graphs) are at the end of the report.

c. Sources of Information

Most of the statistical data on agricultural activity is from the annual “Statistics of Hawai‘i Agriculture” which, at the time of this report, provided historical data up to 2008, and limited data for 2009. For certain crops, historic and current data are not available at the county level and sometimes not at the state level because of non-disclosure requirements. Where possibile, best estimates were provided based on information from farmers and landowners. Most of the resource maps are from the State or from State data.

Information on agricultural land and water resources, activities, potential, and issues derives from decades of consulting by the principal for government agencies, farmers, landowners, and developers of projects that affect agriculture. The impact assessments have included projects that advance agriculture (e.g., agricultural plans and water improvements), as well as urban and other projects which displaced agricultural activities.

d. Consultants

The analysis was conducted by Plasch Econ Pacific LLC, a Hawai'i-based economic-consulting firm specializing in economic development (including agriculture), land and resource economics, feasibility studies, valuations, market analysis, public policy analysis, and the economic and fiscal impacts of projects. The principal has been a Hawai‘i-based economic consultant since 1971.

Helber Hastert & Fee Planners prepared Maps 2 and 6 using a Geographic Information System (GIS) and layers provided by the State, and calculated the acreages associated with these and other maps.

2. AGRICULTURAL RESOURCES AND CONDITIONS

Provided below is information on O‘ahu’s agricultural resources and conditions, and the supply of high-quality farmland.[1]

a. Agricultural Land

O‘ahu has about 122,927 acres in the State Agricultural District (32% of the island), including farmland, grazing land, and “junk” land categorized as Agricultural because it was unsuitable for the other Districts.

About 109,243 acres of the agricultural land are outside the City’s Urban and Rural Community Growth Boundaries (see Maps 1 and 2). Most of the 13,684 acres within the Community Growth Boundaries are located in ‘Ewa, Makakilo, Central O‘ahu, Hale‘iwa, and Pūpūkea. Pūpūkea is a large, decades-old agricultural subdivision that was developed on former pineapple land.

Over a period of 30 years or so, it is assumed in this report that the agricultural lands that are within the Community Growth Boundaries could be developed.

b. Soil Ratings

Two classification systems are commonly used to rate soils in Hawai'i: (1) Overall Productivity Rating by the Land Study Bureau (LSB ratings), and (2) Agricultural Lands of Importance to the State of Hawai'i (ALISH ratings).

LSB Rating: Overall Productivity Ratings

In the late 1960s, the University of Hawai'i (UH) Land Study Bureau (LSB) developed the Overall Productivity Rating, which classifies soils according to five levels, with “A” representing the class of highest productivity and “E” the lowest. For each soil type, the report provides two ratings: (1) a rating assuming fields are irrigated, and (2) a rating assuming that fields are not irrigated. The rating maps shown in the LSB report, and the LSB

1. In this report, the term “high-quality farmland” refers to land that has an LSB rating of A or B, or an ALISH rating of Prime or Unique. The term “good farmland” is similar to “high-quality farmland,” but does not have a precise definition based on soil ratings. In practice, an area that is farmed may be comprised of ”high-quality farmland” intermixed with some lower rated land, all of which would be considered ”good farmland.”

GIS layers provided by the State, are based on lands that were irrigated in the early 1970s when the LSB report was prepared for O‘ahu. Since irrigation systems have expanded beyond the fields that were irrigated in the early 1970s, the State’s LSB layer underestimates the amount of high-quality land (i.e., lands rated A or B).

In 2010, O‘ahu had about 41,400 acres of farmland rated A and B in the Agricultural District—this compares to about 53,040 acres that were rated A and B in 1972, but which included land in all three districts on O‘ahu (Agricultural, Urban and Conservation).

Of the 41,400 acres rated A and B, about 4,750 acres were within the City’s Urban Growth Boundary, and another 2,710 acres were used by the military or have been acquired by the Federal government for eventual expansion of the James Campbell National Wildlife Refuge (see Subsection 2.k). Thus, about 33,940 acres of A- or B-rated agricultural land outside the City’s Growth Boundary remain available for farming. This figure is low since it is based on fields that were irrigated in the early 1970s.

ALISH Rating: Agricultural Lands of Importance in the State of Hawai'i

ALISH ratings were developed in 1977 by the Soil Conservation Service (now known as the Natural Resources Conservation Service), the UH College of Tropical Agriculture and Human Resources, and the State Department of Agriculture. This system classifies land into three broad categories: (a) Prime agricultural land, which is land that is best-suited for the production of crops because of its ability to sustain high yields with relatively little input and with the least damage to the environment; (b) Unique agricultural land which is non-Prime agricultural land used for the production of specific high-value crops; and (c) Other agricultural land which is non-Prime and non-Unique agricultural land that is important to the production of crops. The ratings shown in the ALISH maps are based on lands that were irrigated in the mid-1970s. Since irrigation systems have expanded beyond the fields that were irrigated in the 1970s, the State’s ALISH layer underestimates the amount of high-quality land (i.e., lands rated Prime and Unique).

In 2010, O‘ahu had about 46,190 acres rated as Prime or Unique in the Agricultural District, of which about 5,830 acres were within the City’s Urban Growth Boundary, and another 3,560 acres were used by the military or have been acquired by the Federal government for eventual expansion of the James Campbell National Wildlife Refuge (see Subsection 2.k). Thus about 36,800 acres of Prime or Unique agricultural land outside the City’s Growth Boundary remain available for farming. This figure is low since it is based on fields that were irrigated in the 1970s.

c. Soil Characteristics

Consistent with the above soil ratings, the higher quality lands exhibit the following soil characteristics: deep (over 30 inches), moderate to well-drained, non-stony to slightly stony, and moderate to well-suited for machine tillability.

d. Elevations

O‘ahu farmland ranges in elevation from about 3 feet in coastal regions (e.g., Mokulē‘ia) to over 1,350 feet in Central O‘ahu near Whitmore Village.

e. Slopes

Higher quality farmland has slopes ranging from 0% to 10%. Steeper lands can be farmed, but erosion during rainstorms and the cost of controlling the erosion become significant.

f. Climatic Conditions

Like other areas in Hawai’i, O‘ahu has a mild *semi*tropical climate that is due primarily to three factors: (1) Hawai'i’s mid-Pacific location near the Tropic of Cancer, (2) the surrounding warm ocean waters that vary little in temperature between the winter and summer seasons, and (3) the prevailing northeasterly tradewinds that bring air having temperatures that are close to those of the surrounding waters.

Solar Radiation

Average solar radiation ranges from less than 400 calories per square centimeter per day for some higher elevation farmlands on O‘ahu to over 500 calories for some coastal farmlands (Map 5).

Rainfall

Average rainfall ranges from less than 24 inches per year for some coastal farmlands to over 60 inches per year for some farmlands in the foothills (Map 6). Unlike most tropical areas, winter rather than summer is the rainy season in Hawai‘i.

Temperatures

Near the ocean, the average low temperature ranges from about 60° Fahrenheit in the winter to about 65°F in the summer, while the average high temperature ranges from just under 75°F in the winter to about 85°F in the summer. As a general rule, mean temperatures in Hawaii drop at the rate of about 1°F for each 200- to 300-foot increase in elevation.

Winds

Except for fields located in leeward valleys and other protected areas, agricultural areas on O‘ahu are exposed to strong northeasterly tradewinds. Because of strong tradewinds and occasional storms, many fields require windbreaks to protect crops from wind damage.

g. Irrigation Systems

Surface Water

Major surface irrigation systems on O‘ahu include the following:

— Waiāhole Irrigation System

As limited by the State Water Commission, the Waiāhole Irrigation System transports 12.57 million gallons per day (mgd) of water from windward O‘ahu to fields in Central O‘ahu and Kunia. During the 1980s when O‘ahu Sugar Company was still operating, the system transported 25 to 30 mgd. The current charge for delivering water is 51.7 cents per 1,000 gallons. Because the State claims ownership of all surface and groundwater, water companies can only charge for the delivery of water regardless of the demand and scarcity value of the water.

— Wahiawa Irrigation System and Related Ditch Systems

Wahiawa Irrigation System extends downhill from Wahiawa Reservoir (Lake Wilson), to fields in Mokulē‘ia, Waialua, Hale‘iwa, and near Waimea Bay. Three other systems feed into this main ditch: the Helemano Ditch and Tanada Reservoir on Dole land, and Ōpae‘ula Ditch and Kamananui Ditch on Kamehameha Schools land.

During sugar operations, this system supplied about 40 mgd, including about 30 mgd from Lake Wilson and 3 to 4 mgd from each of the smaller ditch systems. However, the capacity of the Wahiawa Irrigation

System has been reduced because Lake Wilson is now maintained at a lower level for safety reasons; some syphons have been replaced with new syphons having smaller diameter pipes; and sections of the ditch system need repair. As the demand for water increases, it is expected that improvements will be made so that the system will deliver more water. Because of the cost, government assistance may be required.

During heavy rainstorms, the City discharges partially treated wastewater into Lake Wilson from its Wahiawa Wastewater Treatment Plant. As a result of this discharge, the State Department of Health (DOH) rates the quality of the water from Lake Wilson as R-2. According to DOH guidelines, R-2 water can be used to irrigate crops such as seed corn, tree crops (e.g., papaya and coffee), and crops that are processed sufficiently to kill pathogens. However, R-2 water cannot be used to irrigate vegetable crops that are not processed. Vegetable crops on the North Shore are irrigated with groundwater or with water from the smaller ditch systems before the water flows into the Wahiawa Irrigation System.

Following scheduled upgrades to the Wahiawa Wastewater Treatment Plant in 2011, partially treated wastewater will no longer be discharged into Lake Wilson. As a result, the discharge will be rated R-1 which, like untainted water, can be used to irrigate any crop using any type of irrigation system.

In early 2010, Dole charged 36 cents per 1,000 gallons to deliver water from the Wahiawa Irrigation System.

— Other Ditch Systems

O‘ahu has two other ditch systems that remain from past sugarcane operations: the State’s Waimānalo Irrigation System (Maunawili Ditch) which delivers water from Maunawili to farms in Waimānalo, and the Punalu‘u Ditch which delivers water from *mauka* sources to farms in Punalu‘u.

The State charges 47.5 cents per 1,000 gallons to deliver water from its systems.

Groundwater

A number of groundwater wells supply water to farmlands throughout O‘ahu. Most wells are located at lower elevations, although some wells pump perched water at higher elevations. Historically, groundwater wells supplied about 40 mgd of water to irrigate the Waialua Sugar Company fields on the North Shore. Currently, the delivery charge for groundwater on the North Shore is about 50 cents per 1,000 gallons.

The State’s Kahuku Irrigation System delivers groundwater to the State Kahuku Ag Park. The charge is 47.5 cents per 1,000 gallons. Many smaller farms rely on water from the City’s Board of Water Supply, which charges farmers $1.19 per 1,000 gallons.

Other Sources

Some farmers divert water from nearby streams (e.g., farms in Waihole, Waikāne and Hale‘iwa), or obtain water from springs on their property.

h. Irrigated Lands

In general, the irrigated lands are those with higher soil ratings: the A and B rated land shown in the LSB Map, and the Prime and Unique rated land in the ALISH Map.

i. Locational Advantage

The fields on O‘ahu are well-located for farmers who serve the Honolulu consumer market and export markets. This is due to the short trucking distance to the Honolulu markets, the Honolulu International Airport, and Honolulu Harbor. In the U.S. mainland market, however, farmers in Hawai'i must ship their goods overseas and compete against farmers on the mainland and in Mexico, Central and South America, the Caribbean, Australia, New Zealand, Southeast Asia, etc. Most of the competing farm areas have lower production and delivery costs than Hawai'i does. Competing against Mexico is particularly difficult given the North America Free Trade Agreement (NAFTA) and Mexico’s proximity to major U.S. markets.

j. Land Tenure

Large Landowners

Map 7 shows the large landowners as of 2006. The major owners of good farmland in 2006 included: Castle & Cooke (now Dole Food Company Hawai‘i for lands north of

Wahiawa), George Galbraith Trust, James Campbell Estate (now The James Campbell Company), Kamehameha Schools, and Mark A Robinson Trust.

Since Map 7 was prepared, there have been major on-going changes in farmland ownership. The James Campbell Company has sold all or nearly all of its farmland in Kunia and Kahuku. Buyers of land in Kunia include major seed companies, other farm companies, and the U.S. Army and an affiliated land-holding company for land near Schofield Barracks. Castle & Cooke has sold some farmland to seed companies and to other farm companies, and additional farmland is for sale. Galbraith Trust has sold some of its land and its remaining land is for sale. Within a decade or so, only two large owners of good farmland might remain: Kamehameha Schools with most of its farmland on the North Shore and, to a much lesser extent, Robinson Trust in Kunia.

State Ag Parks

The State operates four Ag Parks on O‘ahu:

— Waimānalo Ag Park: 126 acres subdivided into 14 lots, with water provided by the State.

— Wai‘anae Ag Park: 150 acres subdivided into 17 lots, with water provided by the City.

— Kahuku Ag Park: 686 acres subdivided into 25 lots, with water provided by the State.

— Kalaeloa Ag Park: 10 acres subdivided into two lots, with water provided by the City.

Except for two lots in Wai‘anae, all the lots are leased.

In addition to the four existing Ag Parks, a 150-acre State Ag Park is planned as part of Royal Kunia.

Lease and License Terms

Many owners of farmland lease or license their land to farmers in parcels ranging in size from 1 acre or less to several hundred acres. The durations of the agreements range from as short as 1 year to decades, with 5 years being typical for major landowners. If major investments are required, then agreements tend to be longer.

State leases run from 15 to 55 years. Farm dwellings are not allowed unless approved by the Board of Agriculture.

As indicated, two types of land agreements are used to provide land to farmers: leases and licenses. The advantage of a leased parcel is that it can be mortgaged to obtain a farm loan. But when a parcel is leased, it must be identified in formal lease documents by its Tax Map Key (TMK). Since some TMKs exceed 1,000 acres and include many fields, they are too large for small farmers who need smaller plots of land. However, subdividing the land into smaller parcels can be expensive for the landowner (see Subsection 10.c).

A license is more flexible than a lease in that there is no requirement that the land be identified by a TMK. For example, some licensed parcels on the North Shore are identified by their former sugarcane field number, are relatively small (40 to 100 acres which is suitable for small farmers), and comprise only a portion of a TMK. Thus, a license avoids the high cost of subdividing a large TMK into smaller TMKs suitable for leasing to small farmers. The disadvantage of a license, however, is that it cannot be mortgaged to obtain a farm loan. For certain lands licensed to small farmers, the landowners retain the option of relocating the farmers to comparable lands if the landowner subsequently chooses to use the land for other crops.

In some cases, a farmer will lease or license land, then sublease or sublicense a portion of the land to one or more smaller farmers.

Rents

For large fields of good irrigated farmland leased or licensed to farmers, annual rents in 2010 were about $275 per acre for privately owned land. However, rents may be higher in special situations, such as when spring water is available. Rents for small parcels tend to be higher because of higher management costs. If a parcel allows a farmhouse, then the rent will include an additional fee for the house lot and possibly the house if it is owned by the landowner. Rents for land within the City’s Community Growth Boundaries normally are discounted because the farmers have temporary use of the land, although such temporary use may last for decades. The discounted rents help offset the farmers’ costs of relocating their farms in the future.

State rents are set at market rates and depend upon on the size of the parcel, agronomic conditions, water, etc. In 2010, annual per-acre rents for farmland within the State Ag Parks ranged from $120 to $502, and averaged $375.

For grazing land that is leased or licensed to ranchers, annual rents range from as low as $0 per acre per year to over $20, depending upon location, terrain, the availability of water, the existence of fencing and other security features, how much rain falls in the area to grow grass to feed the cattle, etc.

k. Core and Other High-Quality Farmlands

In Map 2, the dark green area shows the land on O‘ahu that, in 2010, had an LSB rating of A or B, or had an ALISH rating of Prime or Unique. These lands constitute O‘ahu’s high-quality farmlands. For the most part, these lands have the following characteristics:

— Soils that are deep, well-drained, largely free of stones and, as a result, are highly rated.

— Terrain that is flat or gently sloping which reduces erosion.

— High solar radiation (over 400 calories per square centimeter per day).

— Access to irrigation water.

About 47,280 acres of the high-quality farmlands are within the State’s Agricultural District, but outside the City’s Community Growth Boundaries. Subtracting about 4,860 acres of Federal lands that are not currently available for farming or, in the future, will not be available for farming (see below), about 42,620 acres of high-quality farmland are (1) within the State’s Agricultural District, (2) outside the City’s Community Growth Boundaries, and (3) remain available for farming.

This acreage can be split into three parts: (1) about 28,120 acres that have an LSB rating of A or B, and an ALISH rating of Prime or Unique (ie., both LSB and ALISH); (2) about 5,820 acres that have an LSB rating of A or B, but lack an ALISH rating of Prime or Unique (i.e., LSB but not ALISH); and (3) about 8,680 acres that have an ALISH rating of Prime or Unique but lack an LSB rating of A or B (i.e., ALSIH but not LSB).

Federal lands that are not available for farming include military land at Lualualei Valley, Waipio Peninsula, and Schofield Barracks. Although the Lualualei land is not available for farming, it is leased to a rancher for grazing cattle. And in the future, portions of Waipio Peninsula could be leased out by the Navy for farming as was the case before O‘ahu Sugar Company ceased operations. In Kahuku, land now used for aquaculture and farming has been acquired by the U.S. Fish and Wildlife Service for eventual expansion of the James Campbell National Wildlife Refuge (see Subsection 7.a).

O‘ahu’s largest concentrations of high-quality farmland located outside the City’s Community Growth Boundaries are in Kunia, and on the North Shore. These are O‘ahu’s “core” farmlands and are best suited for large-scale farming. They are among the highest-quality agricultural lands in Hawai‘i.

Smaller amounts of good farmland are scattered throughout Ko‘olau Loa, Ko‘olau Poko, and Wai‘anae. These areas are best-suited for small family farms.

3. AGRICULTURAL ACTIVITIES AND THEIR ECONOMIC CONTRIBUTIONS

This section provides information on agricultural activities in the state and on O‘ahu for 1980 and 2008, and the economic contributions of agriculture to O‘ahu in 2007 and 2008.

a. Agricultural Activities: 1980

Farm Acreage and Crops

For the greater part of a century, the better farmlands on O‘ahu were used to grow sugarcane and pineapple. Map 8 shows the extent of plantation agriculture for the years 1978 to 1980. O‘ahu Sugar Company grew sugarcane in ‘Ewa, Kunia and Waiawa. Waialua Sugar Company grew sugarcane on the North Shore. Dole and Del Monte grew pineapple on higher elevation fields in Central O‘ahu and the North Shore. Most of Dole’s fields were east of Kamehameha Highway, and most of Del Monte’s were west of the highway. Diversified crops—that is, all crops other than sugarcane and pineapple—were grown in rural areas throughout O‘ahu.

The first two columns in Table 1 provide information on the extent of agricultural activity for both the state and O‘ahu in 1980. The 1980 O‘ahu data correspond to Map 8. State figures are shown because O‘ahu data are not disclosed for many crops due to the small number of operations. Even though O‘ahu data are not disclosed, the state data reveal small acreages for many crops that are grown for the Hawai‘i market. Within each category, items in Table 1 are listed in descending size based on the 2008 O‘ahu data.

In 1980, land in crop on O‘ahu totaled 47,900 acres, including 33,100 acres in sugarcane (69%), 11,500 acres in pineapple (24%), 800 acres in fruits other than pineapple (2%), 1,400 acres in vegetables and melons (3%), and 1,400 acres in other crops (seed corn, taro, flowers and nursery products, feed crops, etc., amounting to 3%). The acreage given for vegetable and melon crops is for harvested acreage, not the amount of land farmed. Because the land may yield more than one crop per year, the acreage may be counted more than once. On the other hand, many vegetable and melon farmers fallow much of their land. Since these two factors offset one another, harvested acreage approximates the amount of land farmed.

Irrigation Water

Excluding reuse, O‘ahu farmers used about 237 million gallons per day (mgd) in 1980 to irrigate their crops (Table 1, Section 1.b).

Sugarcane used an average of about 10,000 gallons of water per acre per day with furrow irrigation, and about 8,000 gallons with drip irrigation. Pineapple averaged about 2,000 gallons per acre per day for land in crop, or about 1,600 gallons for land farmed, assuming that an average of 80% of the land was kept in crop and 20% was kept fallow. Most diversified crops averaged about 4,000 gallons per acre per day for land in crop. This translates to an average of 1,000 to 4,000 gallons of water per day for land farmed, depending upon the amount of fallowing. Some large vegetable and melon farms with ample land may keep only about 33% to 50% of their land in crop. Seed companies farm only about 25% of their land since seed corn is grown in small patches in order to prevent cross-pollination among varieties.

Livestock

In 1980, O‘ahu had 19,800 beef cattle (including calves), 11,600 dairy cows, 35,400 pigs and hogs, 860,000 layer chickens, and 258,000 non-layer chickens (Table 1, Section 1.c). In that year, O‘ahu had more chickens (1.1 million) than residents (762,534).

Farm and Livestock Operations

Also in 1980, O‘ahu had about 1,000 farm and livestock operations (Table 1, Section 1.d).

b. Agricultural Activities: 2008

Farm Acreage and Crops

In 2008, crops that were grown commercially on O‘ahu included, but are not limited to: asparagus, atemoya, beans (green, bush and snap), bell peppers, bittermelon, broccoli, burdock, cantaloupe, carrots, cauliflower, celery, Chinese peas, Chinese peas, cocoa, coffee, cucumbers, daikon, dasheen, dry onions, eggplant, flowers and nursery products, ginger root, green onions, green peppers, guava, head and semi-head lettuces, herbs, honeydew melons, limes, longan, lotus root, lychee, mango, Manoa lettuce, mustard cabbage, noni, oranges, Oriental squash, parsley, pineapple, persimmon, potatoes, pumpkins, radish, rambutan, romaine, seed crops, sod, starfruit, sweet corn, sweet potatoes, tangerines, taro, watercress, and watermelons. Livestock activities include, but are not limited to: cattle grazing, pigs and hogs, chickens for eggs and meat, goats, honey, and aquaculture.

Map 9 shows the general location of agricultural activity on O‘ahu in 2008, and Table 1 shows information on the extent of activity for both the state and O‘ahu. For a specific crop, the third column in Table 1 provides information on the extent of state exports; the fourth column provides information on self-sufficiency; and the next two columns provide information on state and O‘ahu acreages for the crop. For 2008, the amount of land in Specialty Crops was adjusted downward by 2,400 acres for both the State and O‘ahu, and land in Vegetable and Melon Crops was increased by the same amount to adjust for the fact that some vegetable and melon farmland was listed under Other Crops because of non-disclosure requirements.

As shown in Section 1.a of Table 1, O‘ahu had about 11,000 acres in crop in 2008, or about 12% of the state total of land in crop.[2] O‘ahu cropland included about 6,200 acres in specialty crops (about 8% of the state total); about 900 acres in fruits other than pineapple (about 15% of the state total); and 3,900 acres in vegetable and melon crops (about 71% of the state total). For O‘ahu, the primary specialty crops were seed corn, pineapple, and floriculture and nursery products.

As indicated, most farmland on O‘ahu and the state is used for export crops—over 70,000 acres (76.5%) statewide in 2008. Although not shown in Table 1, pineapple acreage on O‘ahu declined to about 2,500 acres in 2010, with most pineapple now being grown for the Hawai‘i market—not for export. Also, Dole relocated all of its pineapple operations to fields on the North Shore near its packing plant, base yard, and offices.

In terms of acreage, the largest farm operations on O‘ahu are (1) seed companies with farms located in Kunia and the North Shore; (2) a group of related farms managed by Larry Jefts who grows a variety of vegetable and melon crops in Kunia, ‘Ewa, and the North Shore; and (3) Aloun Farms which grows a variety of vegetable and melon crops in ‘Ewa and Central O‘ahu, and which leased land on the North Shore recently. Unlike other major farmers, Aloun Farms leased much of its land within the City’s Community Growth Boundaries. The seed companies have replaced sugar and pineapple companies as the highest bidders for farmland, giving them access to much of the best land in Hawai‘i.

2. The 2007 Census of Agriculture, Hawai‘i State and County Data reports 9,518 acres of harvested cropland for O‘ahu. Land from which two or more crops were harvested was counted only once. However, harvested cropland excludes much of the pineapple acreage—i.e., the pineapple land that was not harvested in 2007 as well as the fallow land between pineapple plantings. Summing the acres of harvested cropland, the excluded pineapple land, and 1-year of growth in seed acreage provides about 11,000 acres farmed in 2008.

Irrigation Water

Water requirements for irrigating crops on O‘ahu are estimated at about 29 mgd for 2008 (Table 1, Section 1.b).

In 2008, per-acre water use was similar to that in 1980. However, there was more fallowing in 2008 than in 1980. Some of the major vegetable and melon farmers who have access to considerable land now keep about one-third to one-half of their land in crop. Also, Dole reports that they are fallowing more land.

Livestock

The largest use of agricultural land on O‘ahu and in the state is for ranching. In fact, most useable agricultural land that is not used for crop farming is used for grazing cattle. In 2008 O‘ahu had 4,400 beef cattle (including calves), a few dairy cows, and 9,400 pigs and hogs (Table 1, Section 1.c). Data on O‘ahu chicken farms is no longer disclosed because of the small number of farms. Most of the intensive livestock operations are in Wai‘anae.

Farm and Livestock Operations

As shown in Section 1.d of Table 1, in 2008 O‘ahu had 634 farms, 144 livestock operations, and 172 other commodity operations (seeds, aquaculture, goats, sheep, etc.), for a total of 950 operations. Flowers and nursery products accounted for the largest number of operations.

c. Economic Contributions of Agriculture: 2007 and 2008

For 2008, Table 2 summarizes the size of the O‘ahu market for food production, and the economic contributions of agriculture on O‘ahu. Employment data are for 2007.

Market

In 2008, O‘ahu’s resident-plus-visitor de facto population was about 934,300 people (Table 2, Section 2.a). Residents spent about $2.93 billion on food (about $9,545 per household), of which about $300 million was for fresh, frozen and canned fruits and vegetables (about $981 per household).

Sales

O‘ahu farmers sold about $167.7 million in farm products in 2008 (about $15,250 per acre) while livestock operations sold about $16.9 million, for a total of about $184.6 million

(Table 2, Section 2.b). In addition, farmers and their employees purchased goods and services to support their farms and families. These indirect sales totaled about $195.7 million. Thus, in 2008, O‘ahu’s agricultural activity generated about $380.3 million in direct and indirect sales.

Agriculture tourism adds to farm and ranch revenues: about $14.2 million in 2006 for O‘ahu. However, because fields are not secure, farmers and livestock operators are subjected to theft and vandalism. In 2008, this loss combined with expenditures for security was valued at $3.9 million for O‘ahu.

Exports

In 2008, agricultural exports comprised about 85% of Hawai‘i’s farm and livestock sales, while local consumption amounted to about 15% of sales. Export percentages of individual crops and livestock products are shown in Table 1. For O‘ahu, the major export crops were seeds and ornamentals.

Self-sufficiency

Statewide, Hawai‘i farmers supplied about 32% of the fresh fruit consumed locally in 2008, and about 34% of the fresh vegetables and melons. Self-sufficiency percentages of individual crops are shown in Table 1. Self-sufficiency is high (over 70%) for many of the commercially successful crops grown in Hawai‘i, including: pineapple, sweet potatoes, head cabbage, sweet corn, cucumbers, Chinese cabbage, green onions, mustard cabbage, and watercress.

Statewide, Hawai‘i livestock operators supplied about 20% of the eggs consumed locally in 2008, about 10% of the milk, about 4.5% of the beef, and about 3.9% of the pork.

Employment and Payroll

For 2007, O‘ahu’s agricultural employment is shown in Section 2.d of Table 2. Hired workers accounted for 1,535 agricultural jobs while self-employed and unpaid family farm workers accounted for an estimated 1,040 jobs, for a total of about 2,580 jobs. Purchases of goods and services by farms, livestock operators, and their employees generated about 1,290 indirect jobs. Thus, total employment supported by agricultural activity was about 3,870 jobs, or about 0.8% of all jobs on O‘ahu. While agriculture is a significant contributor to Hawai‘i’s economy, it is no longer a pillar of the economy as it was before statehood.

On average, about 11 farm jobs are supported for each 100 acres in crop. Inversely, about 9 acres are required to produce one farm job.

In 2007, annual wages averaged $25,192 for O‘ahu farm workers, $27,033 for livestock workers, and $28,503 for support workers. In 2008, the seed industry reported a higher average annual wage for its O‘ahu workers: $35,200. For comparison, the average wage for all O‘ahu employees was $40,784 in 2007 . The low farm wages are due primarily to (1) competition from low-cost imports, (2) limited opportunities for some workers because they lack English-language skills and other skills, and (3) part-time farmers who farm for the lifestyle rather than for the income.

Payroll was about $39.5 million for all agricultural jobs (crop farming, livestock, and support activities), about $42.5 million for indirect jobs supported by agriculture, for a total of about $82 million.

Lifestyle and Country Ambience

Many of the farms on O‘ahu are commercial operations that provide the sole or primary source of income for the farmers who run them, as well as for the employees who help work the farms. Farming is a difficult and demanding occupation, but the lifestyle appeals to many people: it is a healthy outdoor physical activity; small farmers control their own time and efforts; and they receive great satisfaction from growing food, working with nature, and taking care of the land.

Many other farms are semi-commercial operations, where the farmers have chosen a lifestyle which may generate cash to supplement family incomes, but also provides the satisfaction that comes from growing crops for family and friends (commonly referred to as subsistence agriculture). To varying degrees, some farmers engage in what could be termed “recreational farming.” For some, farming goes beyond being a desirable lifestyle to also embrace cultural restoration, preservation and education (e.g., wetland taro farming and aquaculture in restored fishponds).

Both farmers and non-farming residents report that they appreciate, enjoy, highly value, and want to preserve the rural lifestyle and country ambience provided by agricultural activities. This ambience is provided by large and small farms, large pastures with cattle and horses, expansive greenery and open space, small rural communities, roadside stands offering farm-fresh fruits and vegetables, etc. The rural areas also contribute to attracting visitors to O‘ahu.

4. AGRICULTURAL TRENDS

Selected agricultural trends for the state, O‘ahu and the Neighbor Islands are discussed below and shown in Figures 1 through 8.

a. Crop Acreage Trends, Statewide: All Crops

As shown in Figure 1, which covers the entire state, a vast amount of land has been released from plantation agriculture: about 267,500 acres between 1968 and 2009. Over this same period, the demand for land for diversified crops increased by about 21,500 acres (about 8% of the land released from plantation agriculture). In total, land in crop declined from about 327,500 acres in 1968 to about 81,500 acres in 2009, for a total loss of about 246,000 acres (75% decline).

The downward trend in Hawai‘i’s sugarcane industry was largely due to increased competition from the mainland due to (1) the development of high-fructose corn syrup and (2) higher yields from sugar beets. Because of the increased competition, the Federal government maintained low price supports for sugar in order to avoid over production by U.S. growers. The resulting Federal price supports for sugar were too low to allow profitable operations by Hawai‘i sugar growers.

For pineapple, the downward trend was due largely to competition from lower-cost foreign producers, including competition from firms that have or had plantations in Hawai‘i.

b. Crop Acreage Trends, Statewide: Diversified Crops

As shown in Figure 1 and repeated in Figure 2, diversified farming acreage increased from the mid-1960s to the late 1990s, but has been flat or has declined since that time. Part of the rapid growth in the early 1980s and the temporary bump in diversified-crop acreage in the late 1990s reflects the fact that some former sugarcane fields were newly planted with grasses for future cattle grazing. After cattle began grazing on this land, it was re-categorized from crop land to grazing land.

Macadamia nut acreage grew rapidly from the late 1970s to about 1986 when tax-shelter advantages were terminated. Most of the macadamia nut orchards are on the Big Island. Coffee acreage increased by about 4,600 acres from 1988 to 1991 because a portion of the McBryde Sugar Company lands on Kaua‘i were converted to coffee. For most of the major diversified crops—vegetables and melons, fruits, macadamia nuts, coffee, and “other” crops —acreage has grown little or has declined since the early 1990s. The major exception has

been seed crops: acreage has grown from about 850 acres in 1990 to about 6,630 acres in 2009, or an average growth of over 300 acres per year. Much of the seed acreage is on O‘ahu.

Figures 1 and 2 reveal that the growth of diversified-crop acreage has slowed over time even though ample land was available following the contraction of plantation agriculture. The slower growth is explained by the fact that the most promising opportunities for diversified farming were explored early. Also, Hawai'i lost much of its agricultural expertise after the plantations closed.

c. Crop Acreage Trends, O‘ahu: All Crops

Figure 3 shows acreage trends for O‘ahu for all crops, plantation crops, and other crops. From 1960 to 2008, the amount of land in crop declined by 72,200 acres, from 83,200 acres in 1960 to 11,000 acres in 2008 (a decline of 87%). The decline since 1980—the year that corresponds to the planted acreage shown in Map 8—was 36,900 acres, from 47,900 acres in 1980 to 11,000 acres in 2008 (a 77% decline).

The downward trend up to the early 1990s was due to the contraction of the pineapple industry, the closure of Kahuku Plantation (sugar) and, for O‘ahu Sugar Company, volunteer fallowing of about 4,600 acres and some urbanization. *Mauka* fields in Waiawa and Kunia were fallowed because of high pumping cost, and fields near the ocean in ‘Ewa were fallowed due to poor soils, low yields, and long trucking distances to the mill. The slow decline in plantation agriculture was followed by the closures of O‘ahu Sugar Company in 1995, Waialua Sugar Company in 1996, and Del Monte in 2006. Also, Dole reduced pineapple acreage in recent years. Since 2005, pineapple acreage has not been shown separately in “Statistics of Hawai‘i Agriculture.”

As mentioned previously, the temporary bump in diversified-crop acreage that occurred in the late 1990s reflects the fact that some former sugarcane fields were planted with grasses for future cattle grazing, but were subsequently re-categorized as grazing land when cattle were placed on the land. Nevertheless, diversified cropland increased by about 3,700 acres from 1996 to 2000, largely as a result of the increased availability of farmland on O‘ahu.

Since 2006, the 3,900-acre increase in total cropland on O‘ahu is mostly due to the growth of seed crops. Some of this growth was new, but some reflects the relocation of production from Kaua‘i to O‘ahu due to seasonal disease problems on Kaua‘i.

d. Crop Acreage Trends, Statewide, O‘ahu and Neighbor Islands: Selected Crops

Figure 4 shows acreage in vegetable and melon crops for the state, O‘ahu and the Neighbor Islands. For O‘ahu, acreage increased significantly from 1994 to 1999, declined in 2000, then increased slowly until 2006. Some of the increase in acreage on O‘ahu occurred because production shifted from the Neighbor Islands due to the greater availability of land on O‘ahu following the contraction and closure of three plantations. After 2006, acreages for vegetables and melons that are grown on O‘ahu and statewide are not shown because of non-disclosure requirements—acreages of vegetables and melons for some O‘ahu farms are now listed under Other Crops.

Figure 5 shows acreage in fruit crops other than pineapple for the state, O‘ahu and the Neighbor Islands. The large increase in acreage on O‘ahu in the late 1990s, followed by a decline, is partially due to large-scale papaya plantings on the North Shore on former sugarcane lands. As indicated by the subsequent decline, this endeavor was unprofitable. Nevertheless, acreage in fruit increased on O‘ahu by about 300 acres from 1995 to 2005. As with vegetables and melons, some of this O‘ahu increase occurred because production shifted from the Neighbor Islands due to the increased availability of land on O‘ahu.

e. Water Use Trends, O‘ahu

From 1980 to 2008, the amount of water used to irrigate crops on O‘ahu declined by about 208 mgd (about 88%), from 237 mgd in 1980 (excluding water reuse) to about 29 mgd in 2008 (Table 1, Section 1.b). For perspective, this decrease exceeds the 146.3 mgd of drinking water delivered by the Honolulu Board of Water Supply in 2008.

The substantial decline in water requirements is explained by (1) a 77% decline in the amount of land in crop, (2) diversified crops use less water than did sugarcane, and (3) for land that is farmed, more of it is fallowed between crops.

Compared to an acre in drip-irrigated sugarcane, seed corn uses about 12.5% as much water for land that is farmed and—depending upon the amount of fallowing—most other diversified crops use about 17% to 50% as much water. Compared to pineapple with 80% kept in crop, seed corn used about 63% as much water and—depending upon the amount of fallowing—diversified crops used about 83% to 2.5 times as much water as pineapple.

f. Livestock Trends, O‘ahu

Figures 6 and 7 show trends for O‘ahu livestock. Since 1980, there has been a dramatic decrease in the number of pigs, beef cattle (including calves), dairy cattle (including calves),

layer chickens, and non-layer chickens.

The sharp decline in the number of beef cattle in the early 1990s reflects the 1991 closure of the large feedlot at Campbell Industrial Park and the related slaughterhouse. Since 1995, the number of cattle on O‘ahu ranches has fluctuated around 5,000 head.

Regarding dairies, the last one on O‘ahu closed in 2008, although a small boutique dairy with 20 cows began operations in 2009. In the state as a whole, two large dairies remain on the Big Island, and a third is proposed.

The number of poultry farms on O‘ahu has declined to such a small number that, since 2005, data on their operations are no longer disclosed.

The decline in the number of livestock in Hawai‘i is due largely to the fact that importing meat, milk and eggs has become cheaper than importing feed. For cattle, about 7 pounds of grain are required to produce about 1 pound of meat.

g. Agricultural Employment Trends, Statewide, O‘ahu and Neighbor Islands

Figure 8 shows agricultural employment trends for the state, O‘ahu, and the Neighbor Islands for 1980 to 2008. The statewide figures also show plantation employment and diversified agricultural employment. Employment figures include wage jobs, self-employed farmers, and unpaid family farm workers. Gaps in the employment data after 2002 reflect the fact that the number of self-employed farmers and unpaid family farm workers were not reported.

For the 1981-to-2008 period, statewide agricultural employment changed as follows:

- Plantation employment declined by 6,550 jobs (86%), from 7,650 jobs in 1981 to 1,100 jobs in 2008.
- Diversified agricultural employment increased by 1,350 jobs (18%), from 7,950 jobs in 1981 to 9,300 jobs in 2008. Diversified agricultural employment has changed little since 2000.
- Total statewide agricultural employment declined by 5,200 jobs (33%), from 15,600 jobs in 1981 to 10,400 jobs in 2008. Total agricultural employment has changed little since 1995 because growth in diversified employment offset declines in plantation employment.

For the above period, the percentage decline in total statewide agricultural employment (33%) was much less than the decline in farm acreage (68% derived from Figure 1) because diversified agriculture, which increased in acreage, employs more workers per 100 acres than does plantation agriculture.

On O‘ahu, total agricultural employment declined from 3,925 jobs in 1982 to 2,700 jobs in 2002, for a net loss of 1,125 jobs (31%). The Neighbor Islands had a larger decline in the number of jobs, but a smaller percentage decline: from 11,275 jobs in 1982 to 8,300 jobs in 2002, for a net loss of 2,975 jobs (26%). From about 1995 to 2002, agricultural employment changed little for both O‘ahu and the Neighbor Islands.

5. FACTORS AFFECTING FARMING

Factors favoring and limiting agriculture in Hawai‘i are reviewed below, along with characteristics of successful crops.

a. Factors Favoring the Growth of Farming

O‘ahu has favorable conditions for growing many different types of crops. These favorable conditions include:

- A large supply of good farmland with favorable agronomic conditions (good soils, high solar radiation, flat or gentle slopes, a range of elevations and microclimates, etc.).
- A subtropical climate which allows many crops to be grown year-round, including during the winter months when most areas in the mainland U.S. become unproductive.
- An ample supply of water for irrigating crops and a developed distribution system, although repairs are needed.
- Good infrastructure (roads for transporting commodities to the large Honolulu market and to shipping and airline terminals for export, two harbors, an international airport, reliable power, etc.).
- Good support services (suppliers of farm equipment and services, education and extension service support from the University of Hawai‘i, research support from the University and from the Agricultural Research Center and other organizations, etc.).
- Fields that are a short trucking distance to the large Honolulu market and to shipping terminals.
- A labor force which includes farmers skilled in growing a wide variety of crops and animals (see Table 1), specialists (extension agents, water systems, equipment sales and maintenance, pest control), laborers, etc.
- A legal system which protects property rights and investments.
- Duty-free access to the large U.S. market.

b. Factors Limiting the Growth of Farming

Even though O‘ahu has favorable conditions for agriculture, there have been downward trends for many commodities due to changing economic conditions which caused many

agricultural operations to become unprofitable. Some diversified crops have grown in acreage but, with the exception of seed corn, this growth has been modest for most crops. Also, few crops can be grown profitably at a large scale that require more than a few hundred acres. The primary factors that have limited the growth of diversified agriculture on O‘ahu and throughout Hawai‘i are given below.

— Hawai'i’s subtropical climate is not well-suited to the commercial production of major crops that grow better in temperate mainland climates (e.g., apples).

— For certain crops, special hybrids adapted to Hawai'i’s subtropical climate are yet to be developed.

— Crop pests are more prevalent and more expensive to control in Hawai'i than they are on the mainland where the cold winters kill many pests.

— Fruit-fly infestations prevent exports of many crops, or require expensive treatment.

— Most soils in Hawai'i have low nutrient levels and therefore require high expenditures for fertilizer.

— Hawai'i has high farm-labor costs, largely because the agriculture industry must compete against the visitor industry, construction industry, and other industries for workers (see below).

— Compared to many other farm areas that supply U.S. markets, the cost of shipping agricultural supplies and equipment to Hawai'i is high, as is the cost of exporting produce from Hawai'i to mainland markets. High shipping costs are a result of Hawai'i’s remote location and Federal law that requires using American-built ships and U.S. crews between U.S. ports.

— For a number of crops, consumption volumes in Hawai'i are too small to support large, efficient farms (that is, the volumes are too small to realize economies of scale).

— Grocery chains that purchase from large sellers who can consistently and cheaply provide a wide variety of foods that are certified as safe.

— Hawai'i farmers must compete against highly efficient mainland and foreign farms which, in a number of cases, can deliver produce to Hawai'i more cheaply than it can be produced locally. This is due to economies

of scale and, in comparison to Hawai’i, low costs for land, labor, supplies, fertilizer, pest control, equipment, etc.

Regarding Hawai‘i’s farm wages, they reflect what most farms can pay while maintaining profitable operations in competition with overseas producers. Compared to farm wages of other countries that supply food to the U.S. and international markets, Hawai‘i’s farm wages are high as mentioned above. But compared to wages paid by other industries in Hawai‘i, Hawai‘i farm wages are low which makes it difficult to attract local farm labor (see Subsection 3.c). To address their labor requirements, a number of plantations and large farms have a long history of employing immigrant workers at wages that are regarded as low. However, these workers benefit in terms of higher wages than they would have earned in their native countries; many are provided a path to U.S. citizenship; and their children receive a quality education.

c. Characteristics of Successful Crops

For the local market, successful crops tend to be those that (1) grow well in the winter when produce prices tend to be higher; (2) have short shelf-lives and/or incur high handling and transportation costs from overseas, and (3) do not require economies of scale to be competitive.

For the export market, successful crops generally have some competitive advantage. Examples include:

- Sugar: high yields, corresponding low costs, duty-free access to the U.S. market, and Federal protection from low-cost imports.
- Pineapple: first to develop the canned, fresh, and fresh-chill markets.
- Macadamia nuts: first to develop the market, and tax shelter advantages (which ended in 1986).
- Coffee: high quality, branded niche markets.
- Seed corn: three crops per year and a favorable legal environment.

Some of these advantages lasted for many decades, but eventually were lost to competition. In the case of sugar, the competition came primarily from U.S. mainland producers of high-fructose corn syrup, and mainland producers of sugar from sugar beets. In the case of pineapple and macadamia nuts, the competition came from foreign producers.

6. AVAILABILITY OF FARMLAND

This section provides information on the supply of farmland available for additional crop production, the location of available lands, and limitations on crop production.

a. Supply of Available Farmland

As discussed in Subsections 4.a and 4.c, and as shown in Figures 1 and 3, the contraction and closure of sugarcane and pineapple plantations since the 1960s resulted in a major decline in the amount of land in crop for both the state and O‘ahu. For the entire state, land in crop declined from about 327,500 acres in 1968 to about 81,500 acres in 2009, for a total loss of about 246,000 acres (75%). For O‘ahu, land in crop declined from about 83,200 acres in 1960 to about 11,000 acres in 2008, for a total loss of about 72,200 acres (88%).

Although some of the land freed from farming has been urbanized and, on the Big Island and Kaua‘i, converted to commercial forest, most of it is now pasture land used for grazing cattle. For the entire state, the amount of good farmland that remains available for diversified farming is estimated at about 177,000 acres ±5,000 acres (2010 estimate).

On O‘ahu, much of the land freed by the demise of plantations was replanted in diversified crops, including most of the land in Kunia, much of the land on the North Shore, and some land in Kahuku. However, considerable land remains available for crop farming—land that is now fallow or used for grazing cattle.

As discussed in Subsection 2.k and shown in Map 2, O‘ahu has about 42,620 acres of high-quality farmland outside the City’s Community Growth Boundaries. This accounting excludes land that is under military control and is not available for farming (Lualualei, Schofield Barracks and Waipio Peninsula), and land near Kahuku that is scheduled to become a wildlife refuge. As mentioned above, about 11,000 acres on O‘ahu were in crop in 2008. With the recent expansion of the seed industry on O‘ahu following their purchases of land, the 2010 estimate for the total amount of land farmed on O‘ahu is about 12,000 acres. This estimate includes about 2,425 acres farmed in ‘Ewa and Central O‘ahu that are within the City’s Community Growth Boundaries (see Subsection 7.a), and about 9,575 acres outside the Growth Boundaries. Assuming that the farms within the Growth Boundaries eventually will relocate to land outside the Growth Boundaries, over 30,000 acres of good farmland on O‘ahu will remain available for growing additional crops (42,620 acres – 12,000 acres).

b. Locations of Available Farmland

The largest concentrations of good farmland that are not farmed are in upper Kunia, the North Shore, and Kahuku. Smaller amounts are scattered throughout windward O‘ahu and Wai‘anae. The available land in upper Kunia is former pineapple land, of which about 2,500 acres are arable. Including non-arable land, about 560 acres are owned by the State, and about 2,519 acres abutting Schofield Barracks are owned by an organization affiliated with the U.S. Army.

On the North Shore, about 19,000 acres were in sugarcane and pineapple in the mid-1990s, of which about 17,000 acres were irrigated. Currently, about 6,000 acres are used for diversified crops and 2,500 acres for pineapple, for a total of about 8,500 acres. Thus, about 8,500 acres of the irrigated land are now fallow or used for grazing cattle, and remain available for crop farming (17,000 acres, less 8,500 acres in crop). Most of the available fields on the North Shore are owned by Kamehameha Schools, including: (1) mid-elevation fields at Kawailoa (400 feet to 650 feet), (2) upper-elevation fields at Kawailoa (650 feet to 800 feet), and (3) mid-elevation fields at Waimea (400 feet to 600 feet). Available Dole lands include (1) about 1,500 acres of Helemano Ridge just north of Kamehameha Highway (elevations range from 20 to 1,160 feet), and (2) scattered fields. Another 2,000 acres are former pineapple lands near Lake Wilson, most of which are still owned by the George Galbraith Trust.

Near Kahuku, over 2,700 acres of former sugarcane lands mauka of Kamehameha Highway remain available for crop farming.

c. Potential for Increased Production from Existing Farms

The effective supply of available farmland also includes some land that is already farmed, but which can be farmed more intensely. For example, some major farmers on O‘ahu only keep about one-third of their land in crop, and fallow the remaining two-thirds. Also, Dole reports that they fallow a higher percentage of their pineapple fields than they did in the past. The large amount of fallowing reflects best farm practices when land is abundant and land rents are relatively low. Fallowing increases soil fertility and helps control unwanted volunteer plants, weeds, insects and disease. When demand for farmland is strong and rents are high in response to a strong demand for agricultural products, then more intensive farming of the land may be warranted even if this increases farmers’ costs for soil additives, pest control, etc.

For many crops, the potential for higher crop production from the existing land supply is substantial:

- Some vegetable and melon farms could increase yields by farming more of their land (over 50% instead of about 33%), and planting more crops per year (6 or more crops instead of 1 or 2).
- More land could be used for intercropping. For example, the seed companies grow their crops in patches to prevent cross-fertilization. Some of the remaining land is used to grow other short-term crops and, provided that there is no conflict with growing seed crops, intercropping could be increased.
- Trellises could be used to grow plants vertically to increase yields per acre.
- Green houses could be used to increase yields via better agronomic conditions (temperatures, nutrients, water, pest control, etc.).
- Hydroponics in greenhouses could increase yields even more. As explained in Subsection 10.j, the VertiCrop technology could increase per-acre yields about 20 times those of conventional field farming while using no high-quality farmland and about 5% as much water.

These and other approaches to increase crop production would be warranted if and when the demand for Hawai‘i crops increases substantially and, as a result, the land supply on O‘ahu and the Neighbor Islands becomes a limiting factor to production using existing approaches to farming.

d. Limitations on Types of Crops

Some of the available farmlands have limitations that preclude growing certain types of diversified crops. Some of these limitations are short term, but some are permanent. In particular, fields at the higher elevations in Kunia and on the North Shore have lower solar radiation compared to fields at lower elevations (see Map 5). While higher-elevation fields are suitable for certain crops, they are not suitable for crops that grow best at lower elevations—e.g., melons near sea level, and seed corn up to about 400 to 500 feet. Also, some fields at the higher elevations incur higher pumping costs for water.

On the North Shore, lower elevation fields are generally irrigated with groundwater, but many mid- and high-elevation fields are irrigated with water from the Wahiawa Irrigation System. As discussed in Subsection 2.g, various repairs and upgrades to the system may be needed in order to keep up with the demand for water.

Also, the types of crops on fields irrigated with water from this system will be restricted as long as partially-treated wastewater is discharged into Lake Wilson during heavy rainstorms. Water from the lake can be used to irrigate tree crops (e.g., papaya and coffee), and crops that are processed sufficiently to kill pathogens. But the water cannot be used to irrigate unprocessed leafy vegetable crops. As discussed in Subsection 2.g, upgrades to the Wahiawa Wastewater Treatment Plant are scheduled for 2011, after which partially treated wastewater will no longer be discharged into Lake Wilson, and the discharge will be rated R-1. Water with this rating can be used to irrigate any crop using any type of irrigation system.

7. POTENTIAL LAND REQUIREMENTS FOR CROPS

This section provides information on the amount of farmland on O‘ahu required to relocate existing farms from areas scheduled for development, and the amount of land required to accommodate the future increase in crop farming.

a. Farm Displacement and Relocation

Planned and proposed urban development eventually will displace existing farms in ‘Ewa and Central O‘ahu. Major planned projects affecting existing farms include (1) the UH–West O‘ahu and (2) residential and commercial development by the Department of Hawaiian Home Lands. Both of these projects are in ‘Ewa. Major proposed projects that would affect existing farms include (1) Ho‘opili in ‘Ewa and (2) Koa Ridge Makai in Central O‘ahu. All four of these projects are located within the City’s Community Growth Boundaries.

The affected farms and the acreage that could be lost to development are:

- Aloun Farms (vegetables and melons): about 1,500 acres in ‘Ewa and 325 acres in Central O‘ahu
- Sugarland Farms (vegetables and melons): about 300 acres in ‘Ewa
- Syngenta (seed crops): about 200 acres in ‘Ewa
- Fat Law’s Farm (herbs and vegetables): about 100 acres in ‘Ewa

The decline in farming acreage in ‘Ewa will be gradual and could span decades. To offset the loss of 325 acres farmed at Koa Ridge, the developer (Castle & Cooke) worked with Dole to provide about 670 acres available on the North Shore near Whitmore Village—more than twice the amount of land needed to offset the land lost to Koa Ridge. While suitable for higher-elevation crops, the replacement land is too high for most of the low-elevation crops grown in ‘Ewa. Sugarland Farms, which is part of the largest group of related vegetable and melon farms in the state, has secured replacement land on the North Shore. Syngenta has secured replacement land in Kunia. And Fat Law’s Farm has secured sufficient replacement land in Kunia to achieve a four-fold expansion in production.

The only farm in need of additional replacement land due to future urbanization is Aloun Farms. To offset their losses in ‘Ewa, they would need about 1,500 acres of low-elevation land on the North Shore or in some other area on O‘ahu or the Neighbor Islands. As indicated earlier, unlike other major farms on O‘ahu, Aloun Farms chose to locate most of its farm within the City’s Community Growth Boundaries and, as a result, is more vulnerable to displacement.

Unrelated to past or future urban development, the seed companies Pioneer Hi-Bred, Monsanto, and Syngenta purchased land in lower Kunia from the James Campbell Estate in 2006, 2007 and 2008 respectively. The 2007 purchase by Monsanto displaced the lessee Syngenta, which then purchased replacement land in 2008. The purchases by Pioneer and Monsanto displaced over 400 acres farmed by Sugarland Farms.

b. Continuation of Trends

With one exception, recent trends suggest modest future growth in acreage for diversified crops statewide and on O‘ahu (see Subsections 4.b. to 4.d, and Figures 1 to 5). Since the early 1990s for the state and since the late 1990s for O‘ahu, there has been little growth and some decline in acreages for vegetables and melons, fruits, macadamia nuts, coffee, and “other” crops. During the mid-1990s, O‘ahu benefited when some Neighbor Islands production shifted to O‘ahu.

As previously noted, the major exception has been acreage for seed corn and other seed crops. Since 1990, statewide growth has averaged over 300 acres per year. Assuming continuation of this trend with about half the acreage on O‘ahu, land in seed crops could grow by about 3,000 acres on O‘ahu by 2030. However, two of the three major seed companies on O‘ahu report that their land requirements have stabilized or will grow slowly.

c. Crops to Replace Imports of Fresh Produce

In 2008, about 5,900 acres statewide were used to grow fruits other than pineapple, and about 5,500 acres were used for vegetables and melons (Table 1). Adding the current estimate of 3,500 acres for pineapple (which is now grown mostly for the local market), at most a total of about 15,000 acres statewide are used to supply Hawai‘i’s produce markets.

Corresponding figures for O‘ahu are about 900 acres for fruits other than pineapple, about 3,900 acres for vegetables and melons, and about 2,500 acres for pineapple, for a total of about 7,300 acres.

Statewide, Hawai‘i is 32% self-sufficient in fruits, and about 34% self-sufficient in vegetables and melons. This suggests that Hawai‘i could be self-sufficient in fresh fruits, vegetables and melons if it had about 30,000 additional acres in crop (3 x 15,000 acres less the existing 15,000 acres). Assuming no inter-island shipping, the corresponding figure for O‘ahu is about 23,000 additional acres needed for 100% self-sufficiency in fresh produce (3 x 15,000 acres x 67% of the state’s de facto population less the existing 7,300 acres). More intensive farming of the land than is currently the case would greatly reduce land require-

ments for self-sufficiency (see Subsections 6.c and 10.j). Utilizing capital-intensive farming approaches that provide far higher yields than current farming approaches in Hawai‘i, 100% self-sufficiency could be achieved for many crops with little or no increase in the amount of land farmed.

Realistically, Hawai‘i and O‘ahu farmers are competitive with only a subset of crops due to the factors discussed in Subsection 5.b. Even for crops that are grown profitably in Hawai‘i, market shares for Hawai'i growers are limited by the following factors: (1) local varieties are not perfect substitutes for all imports (e.g., premium-priced sweet Maui onions versus inexpensive storage onions); (2) some crops cannot be produced profitably in the summer due to competition from low-cost imports of fruits and vegetables from California, other states, and Mexico; and (3) farmers must avoid over-production in order to maintain profitable price levels.

A major increase in acreage for crops grown for the local market would require a major change in economic conditions, such as a disruption in shipping that would limit or prevent both imports and exports.

d. Export Crops

The potential market for export crops is far larger than the Hawai'i market. In 2009, the U.S. population was about 307 million, compared to Hawai'i’s resident-plus-visitor population of less than 1.5 million. To take advantage of this large potential, Hawai'i farmers and landowners have explored a great many export crops over many decades. Crop exploration was intense from the 1970s through the 1990s when plantation agriculture was phasing out. The plantations possessed considerable agricultural resources, including individuals with expertise in growing crops, abundant land, ample irrigation water, ample farm labor, farm equipment, etc. The objective was to find one or more replacement crops to take advantage of the resources available at the time and maintain a healthy economy.

In terms of acreage, the greatest success occurred with macadamia nut orchards on the Big Island in the late 1970s and early 1980s, coffee on Kaua‘i in the late 1980s, and seed corn since the early 1990s. The success with macadamia nuts was driven largely by market development by C. Brewer and by tax-shelter advantages which ended in 1986. In 1987, A&B planted about 4,850 acres in coffee on Kaua‘i, which was subsequently reduced to about 3,100 acres due to orchard losses caused by Hurricane ‘Iniki in 1992. The operation has reported losses in most years. Flowers and nursery products showed promise in the past, but acreage has declined in recent years due to competition from lower-cost foreign producers.

The only export-crop category that continues to show significant growth is seed crops. But as previously mentioned, two of the three major seed companies on O‘ahu report that their land requirements have stabilized or will grow slowly. The seed companies are very large multi-national firms which choose Hawai‘i to conduct much of their research because the year-round growing conditions allow three crops per year instead of just one as in most other areas, and Hawai‘i and the U.S. provide a supportive legal environment. The seeds derived from research in Hawai‘i are distributed throughout the world, and contribute to feeding billions of people. In Hawai‘i, the seed operations generally are the highest bidders for land, labor and other agricultural resources on O‘ahu, Kaua‘i, Moloka‘i and Maui. On O‘ahu, they own a few thousand acres in Kunia, and own or lease a few thousand acres on the North Shore.

Over the next 20+ years, explorations of export markets by Hawai‘i farmers may lead to one or more additional crops becoming a major export crop(s). However, the above history of agricultural efforts in Hawai'i reveals that the successful development of major new export crops requiring large amounts of land is difficult and infrequent. For example, the intense explorations of export crops over the past 40 years in Hawai'i resulted in just one diversified crop that requires more than 10,000 acres (macadamia nuts at 17,000 acres in 2008); two additional crops that require more than 5,000 acres (coffee at 7,800 acres and seed crops at 5,990 acres); and only one additional crop category that requires more than 1,000 acres (flowers/nursery products at 3,240 acres).

Most export crops that require an extensive amount of land are located on the Neighbor Islands because of (1) cheaper farmland than on O‘ahu, and (2) the common shipping rate charge by Matson, regardless of the island.

e. Feed Crops

If feed crops could be grown in Hawai'i and priced competitively against mainland imports, they could replace some of the grains and hay that are now being imported to the state. Also, the production of local feed could stimulate livestock production in Hawai‘i. Unfortunately, a number of commercial attempts to grow feed in Hawai'i have been unsuccessful. For example, in the 1980s corn was grown near Kahuku to supply feed to Meadow Gold Dairy near Hale‘iwa, but the venture was unprofitable. After Waialua Sugar Company closed in 1996, Dole planted grass for hay on 1,000 acres, planted feed corn and sorghum on another 800 acres, and had plans to plant alfalfa on 1,000 to 1,500 acres in Mokulē‘ia, lower Kemo‘o, and fields near the old mill. All were unprofitable.

The major problems have been (1) pests, particularly birds that eat the grains before they are harvested; (2) humidity that is too high to dry hay properly; and (3) high production costs when compared to mainland farms.

In spite of the past difficulties, attempts to grow feed crops on O‘ahu and the Neighbor Islands have continued, but with limited commercial success. For example, on the Big Island, Island Dairy has begun growing corn to feed its cow. Although similar to the Kahuku feed-corn operations, its chances for success are higher because Big Island land rents are lower than on O‘ahu, and mainland feed prices have increased in recent years.

f. Biofuel Crops

Biomass to Fuel a Boiler

Crops can be grown to produce biomass to fuel a boiler or as feedstock to produce fuels. Regarding biomass to fuel a boiler, the common practice in Hawai‘i has been to produce biomass as a byproduct of some principal crop. For example, at HC&S on Maui, the sugarcane by-product bagasse is burned to help fuel its power plant. With the closure of all the Hawai‘i sugar plantations but one, the amount of electrical energy produced from bagasse has plunged.

Biomass as Feedstock for Fuel, Existing Technologies

Regarding biomass as a feedstock to produce fuels, sugarcane, corn, or sorghum can be grown to produce ethanol. In turn, the ethanol is used to produce E-10 gasohol (90% gasoline and 10% ethanol). Also, algae, palm oil, soybean, sunflower, kukui nut, avocado, coconut, neem, and other crops can be grown to produce biodiesel fuel.

Since the late 1990s, a number of organizations have explored and some have proposed biofuel plantations and ethanol plants in Hawai‘i. These explorations are in response to high energy prices, anticipated oil shortages and even higher prices, Federal and State subsidies, and a State mandate to use non-oil energy sources. To comply with the mandate, ethanol currently is imported in order to produce gasohol. In spite of these incentives, no major biofuel plantations or ethanol plants have been developed in Hawai‘i. Difficulties in developing one or more biofuel plantations on O‘ahu using existing technology include the following:

— Land

On O‘ahu, the available fields are scattered, so assembling the land for a new plantation could be difficult. Also, it could be difficult to lease

the large amount of land required for a biofuel plantation at low lease rents for the 30 or so years required to capitalize the investment. Over time, other farmers and other users of land are likely to make higher offers to landowners to lease or purchase much of the available land. In view of this potential for landowners, the current market value of available farmlands is likely to be higher if landowners do not commit long-term to rents that are low enough to be affordable to a biofuel plantation.

— Capital

Substantial investment capital will be required to cover the cost of improvements and equipment such as: a mill to extract the juice from a biofuel crop; a generating plant to provide power; improvements and upgrades to irrigation systems; trucks and equipment to harvest and haul harvested plants to the mill, and to haul the extracted juice to an ethanol plant or the vegetable oil to a refinery, etc.

— Short-term Profitability

Annual revenues from selling the ethanol plus direct State and Federal subsidies are estimated by the consultant at about $3,600 per acre (based on an estimated 1,200 gallons per acre per year of ethanol at about $3 per gallon). Even with the government subsidies, these revenues are low compared to the $15,000 per acre average from other crops on O‘ahu (Table 2, Section 2.c). Per-acre returns from biodiesel crops are even lower, with the exception of algae. As with many other crops in Hawai‘i, the cost of importing molasses or palm oil for feedstock, or importing ethanol may prove to be less expensive than growing a biofuel crop in Hawai'i.

— Long-term Profitability

Over the long term, there is a risk that the combined Federal and State subsidies for ethanol could be reduced, thereby compromising the profitability of a biofuel crop. Furthermore, emerging technologies show promise of cheaper sources of feedstock for ethanol and biodiesel fuels than does growing a biofuel crop on a plantation (see the following paragraphs).

The above difficulties and risks suggest that the probability of successfully developing and sustaining a biofuel plantation on O‘ahu using existing technology is low.

Cellulosic Sources of Feedstock

Two new biofuel approaches show promise over the long-term, neither of which would require a large supply of good farmland and water. The first, would be to produce ethanol from sugar derived from “cellulosic” sources instead of from conventional sources like molasses, sugarcane, grains, fruits, etc. Sugar that is locked in the complex carbohydrates of plants would be separated into fermentable sugars using new technology that is in the early stages of commercialization. Feedstock could include the large supply of yard clippings and agricultural waste that are already collected by the City, private waste-disposal companies, the military, and farmers, then hauled to ‘Ewa for composting by Hawaiian Earth Products (Menehune MAGIC).

This new technology promises much higher ethanol yields per ton of biomass because the entire plant can be used as feedstock. Also, using green waste would eliminate the need for a biofuel plantation to grow the feedstock. There would be no cost for land, water, labor, fertilizer, farm equipment, etc. Also, the biofuel operator would not have to pay to have the feedstock hauled to the conversion plant since the hauling costs would be paid by others. Finally, the operator could receive a tipping fee to dispose of the green waste.

This new technology is being explored by various companies throughout the world, including companies in Hawai‘i.

Algae as Feedstock

The second promising approach for biofuel would be to produce biodiesel from algae. One of the advantages of algae is its high yield of vegetable oil (about 5,000 gallons to 15,000 gallons per acre per year), and the corresponding high returns per acre. Also, good farmland is not required since algae is grown in open or covered ponds. The water source can include wastewater, brackish water, or even seawater. High yields are achieved in areas having (1) high solar radiation, (2) access to a source of nutrients, and (3) access to carbon dioxide to stimulate growth.

For a small operation, a possible location on O‘ahu could be within the Kalaeloa Community Development District (the former Barbers Point Naval Air Station), which would take advantage of the high solar radiation in ‘Ewa, use wastewater from the Honouliuli Wastewater Treatment plant, and use carbon dioxide from power plants and refineries in Campbell Industrial Park. However, O‘ahu would be a poor location for a large-scale operation involving thousands or even tens of thousands of acres to replace much or all of Hawai‘i’s liquid fuels. The reason for this is that O‘ahu does not have an abundant supply of

inexpensive non-farmland in leeward coastal areas—that is, areas having high solar radiation and access to abundant supplies of inexpensive seawater and/or wastewater. A better location might be in West Hawai‘i on lands having high solar radiation, but which are poorly located for urban development and are unsuitable for farming due to the poor soils (primarily lava).

Various organizations throughout the world are exploring the possibility of using algae to produce biofuels. In Hawai‘i, Royal Dutch Shell, Alexander and Baldwin, Hawaiian Electric Company, and other companies are involved with various research and demonstration ventures on O‘ahu, Maui, and the Big Island.

g. Aquaculture

Aquaculture expanded significantly on O‘ahu in the 1970s, especially in the Kahuku area following the closure of Kahuku Plantation Co. in 1971. However, land-based aquaculture on O‘ahu has not grown significantly in recent decades. Aquaponics (hydroponics utilizing fish to provide nutrients) has grown, but the amount of land needed is small and good farmland is not required. Most large-scale aquaculture in recent years has been open-ocean cage aquaculture which requires no land rent and no water costs. Land for support operations can be located in industrial parks. Algae as a potential feedstock for biofuel is addressed in the previous subsection.

Regarding the existing aquaculture operations in Kahuku, the U.S. Fish and Wildlife Service has acquired land to expand the James Campbell National Wildlife Refuge, and has approval to acquire more land, including 314 acres of nearby land currently being used for aquaculture. By 2023, the leases for these operations will expire, at which time the aquaculture operations must vacate the property. These operations are unlikely to relocate elsewhere on O‘ahu because of the high cost of renting or buying suitable coastal land, high development costs (most of the ponds were acquired at discounted prices following bankruptcies of former companies) and—for fresh-water aquaculture—very high water requirements (about 27,000 gallons per acre per day).

In about 2024, the anticipated employment loss will be about 110 jobs, including about 70 direct jobs and about 40 indirect jobs.

h. Commercial Forests

Although commercial timber is not categorized as a crop, it can be grown on farmland as well as on grazing land. On the Big Island, Prudential Timber has more than 20,000 acres planted in eucalyptus trees on former sugarcane and ranch lands. The timber is to be used for

veneer, paper pulp, and as a biofuel. On Kaua'i, Hawaiian Mahogany grows eucalyptus and albizia trees for high-end furniture and landscape timber. Commercial forests are located in high-rainfall areas where irrigation is not required.

A commercial forest requires a major investment and a long-term commitment (25 years or more) before significant returns are realized. It is also a risky investment given the uncertainty about future lumber prices and potential losses to fire. Over time, projected returns from forests are greater than returns from grazing, but less than returns from crop farming. A commercial forest is best suited as an alternative to grazing when there is a high probability that the land will not be needed for a higher-value use (such as crop farming) for a period of 25 years or more.

On O‘ahu, commercial forests may be appropriate as windbreaks which would provide supplemental income to crop farming. Also, small stands of high-value timber species such as koa may be appropriate in the foothills on non-irrigated lands. However, large commercial forests are more appropriate for the Big Island where far more land is available and a commitment has already been made to develop a timber industry.

i. Support Facilities

Farms also need land for support facilities, including parking areas for trucks and equipment, cooling facilities, packing plants, processing facilities, offices, etc. However, the amount of land required for support facilities is usually a small percentage of a farm, and processing facilities are often located in industrial areas. Because the land requirements are small, they are not estimated in this report.

j. Future Demand for Farmland versus Supply

As discussed in Subsection 6.a, after farms in ‘Ewa and Central O‘ahu eventually are relocated to accommodate planned urbanization, over 30,000 acres of good farmland outside of the City’s Community Growth Boundaries will remain available for cultivating additional crops.

Assuming that the necessary water improvements are made, this supply of good farmland appears to be more than sufficient to accommodate demand in the foreseeable future. Continuation of past crop acreage trends suggests only modest growth for most crops over the next 20 or so years, with the exception of seed crops which could grow by a few thousand acres on O‘ahu. Also, the land supply appears more than sufficient to accommo-

date realistic increases in (1) self-sufficiency (i.e., import substitution of fresh fruits, vegetables and melons), and (2) new export crops. As discussed above, development of large feed-crop farms, biofuel plantations, and commercial forests are not anticipated on O‘ahu.

The supply of farmland does not appear to be the limiting factor to the growth of agriculture. Instead, the limiting factor is the size of the market that can be supplied profitably by Hawai‘i farmers.

8. CATTLE INDUSTRY

Information on the Oahu cattle industry is provided below.

a. Cattle Grazing and Its Contributions

As mentioned previously, O‘ahu has about 122,927 acres in the State Agricultural District, of which about 11,000 acres were farmed in 2008. Much of the remaining land is used for grazing about 5,000 head of cattle—a figure which has changed little since the feed lot at Campbell Industrial Park closed in the early 1990s (see Figure 6).

Compared to other agricultural activities, cattle grazing is a low-value use of land. Depending on rainfall and the resulting growth of grass for feed, about 3 to 10 acres are required to support a cow-and-calf unit. Gross revenues generally are about $400 per calf, or about $60 per acre per year assuming a yield of 75% of the number of cows and 5 acres per unit. The industry standard for rents is $30 per year per cow-and-calf unit although, in practice, rents can be higher or lower. Assuming a carrying capacity of 5 acres per unit, the rent would be about $6 per acre per year. More than a 1,000 acres may be required to provide employment for a single cowboy.

Even with very low rents or even no rents, grazing provides value to the landowner in terms of (1) reduced fire hazards because the grass is kept short, (2) land management to help prevent trespassing and illegal dumping, and (3) reduced property taxes (see Subsection 10.k). Grazing is also an appropriate use of farmland until the land is needed for farming (i.e., land banking). For the rancher, cattle grazing provides employment, income, and an attractive lifestyle. For the community, ranching preserves undeveloped open space.

b. Finishing, Slaughtering and Processing Operations

Cattle ranches in Hawai‘i are cow-and-calf operations wherein most of the weaned calves are shipped to the mainland at about 6 months of age where they are finished, slaughtered, and processed. However, some animals are finished on range grass, then slaughtered locally at about age 2. Hawai‘i slaughterhouses are small, low-volume operations that process surplus and inferior animals, but also serve specialized clientele who may prefer locally grown range-fed beef. O‘ahu’s last slaughterhouse closed in 2008.

Having cattle operations in Hawai‘i and exporting the calves to the mainland can be explained by a number of factors. In Hawai‘i, ranges are productive year around, while on the mainland, range productivity falls in the winter due to wet or snowy conditions, thereby

requiring semi-confined feeding, and higher costs for feed and labor. But it is less expensive to finish cattle in mainland feedlots because the feed is less expensive than it is in Hawai‘i. Also, importing meat to Hawai‘i is cheaper than importing feed inasmuch as about 7 pounds of grain are required to produce about 1 pound of meat.

Furthermore, slaughtering and processing costs are substantially lower on the mainland because of enormous economies of scale—just four companies account for nearly 90% of the industry. Also, by-products provide a significant return to mainland companies, while Hawaii companies incur additional costs to dispose of these same products. The economic advantage of processing on the mainland, less the cost of shipping a calf to the mainland, is about $200 ± $50 per animal.

9. STATE AND CITY AGRICULTURAL POLICIES

State and City policies related to agricultural land are summarized below.

a. Assured Availability of Agricultural Land and Water

The *Hawaii State Constitution*, the *Hawaii State Plan*, the *State Agriculture Functional Plan*, and the *General Plan of the City and County of Honolulu* call directly or implicitly for preserving the economic viability of plantation agriculture and promoting the growth of diversified crops. To accomplish this, an adequate supply of agriculturally suitable lands and water must be assured.

With regard to plantation agriculture, the only plantation remaining on O‘ahu is Dole’s pineapple operation. However, at about 2,500 acres, it should now be considered a farm instead of a plantation.

With regard to diversified crops, more than sufficient agricultural land remains available on O‘ahu and outside the Community Growth Boundaries to accommodate the anticipated growth of diversified farming. This is due to the enormous supply of agricultural land that is available following the contraction of plantation agriculture (see Figures 1 and 2).

b. Conservation of Agricultural Lands

In addition to the above, State policies call for conserving and protecting prime agricultural lands, including protecting agricultural lands from urban development. These policies were written before the major contraction of plantation agriculture, and implicitly assume that profitable agricultural activities eventually will be available to utilize the available agricultural lands. This has proven to be a questionable assumption in view of the enormous amount of acreage released by the contraction of plantation agriculture, and the slow growth in the amount of land being utilized for diversified agriculture.

Regardless of the policy to conserve and protect prime agricultural lands, discussions in the “Agriculture” portion of the *State Functional Plan* recognize that redesignation of lands from Agricultural to Urban should be allowed “… upon a demonstrated change in economic or social conditions, and where the requested redesignation will provide greater benefits to the general public than its retention in …agriculture;” that is, when an “overriding public interest exists.”

c. The City’s Urban and Agricultural Growth Polices

The City’s General Plan as well as the regional development plans and sustainable communities plans are intended to provide a balance on O‘ahu between urban development and preserving agricultural lands. A major component of the regional plans are Urban and Rural Community Growth Boundaries that limit future urban development, thereby protecting farmlands from development (see Map 2).

As envisioned in these plans, planned redevelopment to higher densities will be directed to the Primary Urban Center, and most new development will be directed to ‘Ewa and, to a lesser extent, to Central O‘ahu. The vision is for compact development at medium and high densities rather than scattered development at low densities.

Farm areas to be protected include Kunia, the North Shore, and other rural areas on O‘ahu—i.e., farm areas in Waimānalo, Wai‘anae, and Windward O‘ahu north of Kahalu`u. As mentioned in Subsection 2.k, most of the farmlands in Kunia and the North Shore are among the best agricultural lands in Hawai‘i.

The plans allow for urban and suburban lifestyles in urban areas, while preserving rural lifestyles in outlying areas. As such, they are consistent with the slogan, “Keep the country country.”

10. AGRICULTURAL ISSUES

Discussed below are selected agricultural issues that could affect the supply or demand of agricultural land on O‘ahu.

a. Trade, Self-sufficiency and Food Security

Benefits of Specialization and Trade

As noted in Subsections 3.b and 3.c and Table 1, Hawai‘i’s agriculture is dominated by exports (about 85% of sales in 2008), while most of the food is imported (about 66% of the fresh fruits and vegetables consumed in Hawai‘i). In 2008, less than 15,000 acres statewide were used to supply food to Hawai‘i markets, or about 16% of the 91,500 acres farmed (see Subsection 7.c).

Such extensive trade in food and other agricultural products is possible because of (1) past and ongoing advances in transportation (faster and cheaper shipping, improved communication which allows for better coordination of supply and demand, refrigeration and packaging that extends the shelf-lives of produce, etc.); (2) free trade among states; and (3) international trade agreements that open markets for both exports and imports. Shipping costs are about 10 cents per pound for food imported from California, a fraction of which is for the cost of fuel.

The resulting lower shipping costs and open markets favor specialization and trade. For some farmers, growing crops in large volumes for many markets is often more profitable than growing in small volumes for a local market where farmers must compete with low-cost imports. Nevertheless, some Hawai‘i farmers compete in terms of quality and freshness by selling at premium prices in small volumes to local niche markets. Consumers benefit by having more choices, lower prices for most foods and, correspondingly, higher standards of living. Generally speaking, supermarkets supply variety, big-box stores supply food at lower costs, health food stores serve the high-quality niche markets, and farmers’ markets supply fresh produce at attractive prices albeit in settings that may be inconvenient to many shoppers.

Given the large release of farmland from plantation agriculture, land has not been a limiting factor for Hawai‘i agriculture for decades, nor is land expected to be a limiting factor in the foreseeable future. Consequently, the use of farmland for export crops has not and, for the foreseeable future, is not expected to affect significantly the amount of food produced in Hawai‘i for local consumption, or the prices of locally grown food.

Risks to Food Security

Even though trade benefits consumers, relying on imports creates a risk to Hawai‘i’s food security. An interruption in shipping services—for whatever reason—could result in difficulties in importing fresh fruits and vegetables, canned goods, fish, meats, milk, eggs, etc. At the same time, it would also be difficult for Hawaii to export crops, thereby freeing about 65,000 acres statewide (2010 estimate) for replanting to supply local markets. This is in addition to the 177,000 ±10,000 acres of farmland that is fallow or used for grazing cattle. If an interruption in shipping results from a catastrophic event, there would be little time to increase local food production, and food shortages could result. But if the interruption in shipping occurs slowly—possibly due to rising fuel costs—there would be time to replant.

Although increased self-sufficiency could increase food security related to a possible interruption in shipping, it could decrease food security in the event of widespread crop failures—such as that which occurred when Hurricane ‘Iniki devastated crops on Kaua‘i in 1992.

Economic Benefits of Increased Self-sufficiency

If increased food self-sufficiency were to occur then, instead of sending dollars out of state for imported foods, more money would be spent in Hawai‘i, thereby increasing jobs and incomes in Hawai‘i. Because of these economic benefits, increased self-sufficiency has been advocated by all State administrations for at least the past 50 years.

Using 2005 data, agricultural economists with the UH College of Tropical Agriculture and Human Resources estimated that increasing local production of fresh fruits and vegetables to 100% self-sufficiency would generate about $160 million in farm sales, and about 4,430 direct and indirect jobs (about 2,950 farm jobs and about 1,480 indirect jobs, assuming a 1.5 employment multiplier). Corresponding figures for livestock (beef, pork, eggs and milk), are about $420 million in farm sales, and about 10,200 direct and indirect jobs (about 6,380 farm jobs and about 3,820 indirect jobs, assuming a 1.6 employment multiplier). These numbers illustrate the potential economic benefits (but not costs) of increased food self-sufficiency. The UH analysis assumes that increased food self-sufficiency would not change food prices significantly, and it would not occur at the expense of agricultural exports which, as mentioned above, dominate Hawai‘i’s agriculture industry.

The authors of the UH study also note that “…even though Hawai‘i can conceivably grow anything that we consume, the quest to achieve 100% food self-sufficiency is impractical, unattainable and perhaps impossible, as it imposes too high a cost for society.” As a result, “… Hawai‘i will probably continue to import most of its food supply …”

The benefits of increased food self-sufficiency merit government support for farming in terms of farm education and training, extension services, State Ag parks, improvements to irrigation systems, marketing local produce, research, favorable taxes for farms and farming activities, etc. But large subsidies for agriculture could result in higher taxes, while restrictions on food imports (assuming that they would be legal) and/or onerous mandates to purchase local foods could result in higher food prices and less variety in foods if competition from low-cost imports were to be reduced. Also, any addition to agricultural employment due to increased food self-sufficiency could be offset by job losses elsewhere in the economy due to the diversion of resources and expenditures. Whether or not there would be a net benefit to Hawai‘i residents would depend upon the circumstances. The same arguments apply to biofuel crops.

Land for Increased Self-sufficiency and Food Security

From a land-use perspective, the issue of increased self-sufficiency/food security suggests the following question: To what extent should agricultural land be preserved in the event that it might be needed in the future to supply more food to the Hawai‘i market?

As discussed in Section 7.c, 100% self-sufficiency in fresh fruit and vegetables would require about 30,000 additional acres statewide (an increase from 15,000 acres to 45,000 acres). This figure for additional acreage is high in that (1) 100% self-sufficiency is unrealistic, and (2) more intensive farming than is currently the case would greatly reduce the amount of land required (see Subsection 6.c). Nevertheless, the additional land required is small compared to the estimated 177,000 acres ±10,000 acres of good farmland that is available statewide, plus the 65,000 acres (2010 estimate) that could come available if exporting crops is no longer feasible.

For O‘ahu, about 23,000 additional acres would be required for 100% self-sufficiency in fresh produce assuming no inter-island shipping. Again this estimate is high. This compares to over 30,000 acres of good farmland that is available on O‘ahu outside the Community Growth Boundaries, plus about 4,700 acres used for export and non-food crops that could become available if needed. Regarding possible Neighbor Island production to supply the Honolulu market, this is clearly viable as illustrated by Figures 4 and 5. Shipping costs to O‘ahu are partially offset by lower rents for farmland on the Neighbor Islands.

For the foreseeable future, both O‘ahu and the state appear to have sufficient farmland for (1) realistic (and unrealistic) levels of self-sufficiency in fresh produce crops, (2) export crops, and (3) realistic levels of animal feed crops and energy crops (see Section 7). Thus,

any additional land preserved for future food security—such as not urbanizing land within the City’s Community Growth Boundaries—might never be needed for this purpose.

b. Increased Beef Self-Sufficiency

Hawai‘i’s cattle industry is another example of specialization and trade. Calves are produced in Hawai‘i because of the year-round growing conditions for grasses; most calves are then shipped to the mainland where feed for finishing is cheaper; they are slaughtered and processed on the mainland because of the cost advantages provided by economies scale; and meat is imported from the mainland to Hawai‘i.

Instead of exporting calves to the mainland and importing meat, more cattle could be finished and slaughtered in Hawai‘i (i.e., increased self-sufficiency). Significant changes would have to be made and challenges overcome in order for this approach to be more profitable in volume than the current practice. If the cattle are finished on rangeland grass then, assuming that the land is being grazed at its carrying capacity, the number of cows would have to be reduced by about a third since the calves would graze the land for an additional 1-1/2 years or so. If finished in a feedlot, then feed would have to be grown locally. As discussed in Subsection 7.e, many attempts to grow feed in Hawai‘i have been unsuccessful, although Island Dairy on the Big Island has begun growing corn to feed its cows. Also, Hawai‘i’s cattle industry is too small to achieve the economies of scale of mainland slaughterhouses. If a cost-competitive slaughterhouse could be built in Hawai‘i, the logical location would be on the Big Island, not on O‘ahu. The Big Island accounts for more than 75% of the beef cows in Hawai‘i, while O‘ahu has less than 3%. Also, shipping meat between islands is less expensive than shipping cattle.

c. Agricultural Subdivisions, Farm Use

Even though considerable farmland is available on O‘ahu, some small farmers report that they have problems finding affordable land to lease. This is especially true of farmers who want property where a farmhouse is allowed. Living on a farm is more convenient than commuting, and it provides security against theft and vandalism of crops and farm equipment.

Some of the available parcels on O‘ahu are over 1,000 acres, which is too much land for most small farmers. Landowners report that it is unprofitable to subdivide large parcels into small lots for lease to farmers who want to live in a house on the property. Typical agricultural rents received by the landowners are too low to finance the City requirements of paved

roads, underground water, electrical power, wastewater disposal, etc. However, for leased land, State law (Chapter 205, Section 4.5) exempts an agricultural subdivision from County subdivision standards provided that (1) the principal use of the land is for agriculture, (2) no temporary or permanent dwelling is built on the property, and (3) the term for the lease is the greater of 5 years or the property-tax agricultural dedication period. The resulting agricultural lot may have gravel roads, surface water pipes, and no electrical power.

A common alternative for subdividing agricultural land for farming is to license small, unsubdivided lots to farmers. The major difference between a lease and a license is that a lease can be mortgaged to obtain a farm loan, while a license cannot. Also, a farm dwelling would not be allowed.

On O‘ahu, a less common alternative for making land available to small farmers is condominium ownership of agricultural lots, possibly combined with cluster development of farm dwellings that would reduce the cost of providing roads, drinking water, electricity, waste disposal, etc.

Another alternative for subdividing agricultural land that is under consideration by the City is to develop rural infrastructure standards that would allow farm dwellings to be served by less expensive infrastructure, provided that controls are in place to ensure agricultural use of the property.

d. Agricultural Subdivisions, Residential Use

In addition to subdividing agricultural land for farming, occasionally agricultural lots on O‘ahu have been subdivided for large-lot homes. They conform to the zoning code provided that agricultural activity takes place on the property, even if the agricultural activity is minimal. Minimum lot sizes are 5 acres and 2 acres for land zoned AG-1 and AG-2, respectively. And, at most, 5,000 square feet of the lot can be used for a farm dwelling, garage, and other accessory structures. Farm dwellings, which are not clearly defined in the zoning code, can range from very small modest homes to very large expensive homes. Agricultural subdivisions with expensive homes are commonly referred to as gentleman farms or gentleman estates.

Even though limited agriculture may take place on these types of agricultural subdivisions, for the most part they are tantamount to scattered large-lot residential development outside the City’s Community Growth Boundaries. Such development is a concern because of the loss of good farmland, the impact on agricultural land prices, and the cost to government to provide infrastructure and services. Agricultural subdivisions for large-lot homes are

more common on the Neighbor Islands, but they can also be found on O‘ahu. Examples include Pūpūkea on the North Shore (a development that is at least 40 years old and which was rezoned Country in 1986), development along old Kalaniana‘ole Highway near Waimānalo, and Poamoho Estates on the North Shore.

On O‘ahu, agricultural subdivisions for large-lot homes are often considered and are occasionally proposed by landowners and developers because of the potential of high returns provided by development. While some potential projects would affect farming, others would not because (1) the land has poor soils that are unsuitable for growing crops, or (2) the project would amount to minor infill of an existing development where commercial farming may no longer take place.

The City opposes agricultural subdivisions for large-lot homes, especially those that would be located on high-quality farmland, or which would be far from existing communities. However, by law, an agricultural subdivision must be approved by the City if all standards are met, including an agricultural feasibility study and specified infrastructure.

Even though agricultural subdivision for large-lot homes are often considered, and the law requires approval if all standards are met, very few agricultural subdivisions have been developed on O‘ahu in recent years—either because approvals were not granted or, if they were granted, satisfying the City’s infrastructure requirements would have been too expensive. If the State Department of Agriculture informs the City that a developer’s agricultural feasibility study is acceptable then, in order to obtain subdivision approval, the City will require the developer to provide paved roads that are built to City standards, all utility connections, a source of drinking water, wastewater disposal, etc.[3] Such infrastructure requirements, which exceed those of the Neighbor Islands, can be very expensive when shared among a small number of homes that are far from existing infrastructure.

The major exception to the above is Poamoho Estates. Located on the North Shore, this 85-acre subdivision was approved in the mid-1990s before the City became more strict with their agricultural subdivision requirements. This project is located on high-quality former sugarcane land, is far from other residential communities, and is surrounded by fields that are in diversified crops or are fallow. It has 15 lots averaging 5.7 acres. Poamoho Estates proceeded to actual development: the land was subdivided; infrastructure was built; lots were sold; and some homes have been built. Most of the lots are used for large homes, with varying amounts of farming on the remaining portions of the lots. The City has inspected the

3. Under existing subdivision rules, the City can allow an agricultural subdivision to have less expensive streets with grass shoulders instead of sidewalks, and overhead utilities lines instead of underground lines.

project and found that sufficient agricultural activity takes place to conform with the zoning code. The surrounding land is owned by Dole, but the land for Poamoho Estates was not Dole land as is commonly assumed.

e. Planned Urbanization of Agricultural Land

Urban development of high-quality agricultural land is a major concern. A common perception in Hawai‘i is that urban sprawl onto O‘ahu’s limited supply of farmland is rampant; developer proposals are nearly always granted; and there is little control of urban sprawl by the City or State.

In practice, however, nearly all developments on O‘ahu are within the City’s Community Growth Boundaries. Landowners and developers occasionally explore urban development of agricultural land outside the Growth Boundaries because urban uses provide far greater economic returns than does agriculture (e.g., rents of less than $300 per acre per year for large-scale farming versus over $300 per square yard per year for retail space). But urban development outside the Community Growth Boundaries is rarely proposed due to (1) the high costs associated with seeking development approvals from the State and City and (2) the low probability of obtaining development approvals for projects that do not conform to the City’s land-use plans. Costly items include community outreach, land surveys, land-use plans, a market study, engineering studies, a financial feasibility study, impact studies, petition filings, expert witness testimony, etc.

For over two decades, most urban development of agricultural land on O‘ahu has occurred in ‘Ewa consistent with the City’s plan to develop the Second City of Kapolei. This plan was first proposed in 1959 by Campbell Estate. It was debated intensely for decades along with other alternatives for urban development on the island; incorporated in the City’s 1977 General Plan; and ultimately, in 1994, the City proposed the Urban Community Growth Boundaries and adopted it by ordinance in 1997. The State has supported this plan by (1) redistricting land from the Agricultural District to the Urban District for a number of urban projects, including projects by the State; (2) developing the Villages of Kapolei in the late 1980s; (3) developing the UH–West O‘ahu campus; (4) providing land to the Department of Hawaiian Home Lands for their ongoing urban development in ‘Ewa; (5) building State offices in Kapolei; (6) building freeway interchanges, the Kualaka‘i Parkway (North-South Road), and additional lanes to widen Ft. Weaver Road; (7) increasing the State excise tax to help fund a rapid transit system to ‘Ewa; etc. Regarding density, most new residential projects in ‘Ewa and Central O‘ahu are comprised of small-lot, single-family homes mixed with multi-family homes. Most lots for single-family homes range from 3,500 to 5,000

square feet, or about half the size of lots in many older neighborhoods on O‘ahu. This development pattern reduces the amount of land required for new communities.

The option of developing coastal communities around the island, which would have preserved the good farmland in ‘Ewa and Central O‘ahu, was proposed in the 1964 County General Plan. Eventually, this option was rejected because of (1) strong community opposition (“Keep the country country.”), (2) the high infrastructure costs associated with scattered development, and (3) sufficient land in ‘Ewa and Central O‘ahu to accommodate projected growth. Over time, the opposition to urban development in rural communities has increased**.**

For many decades City policy has included redeveloping Honolulu’s urban core to higher densities so as to reduce the pressure to build on agricultural lands, and to reduce infrastructure costs. Nevertheless, City plans also favor developing ‘Ewa and Central O‘ahu because redevelopment in Honolulu is likely to accommodate only a portion of O‘ahu’s economic and population growth. For example, mainland studies show that transit-oriented development (TOD) meets only about 25% of the demand for new homes. Also, redevelopment can be costly because of the difficulty of assembling land; the cost of buying and disposing of buildings that still have value; relocating businesses and families; upgrading infrastructure to accommodate higher densities; building under constraints to minimize problems to neighbors; etc. Finally, many families strongly prefer single-family homes over multi-family homes. This demand is accommodated with small-lot single-family homes that reduce the amount of land needed for each home.

If the City or State were to change development plans to preserve the prime agricultural lands in ‘Ewa and Central O‘ahu that are within the Community Growth Boundaries—i.e. the lands that are planned for eventual development—then urban development to accommodate O‘ahu’s economic and population growth would be diverted to other parts of the island. This would eventually increase the economic pressure to redraw the Growth Boundaries to allow development of other lands on O‘ahu, such as on agricultural lands in Kunia, the North Shore, and in rural areas.

f. Reconfiguring and Relocating Farms

Ongoing, planned, and proposed urban development in ‘Ewa and proposed development in Central O‘ahu will continue to force affected farmers to gradually reduce the size of their farms, and eventually to relocate their operations (see Subsection 7.a). This transition could last 20 more years or longer as the lands are gradually urbanized. The affected farmers

leased the lands after plantations ceased operations, and after the City designated the lands for urban development. Because of the planned development, lease rents for farmland in ‘Ewa and Central O‘ahu are discounted from normal market rents.

Reconfiguring and relocating farms is common and appropriate when farmers lease land in the path of the planned urban expansion of a growing city. For diversified-crop farmers who supply nearby markets, locating their farms on the edge of town may be ideal for them because of the lower trucking costs. And until the lands are urbanized then—from the perspectives of farmers, landowners and the community—the best “temporary” use of these lands is often farming. This temporary use may last for decades. But when urbanization does occur, the farmers incur the expense and disruption of relocating their farms to other areas. This, however, is offset by the decades of below-market rents they paid for the temporary use of the land.

Because of the eventual displacement of farms in ‘Ewa and Central O‘ahu, landowners on the North Shore and elsewhere should anticipate that these farms could be relocating to their areas. This may require upgrades and repairs to the Wahiawa Irrigation System, possibly with government assistance (see Subsection 2.g). Also, the City will have to complete its scheduled upgrade of the Wahiawa Wastewater Treatment Plant so that its discharged water into Lake Wilson will be rated R-1 and can be used to irrigate vegetable and melon crops.

g. Intensive Livestock Farms

Intensive livestock farms (dairies, pig farms and poultry farms) require little land compared to crop farming or ranching. Even a dairy with 3,000 milking cows only requires about 50 acres. Also, the land does not have to be good farmland. Nevertheless, finding land on O‘ahu for intensive livestock operations can be a challenge because such farms generally are located in coastal areas. This is because the State Department of Health guidelines for livestock waste management favor locating livestock facilities and related waste systems *makai* of the Underground Injection Control Line—i.e., in coastal areas. The purpose of the guidelines is to reduce the risk of contaminating aquifers used for drinking water, which are located *mauka* of the line.

Locating intensive livestock farms on coastal land presents two problems to farmers. First, the land may be unaffordable for livestock operations, especially if it is composed of small parcels that allow farmhouses to be built on the lots, and the lots provide ocean views (i.e., competition with high-value residential use).

The second problem is that communities are located along many coastal areas of O‘ahu, and residents of these communities will complain if a nearby livestock operation emits odors, generates considerable noise, and is a source of flies. If a livestock operation is new to an area, the farmer will not be protected by Hawai‘i’s Right-to-Farm Act (see the following).

h. Nuisance Issues

Nuisances arising from agricultural operations can become an issue for both residents and farmers. Residents who live close to and downwind from agricultural operations may complain about noise, dust, chemical spraying, odors, etc.

The Hawai'i Right-to-Farm Act gives farmers who were in operation before neighboring properties were developed the right to farm even if they cause a nuisance, provided that the farm activity does not threaten public health or safety. Nevertheless, farmers may have to change their operations in order to address complaints. Such changes may include building high berms and planting vegetation to screen their operations, providing a buffer of fallow fields near homes, restricting their hours of operation, restricting plowing and chemicals on windy days, etc. If a large residential community is nearby, farmers may suffer from increased theft and vandalism, or may have to pay for increased security. In some cases, fencing has increased yields by 25%.

For these reasons, farming and residential developments should be separated to the extent possible. But this may not always be possible.

Rural residents are generally more tolerant of nearby farming activities, accepting them as part of the ambiance of living in the country. But nuisance issues are more of a challenge for growing urban areas such as ‘Ewa. To reduce possible complaints, developers and sales agents commonly inform buyers of lots and homes that they will be living near operating farms. This point is highlighted in promotional brochures and spelled out in sales contracts. With such notice, new residents are more likely to tolerate nearby farm operations.

i. Agricultural Land Values and Rents

A concern that is sometimes expressed is whether the development of agricultural land in ‘Ewa and Central O‘ahu will cause a general increase in agricultural land values and/or rents which, in turn, could cause some farmers to be displaced because they are unable to afford the higher land costs.

Agricultural Land Values

On O‘ahu, the value of agricultural land largely reflects its development potential. If farmland is within the City’s Urban Community and Rural Growth Boundaries and development is likely to start within a few years, then the land value can exceed $50,000 per acre. But if the land is outside the Growth Boundaries and unlikely to be developed in the foreseeable future, then the value may be less than $20,000 per acre.

Development of the agricultural lands in ‘Ewa and Central O‘ahu that are within the Community Growth Boundaries reduces the development pressures on other farmlands on O‘ahu and delay their possible development. This would include the high-quality farmlands in Kunia and portions of the North Shore. Reduced development pressure on these farmlands should result in slightly lower agricultural land values than would otherwise be the case.

Agricultural Land Rents

Agricultural land rents are based on the supply and demand of land for farming, and on what farmers can afford to pay while still remaining profitable. Agricultural rents are not based on the value of the land. If they were, high rents would preclude farming in ‘Ewa. Yet, ‘Ewa farmlands are leased at rents that are affordable for farming.

Development in ‘Ewa and Central O‘ahu will decrease the supply of farmland on O‘ahu which, in turn, could cause farm rents to be bid up. Any increase in rents is expected to be small in view of (1) the acreage of the farms to be relocated (about 2,425 acres), and (2) the supply of good farmland that will remain available outside of the City’s Community Growth Boundaries after these farms are relocated (over 30,000 acres)—see Subsections 6.a and 7.a).

j. New Technologies

In 2010, the Launch Organization[4] identified ten water-related innovative technologies that show great promise in making tangible progress and impacting society. Two of these technologies could affect the long-term requirements for farmland and irrigation water in Hawai‘i.

4. The mission of the Launch Organization is to identify, showcase and support innovative approaches to global challenges. Founder and water-resource partners include the National Aeronautics and Space Administration (NASA), Sandia National Laboratories, The Earth Institute of Columbia University, U. S. Agency for International Development (USAID), the U.S. Department of State, the Pacific Institute (research on development, environmental, and security issues), IDEO (a design and innovative consultancy), and NIKE (sportswear and equipment).

VertiCrop

Developed over several years by Valcent Americas, VertiCrop is a commercial system that combines vertically stacked hydroponics trays and a greenhouse to facilitate high-density production of vegetables and other suitable crops in a controlled environment. Plants are grown in multi-level trays 10 to 20-feet high. The trays are suspended from an overhead conveyor system which moves the plants to provide equal exposure to light and airflow. Also, the plants pass through a station which provides water and nutrients, and recaptures the run-off for recycling. Sophisticated controls provide optimum growth performance using correct misting; a correct mixture of nutrients; an accurate balancing of pH; and the appropriate amount of heat, light and water. Ultraviolet light and filter systems eliminate the necessity for herbicides and pesticides.

The VertiCrop system is reported to provide per-acre yields that are about 20 times those of conventional field farming but use about 5% as much water. Stacking the trays vertically allows for more efficient utilization of building space. Growing plants in a greenhouse allows for greater security and reduced theft of produce and equipment. Locating the greenhouse near an urban market reduces shipping costs and delivery times, and increases food security.

Since the plants are grown hydroponically, a VertiCrop greenhouse can be located in an industrial area or some other suitable place without having to use high-quality farmland, although agricultural land would be less expensive than industrial land. The greenhouse could even be located on the roof of a building, with the ground floor containing (1) agricultural support facilities (refrigerators, packing facilities, offices, retail space, etc.), and/or (2) facilities and activities unrelated to agriculture. (e.g., a big box store)

If the VertiCrop system is commercially successful, it will eventually reduce the amount of land and water required to grow vegetables and other suitable crops. Depending on the capital and operating costs, the VertiCrop system and other similar systems may not be competitive on O‘ahu until (and if) the demand for Hawai‘i crops increases substantially and, as a result, the land supply on O‘ahu and the Neighbor Islands becomes a limiting factor to production using more conventional approaches to farming.

Subsurface Vapor Transfer Irrigation System

In certain parts of O‘ahu and the Neighbor Islands irrigation water is unavailable or, in the future, may be unavailable, insufficient (possibly due to a prolonged drought), too expensive to develop or deliver, too brackish, or too polluted. One of the more promising

technologies for overcoming water shortages is the Dutyion Root Hydration System (dRHS), also known as the Subsurface Vapor Transfer Irrigation System. This system has been under development for more than a decade by the British company Design Technology & Irrigation Ltd. (DTI-r) in cooperation with DuPont.

The dRHS system delivers water vapor to plant roots via buried hoses made from a special material. The hoses—which are filled with brackish water, seawater, or wastewater under low pressure—allow water vapor but not salts to pass through the hose material to irrigate plants. No expensive desalination plant is required and, as a result, no high-pressure pumps or high-pressure pumping, no fine filtering, and no water purification are required. Once water is supplied to the holding tank, the only moving part is the water powered by gravity alone. And since the water is supplied continuously, there is no need for scheduled irrigation events. The farmer will have to flush the pipes occasionally to clean out salt crystals and dirt.

Advantages of the dRHS are its simplicity and the corresponding low capital and operating costs. The system has been proven by a number of field trials throughout the world and with many different types of crops.

If the system is commercially successful, it could eventually reduce the amount of potable groundwater and surface water required to cultivate many crops, and open up new areas for farming.

In addition to being recognized by Launch Organization in 2010, the dHRS system won the Global Water Technology Award in 2009. In late 2010, DTI-r granted a global exclusive license of its technology to DuPont, which is expected to speed the development and introduction of the technology.

k. Property Taxes

The 2010 property tax rate for agricultural land and buildings was $5.70 per $1,000 of assessed value. Buildings are assessed at their market values. The assessed value of the land depends on the agricultural use and the period of the agricultural dedication, if any. Assuming that the market value of the land is $20,000 per acre, then the assessed value of the land and the property taxes are as follows:

- Agricultural land, no dedication: $20,000 per acre assessed value (100% of market value), property taxes of $114 per acre per year.
- Crop land, 1-year dedication: $1,000 per acre assessed value (5% of market value), property taxes of $5.70 per acre per year.

— Crop land, 5-year dedication: $600 per acre assessed value (3% of market value), property taxes of $3.42 per acre per year.

— Crop land, 10-year dedication: $200 per acre assessed value (1% of market value), property taxes of $1.14 per acre per year.

— Pasture land, 1-year dedication or longer: $200 per acre assessed value (1% of market value), property taxes of $1.14 per acre per year.

As indicated, dedicating land for an agricultural use results in substantially reduced property taxes. Occasionally, governments reduce or waive property taxes in order to provide an incentive to property owners to use the land for something considered by the government to be desirable. In the case of dedicated agricultural lands, such incentives would be negligible since the property taxes are already very low.

Regarding capital-intensive farming approches such as VertiCrop, the land could be dedicated for agriculture even if the zoning is industrial or commercial. For example, improved industrial land valued at $1.5 million per acre would be assessed at $15,000 (1%), assuming a 10-year agricultural dedication. Annual property taxes on the land would be $186 per acre based on an industrial tax rate of $12.40 per $1,000 of assessed value. However, for a property that has mixed use (such as a greenhouse on the roof of an industrial building that houses non-agricultural activities), the agricultural portion of a property may not qualify for an agricultural dedication. Also, a greenhouse or other agriculture-related building would not qualify for reduced property taxes. For example, a greenhouse valued at $1.5 million (e.g., 30,000 sq. ft. structure valued at $50 per sq. ft.) and located on industrial land would be subject to property taxes of about $18,600 per year for the building ($1.5 million x $12.40 per $1,000 of assessed value).

To foster fair competition between capital-intensive farming approaches and field farming, modifications to the property tax system may be warranted to (1) split the land value between agricultural and non-agricultural uses for land that is zoned industrial or commercial, (2) allow an agricultural dedication for the agricultural portion of the land, and (3) provide reduced property taxes for agricultural buildings and related improvements.

11. PRIMARY REFERENCES

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Google Earth Pro. 2010.

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Schmitt, Robert C. *Historical Statistics of Hawai’i.* The University Press of Hawai’i, Honolulu, Hawai’i. 1977.

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State of Hawai‘i, Department of Agriculture, Agricultural Development Division and U.S. Department of Agriculture, National Agricultural Statistics Service. *Statistics of Hawaiian Agriculture.* Honolulu, Hawai’i. Annual.

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These annual documents provide information on a number of subjects, including agricultural activity in Hawai‘i.

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The State Constitution includes policies related to agriculture.

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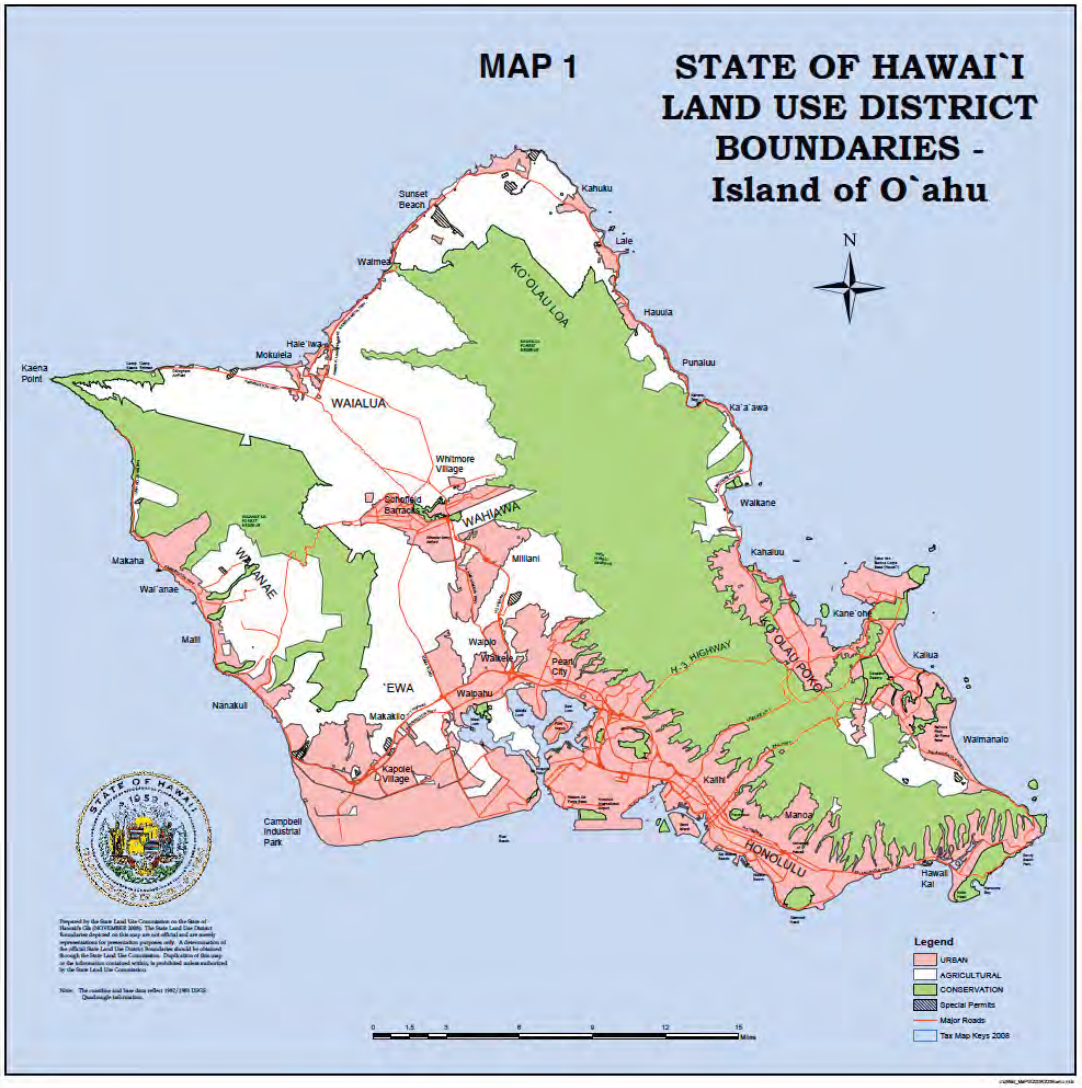
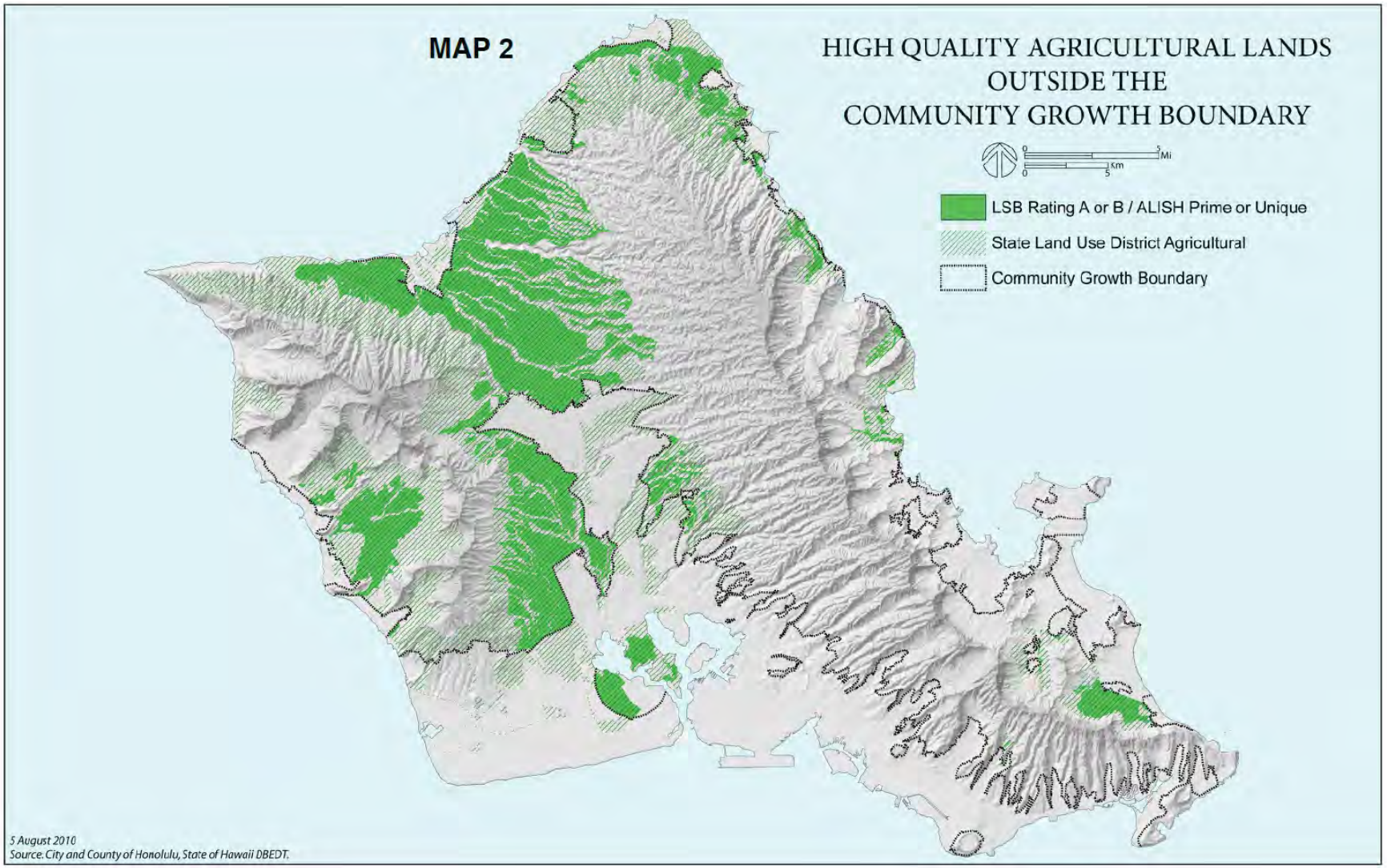
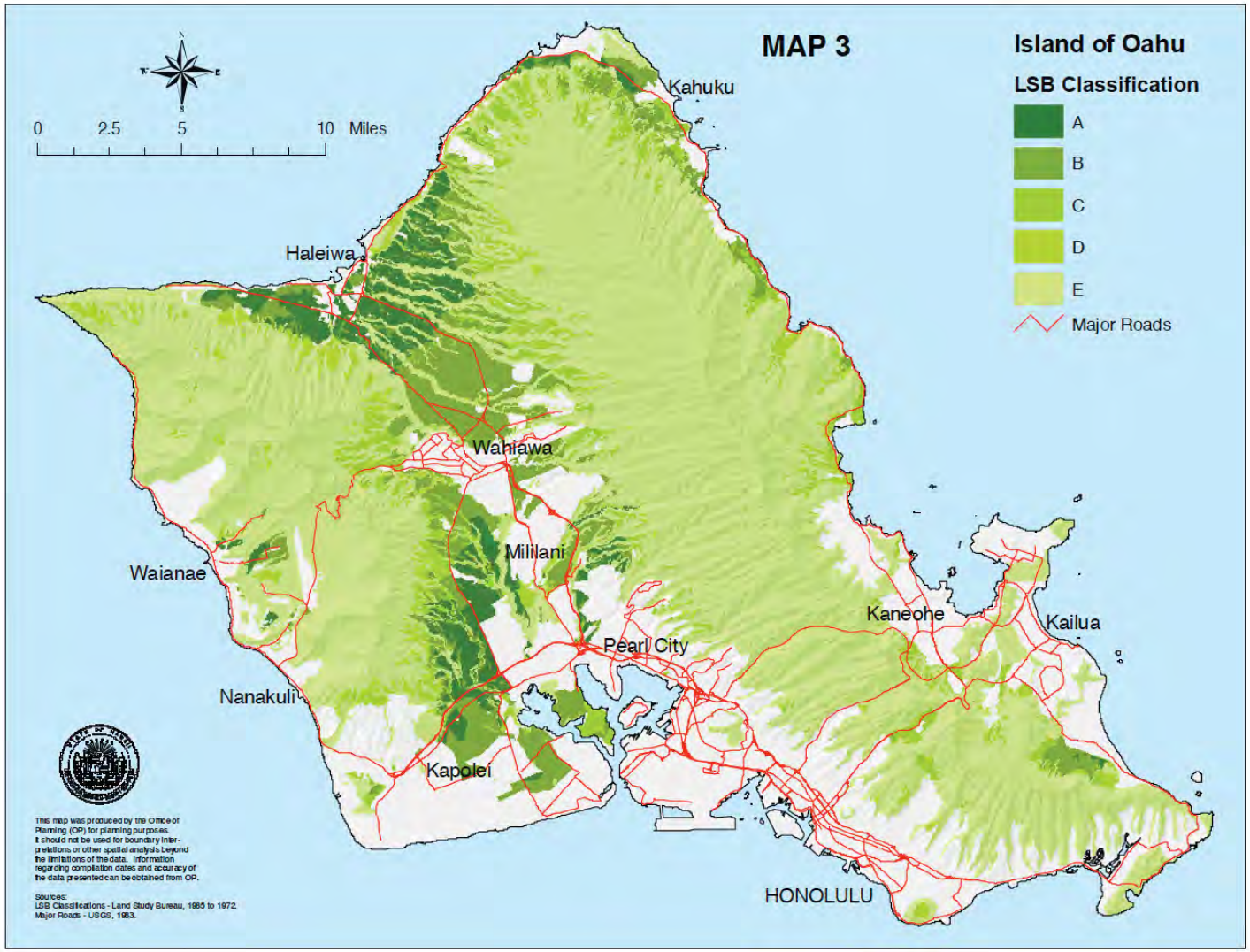
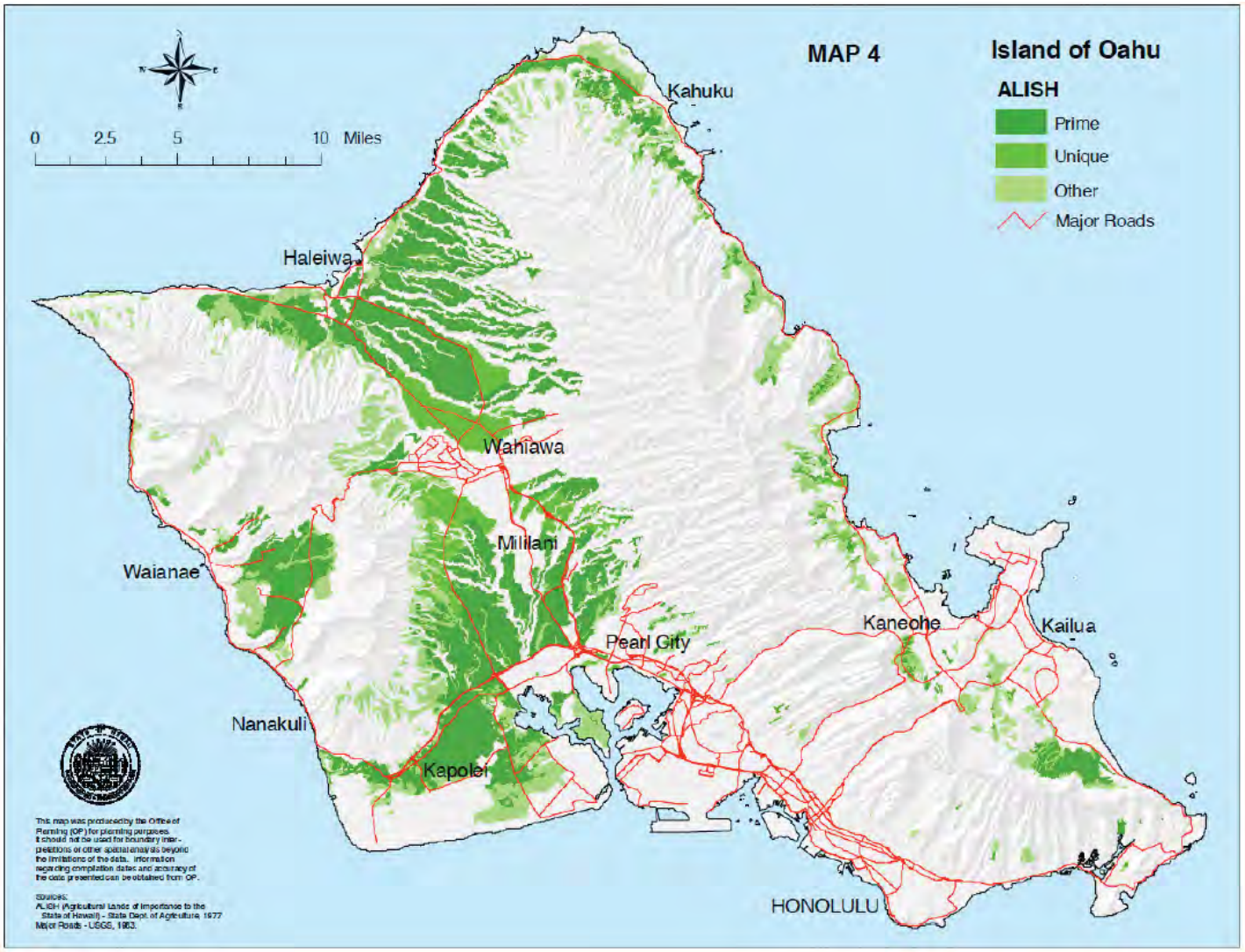
This report provides soil ratings along with arial photos of agricultural activity in the early 1970s.

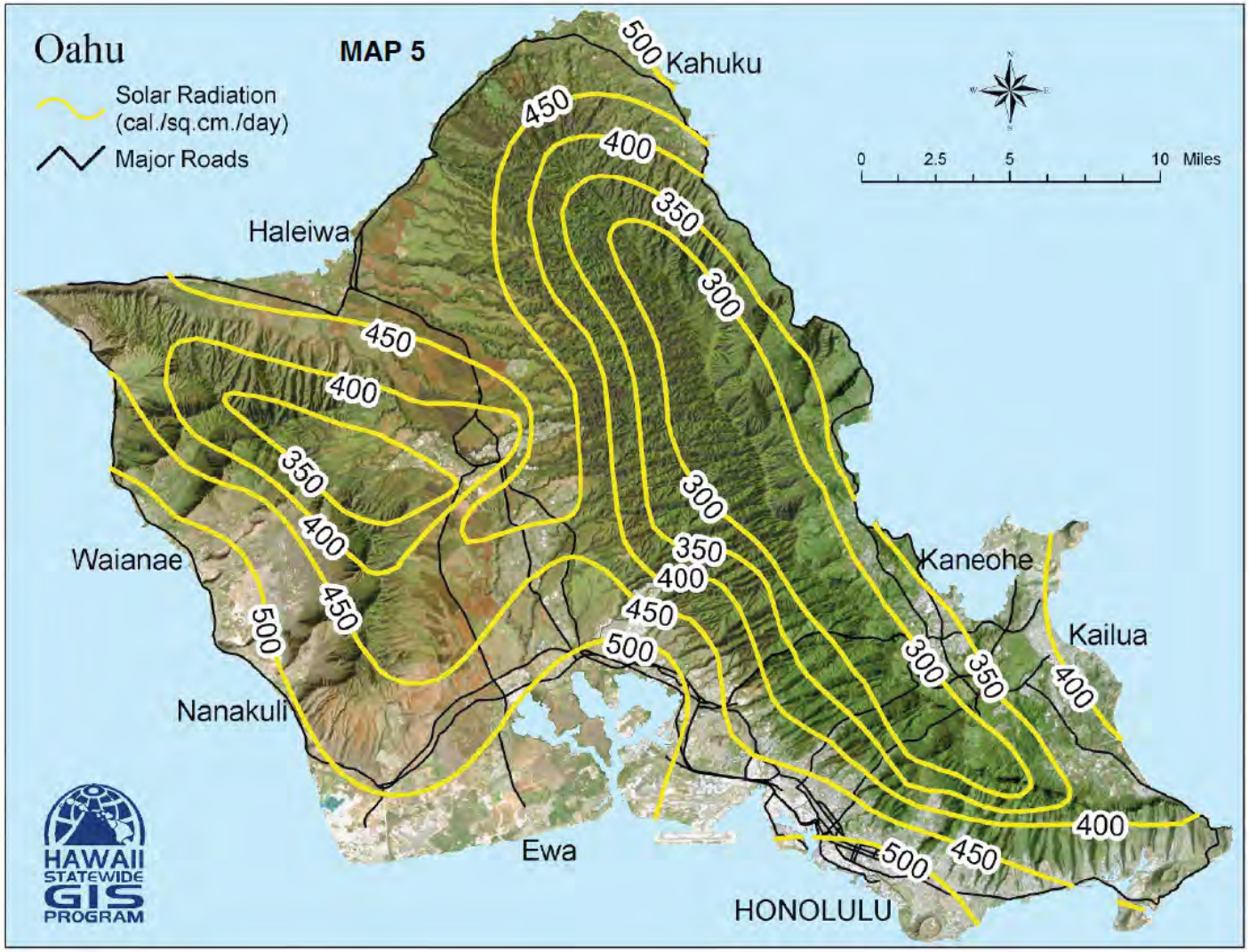
MAPS

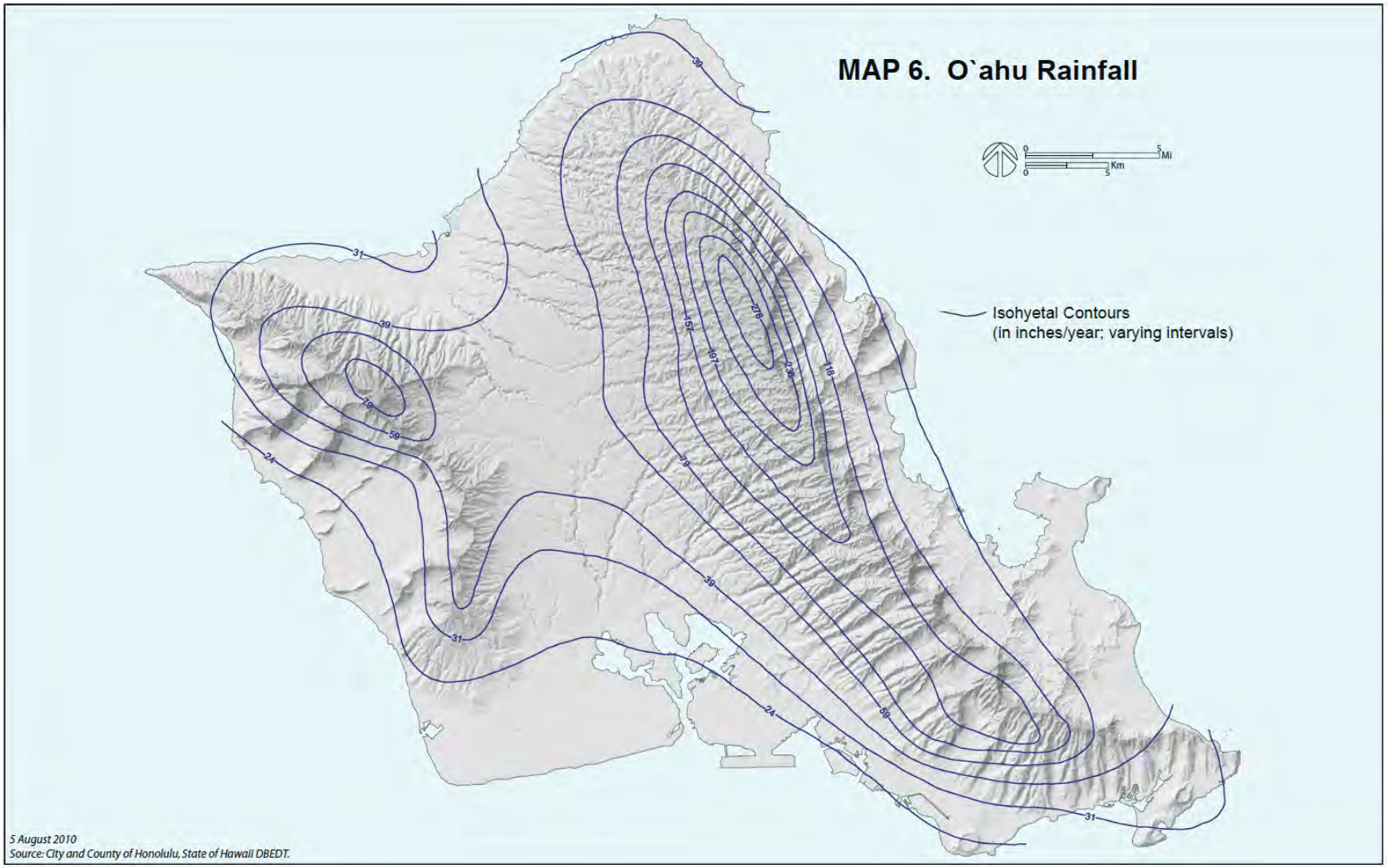

MAP 1
STATE OF HAWAI`I
LAND USE DISTRICT
BOUNDARIES -
Island of O`ahu
N
Sunset Beach
Kahuku
Laie
Waimea
KO`OLAU LOA
Hauula
Haie`iwa
Mokuleia
Kaena Point
Punaluu
WAIALUA
Ka`a`awa
Whitmore Village
Schofield Barracks
WAHIAWA
Waikane
Makaha
WAI`ANAE
Mililani
Kahaluu
Wai`anae
Kane`ohe
Maili
Waipio
Waikele
Pearl City
H-3 HIGHWAY
KO`OLAU POKO
Kailua
`EWA
Waipahu
Nanakuli
Makakilo
Waimanalo
Kapolei Village
Kaiihi
Campbell Industrial Park
Manoa
HONOLULU
Hawaii Kai
STATE OF HAWAII
1959
Legend
URBAN
AGRICULTURAL
CONSERVATION
Special Permits
Major Roads
Tax Map Keys 2008
0
1.5
3
6
9
12
15
Miles

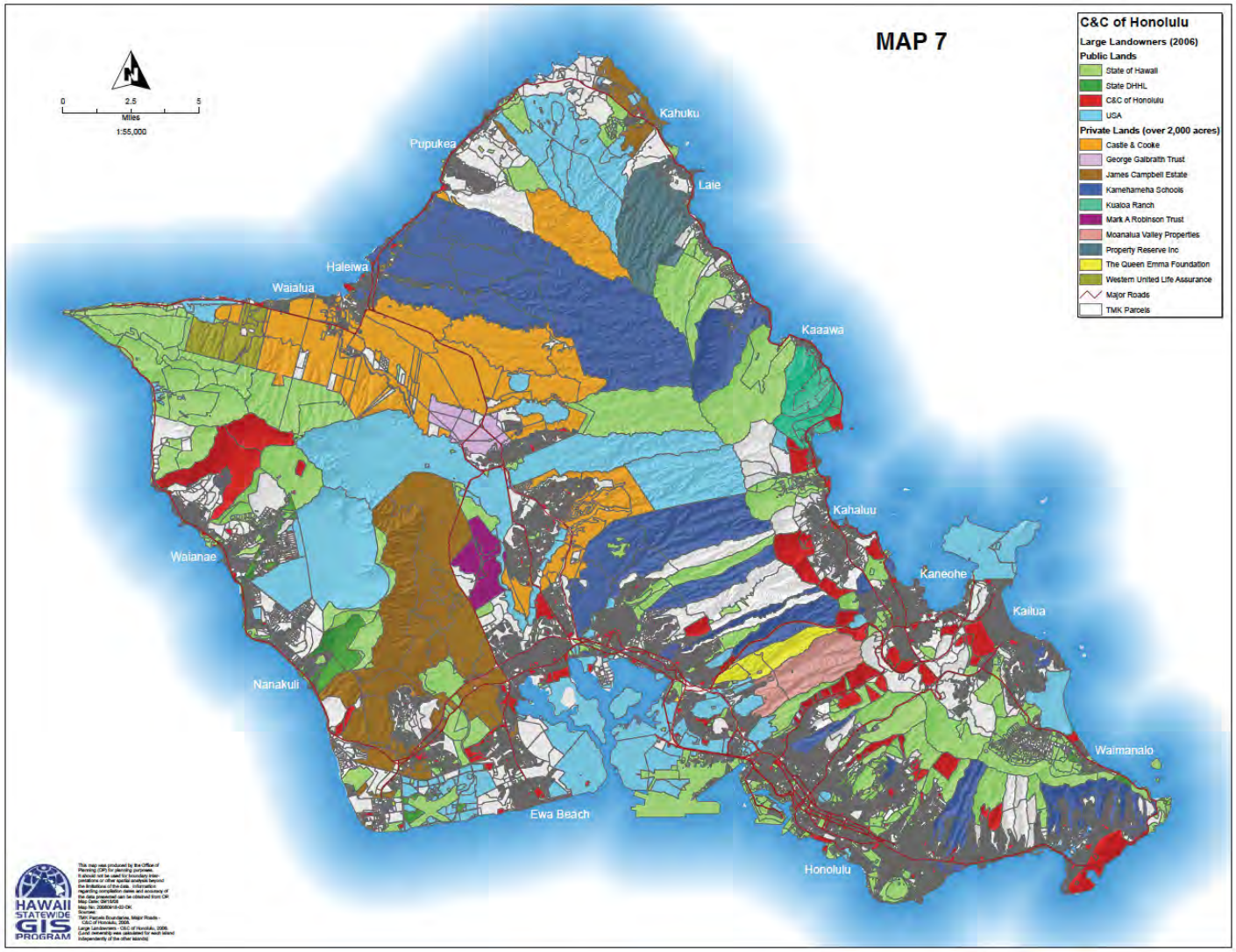

MAP 2
HIGH QUALITY AGRICULTURAL LANDS
OUTSIDE THE
COMMUNITY GROWTH BOUNDARY
0
5
Mi
0
5
Km
LSB Rating A or B / ALISH Prime or Unique
State Land Use District Agricultural
Community Growth Boundary
5 August 2010
Source: City and County of Honolulu, State of Hawaii DBEDT.

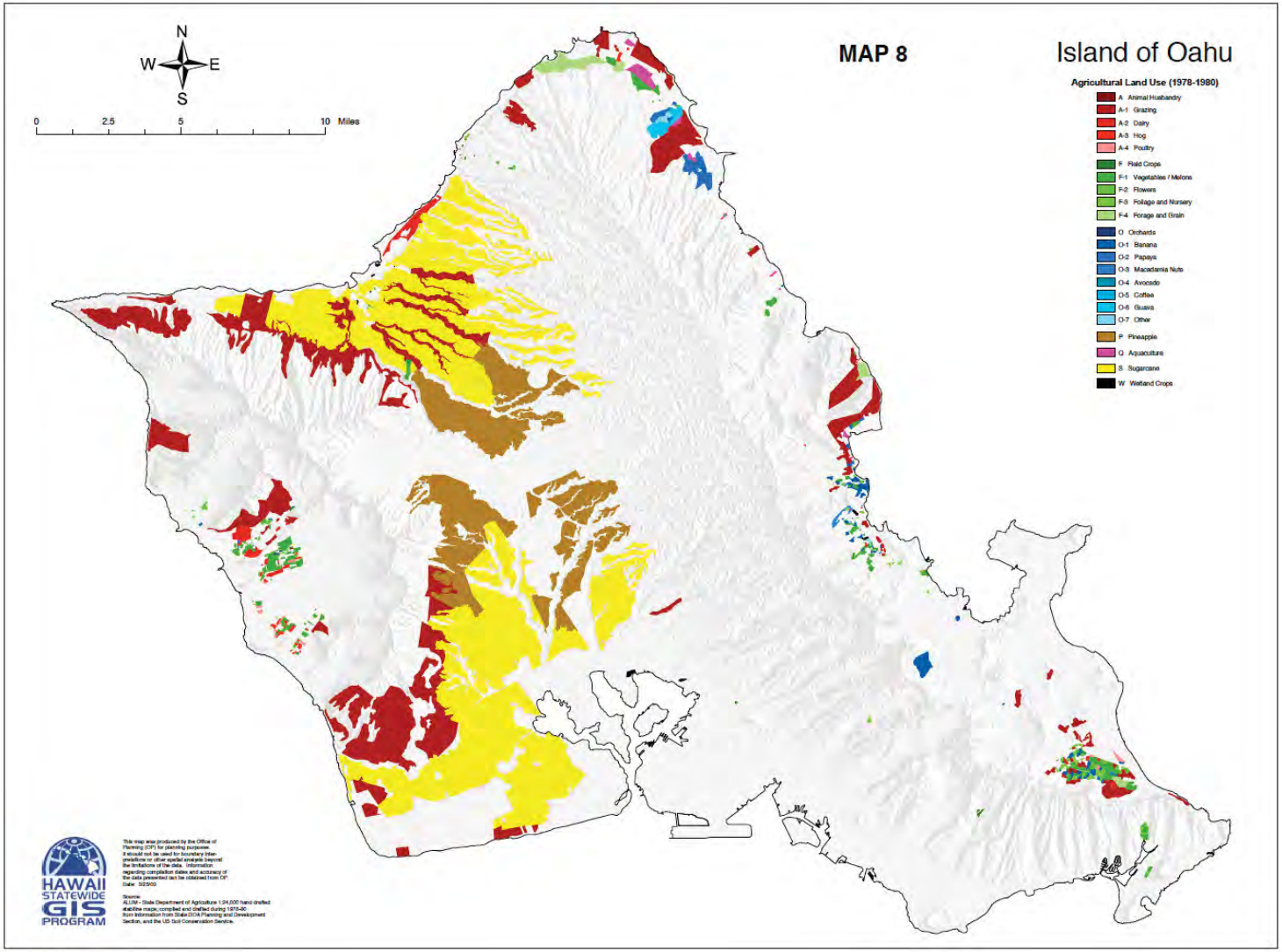

MAP 3
Island of Oahu
LSB Classification
A
B
C
D
E
Major Roads
0 2.5 5 10 Miles
Kahuku
Haleiwa
Wahiawa
Mililani
Waianae
Pearl City
Kaneohe
Kailua
Nanakuli
Kapolei
HONOLULU
This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.
Sources:
LSB Classifications - Land Study Bureau, 1965 to 1972.
Major Roads - USGS, 1953.


MAP 4
Island of Oahu
ALISH
Prime
Unique
Other
Major Roads
0 2.5 5 10 Miles
Kahuku
Haleiwa
Wahiawa
Mililani
Waianae
Pearl City
Kaneohe
Kailua
Nanakuli
Kapolei
HONOLULU
This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.
Sources:
ALISH (Agricultural Lands of Importance to the State of Hawaii) - State Dept. of Agriculture, 1977
Major Roads - USGS, 1983.

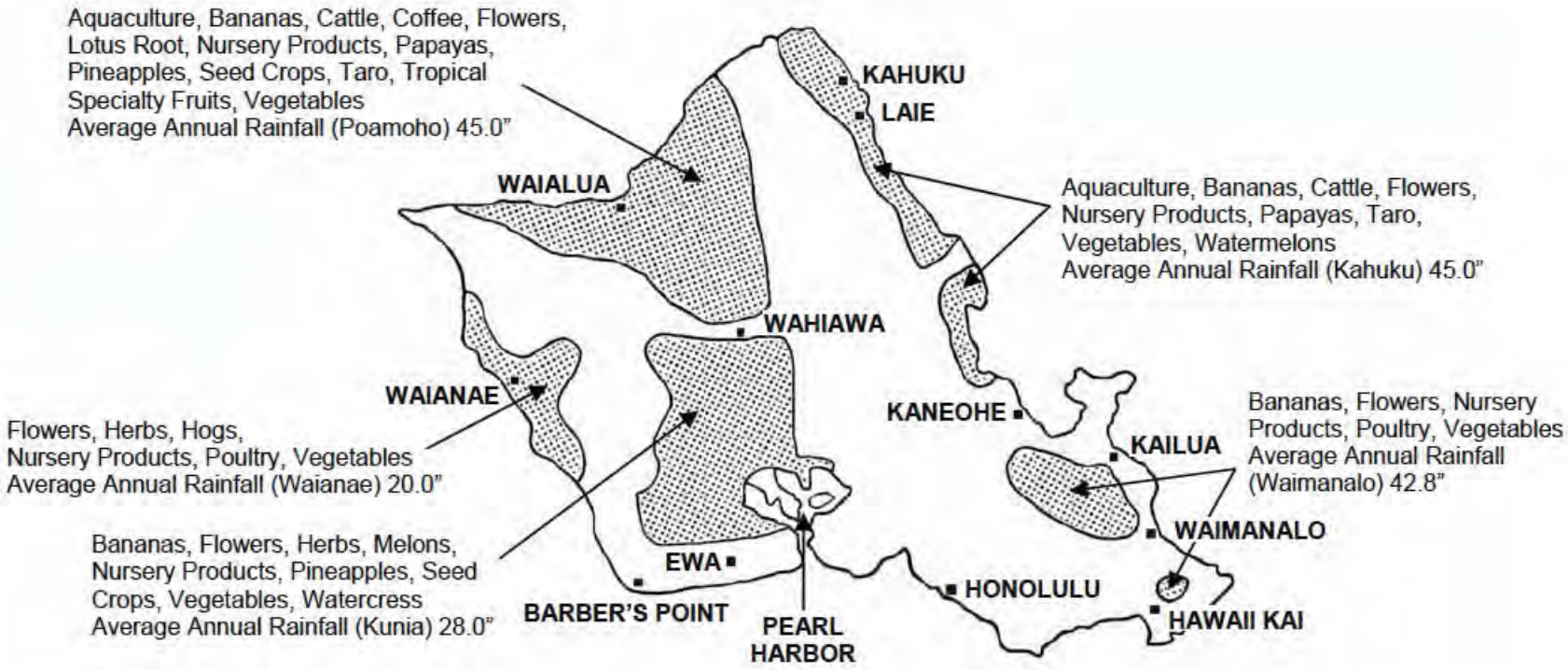

Oahu
MAP 5
Solar Radiation
(cal./sq.cm./day)
Major Roads
0 2.5 5 10 Miles
Kahuku
Haleiwa
Waianae
Nanakuli
Ewa
HONOLULU
Kaneohe
Kailua
500
450
400
350
300
HAWAII STATEWIDE GIS PROGRAM


MAP 6. O`ahu Rainfall
0
5
Mi
0
5
Km
Isohyetal Contours
(in inches/year; varying intervals)
39
31
39
79
59
24
31
39
24
59
31
157
197
276
236
118
79
5 August 2010
Source: City and County of Honolulu, State of Hawaii DBEDT.


MAP 7
C&C of Honolulu
Large Landowners (2006)
Public Lands
State of Hawaii
State DHHL
C&C of Honolulu
USA
Private Lands (over 2,000 acres)
Castle & Cooke
George Galbraith Trust
James Campbell Estate
Kamehameha Schools
Kualoa Ranch
Mark A Robinson Trust
Moanalua Valley Properties
Property Reserve Inc
The Queen Emma Foundation
Western United Life Assurance
Major Roads
TMK Parcels
0
2.5
5
Miles
1:55,000
Kahuku
Pupukea
Laie
Haleiwa
Waialua
Kaaawa
Kahaluu
Waianae
Kaneohe
Kailua
Nanakuli
Waimanalo
Ewa Beach
Honolulu
HAWAII STATEWIDE GIS PROGRAM


MAP 8
Island of Oahu
N
W
E
S
0
2.5
5
10 Miles
Agricultural Land Use (1978-1980)
A Animal Husbandry
A-1 Grazing
A-2 Dairy
A-3 Hog
A-4 Poultry
F Field Crops
F-1 Vegetables / Melons
F-2 Flowers
F-3 Foliage and Nursery
F-4 Forage and Grain
O Orchards
O-1 Banana
O-2 Papaya
O-3 Macadamia Nuts
O-4 Avocado
O-5 Coffee
O-6 Guava
O-7 Other
P Pineapple
Q Aquaculture
S Sugarcane
W Wetland Crops
HAWAII STATEWIDE GIS PROGRAM

MAP 9. Major Farm Areas, O'ahu: 2008



TABLES

Table 1. Crop Acreage, Livestock and Farms: 1980 and 2008

Item	1980		2008				Units
	State Amount	Oahu Amount	State Exports	State Self-sufficiency	State Amount	Oahu Amount	
1.a. CROPS							
Specialty Crops							
Sugarcane	217,700	33,100	100%		39,700	-	acres in crop
Macadamia Nuts	13,300	dnd	most		17,000	dnd	"
Coffee	1,900	-	most		7,800	dnd	"
Seed Crops	680	dnd	100%		5,990	dnd	"
Pineapples	43,000	11,500		100.0%	dnd	dnd	"
Floriculture and Nursery Products	1,477	374	44%		3,240	699	"
Feed Crops	dnd	dnd			dnd	dnd	"
Herbs	dnd	dnd			dnd	dnd	"
Ginger Root	40	dnd			50	dnd	"
Other and Adjustment for dnd	4,203	1,026			8,720	7,901	"
Adj. for Vegetable and Melon Crops					(2,400)	(2,400)	"
Total Specialty Crops	282,300	46,000			80,100	6,200 8%	acres in crop
Fruits							
Tropical Specialty Fruits	dnd	dnd		dnd	1,480	dnd	acres in crop
Papayas	1,950	75		dnd	1,380	dnd	"
Bananas	730	470		47%	1,300	dnd	"
Avocados	350	dnd		34%	400	dnd	"
Guavas	975	dnd		dnd	180	dnd	"
Passion Fruit	75	dnd		dnd	dnd	dnd	
Oranges	30	dnd		dnd	dnd	dnd	
Tangerines	28	dnd		dnd	dnd	dnd	
Other	1,062	dnd		dnd	1,160	dnd	"
Total Fruits (Self-sufficiency includes pineapple)	5,200	800		32%	5,900	900 15%	acres in crop
Vegetables and Melons							
Potatoes, Sweet	100	45		83%	470	dnd	harvested acres
Cabbage, Head	460	dnd		80%	410	dnd	"
Corn, Sweet	250	195		78%	400	dnd	"
Taro	320	dnd		30%	390	dnd	acres in crop
Cucumbers	210	80		78%	310	95	harvested acres
Cabbage, Chinese	350	dnd		87%	220	dnd	"
Squash, Italian	25	dnd		46%	170	dnd	"
Onions, Dry	80	dnd		7%	160	dnd	"
Onions, Green	90	75		73%	125	105	"
Beans, Snap	130	25		56%	120	60	"
Cabbage, Mustard	100	dnd		82%	95	dnd	"
Lettuces	660	dnd		11%	90	dnd	"

Table 1. Crop Acreage, Livestock and Farms: 1980 and 2008
(Continued)

Item	1980		2008				Units
	State Amount	Oahu Amount	State Exports	State Self-sufficiency	State Amount	Oahu Amount	
Vegetables and Melons (continued)							
Romaine	130	-		10%	90	dnd	"
Broccoli	40	dnd		6%	80	dnd	"
Eggplant	60	29		55%	50	dnd	"
Squash, Oriental	45	dnd		35%	40	dnd	"
Watercress	32	dnd		99%	35	dnd	acres in crop
Pumpkins	20	dnd		9%	30	dnd	harvested acres
Bittermelon	14	dnd		65%	20	dnd	"
Celery	70	dnd		7%	20	dnd	"
Tomatoes	270	10		dnd	dnd	dnd	"
Daikon	200	dnd		dnd	dnd	dnd	"
Watermelons	130	65		dnd	dnd	dnd	"
Peppers, Green	45	5		dnd	dnd	dnd	"
Burdock	35	dnd		dnd	dnd	dnd	"
Lotus Root	35	dnd		dnd	dnd	dnd	"
Cauliflower	30	dnd		dnd	dnd	dnd	"
Carrots	25	dnd		dnd	dnd	dnd	"
Radish	25	dnd		dnd	dnd	dnd	"
Parsley	18	dnd		dnd	dnd	dnd	"
Chinese Peas	17	dnd		dnd	dnd	dnd	"
Dasheen	14	dnd		dnd	dnd	dnd	"
Adjustment for double counting and dnd	(2,110)	dnd			(225)	1,240	"
Adj. for Vegetable and Melon Crops listed under Specialty Crops					2,400	2,400	
Total Vegetables and Melons	3,900	1,100		34%	5,500	3,900 71%	
Total Crop Acreage	291,400	47,900			91,500	11,000 12%	acres
1.b. Water Use (excluding reuse)	1,026	237			306	29	mgd
1.c. LIVESTOCK				(2005)	(2008)	(2008)	
Chickens, Egg Production	1,007,000	860,000		20.0%	334,000	dnd	animals
Chickens, Broilers	307,000	258,000			39,000	dnd	"
Cattle and Calves, Beef	207,000	19,800	77%	4.5%	147,400	4,400	"
Cattle and Calves, Dairy	19,000	11,600		10.0%	2,600	-	"
Hogs and Pigs	57,000	35,400		3.9%	13,000	9,400	animals
Honey and Beeswax	7,000	dnd			10,000	dnd	colonies
Goats	dnd	dnd			9,200	dnd	"
Equine	dnd	dnd			6,500	dnd	"
Sheep and Lambs					dnd	dnd	"

Table 1. Crop Acreage, Livestock and Farms: 1980 and 2008
(Continued)

Item	1980		2008				Units
	State Amount	Oahu Amount	State Exports	State Self-sufficiency	State Amount	Oahu Amount	
1d. Farms and Livestock Operations							
Farms							
Sugarcane	380	3			2	-	
Pineapple (including specialty)	18	2			40	1	
Flowers and Nursery Products	640	220			1,025	270	
Fruits (excluding pineapple)	692	166			1,505	155	
Vegetables and Melons	585	246			540	180	
Taro	122	2			105	20	
Macadamia Nuts	475	1			570	5	
Coffee	650	-			830	3	
Total Farms	3,562	640			4,617	634	
Livestock Operations							
Cattle Ranches	800	80			985	47	
Hogs	650	350			230	70	
Dairies	24	18			2	-	
Other Milk Operations	46	6			13	3	
Poultry Farms	70	34			100	15	
Honey	27	5			35	9	
Total Livestock Operations	1,617	493			1,365	144	
Other Operations Less Duplications	(879)	(133)			1,518	172	
Total Farms and Livestock Operations	4,300	1,000			7,500	950	

dna: data not available

dnd: data not disclosed

Sources

"Statistics of Hawaiian Agriculture."

"Economic Impacts of Increasing Hawaii's Food Self-Sufficiency."

Table 2. Economic Contributions of Agriculture, Oahu: 2007 and 2008

Item	Source or Multiplier	Amount	Units
2.a. MARKET: POPULATION AND HOUSEHOLDS: 2008			
Residents	DBEDT Data Book	905,034	people
Residents and Visitors (de facto population)		934,262	"
Households	2.95 people /household	306,791	households
2.b. FOOD EXPENDITURES: 2008			
Per Household			
In 2004-2005			
All Foods	DBEDT Data Book	$ 8,089	
Fruits and Vegetables	"	$ 831	
In 2008			
All Foods	1.18 CPI Adjustment	$ 9,545	
Fruits and Vegetables (fresh, frozen and canned)	"	$ 981	
Total Food Expenditures, Oahu			
All Foods	$ 9,545 per household	$ 2,928,320,095	
Fruits and Vegetables (fresh, frozen and canned)	$ 981 "	$ 300,961,971	
2.c. SALES: 2008			
Farms			
Vegetables, Ginger Root, Herbs and Melons	Statistics of Hawaii Ag	$ 17,951,000	annual
Fruits	"	$ 3,937,000	"
Flowers and Nursery Products	"	$ 37,970,000	"
Other (pineapple, coffee, mac nuts, taro and seeds)	"	$ 107,865,000	"
Total Sales of Farm Products		$ 167,723,000	annual
Livestock Operations			
Cattle	"	$ 358,000	annual
Hogs	"	$ 1,860,000	"
Other (milk, eggs and aquaculture)	"	$ 14,651,000	"
Total Sales of Livestock Production		$ 16,869,000	annual
Total Sales of Farm and Livestock Products		$ 184,592,000	"
Indirect Sales	1.06 x direct sales	$ 195,667,520	"
Total Direct and Indirect Ag Sales		$ 380,259,520	annual
Ag-Tourism (2006)		$ 14,201,000	"
Theft, Vandalism and Security		$ (3,919,000)	"
Share of Total Value of Farm and Livestock Production		2.1%	
Annual Revenues per Acre, Farms		$ 15,248	

Table 2. Economic Contributions of Agriculture, Oahu: 2007 and 2008
(continued)

Item	Source or Multiplier	Amount	Units
2.d. AGRICULTURE EMPLOYMENT: 2007			
Hired Workers			
Crop Farming		1,221	jobs
Livestock		156	"
Support Activities		158	"
Total Ag Employees		1,535	jobs
Self-employed and Unpaid Family Workers	68%	1,044	"
Total Farm Employment		2,579	jobs
Indirect Jobs	0.5 x direct jobs	1,290	"
Total Farm-related Employment		3,869	jobs
Share of Total Oahu Jobs (456,950 jobs)		0.8%	
Farm Jobs per 100 Acres		11	
2.e. WAGES AND PAYROLL: 2007			
Average Wages			
Agriculture			
Crop Farming	DLIR	$ 25,192	
Livestock	"	$ 27,033	
Support Activities	"	$ 28,503	
Average	"	$ 25,720	
Indirect Workers	"	$ 40,784	
Payroll			
Crop Farming		$ 30,759,432	
Livestock		$ 4,217,148	
Support Activities		$ 4,503,474	
Total Payroll, Direct Jobs		$ 39,480,054	
Indirect Workers		$ 42,578,496	
Total Payroll		$ 82,058,550	

Sources

"Statistics of Hawaiian Agriculture."
"Employment and Payrolls in Hawaii."
"The State of Hawaii Data Book."

FIGURES

Figure 1. Crop Acreage, Statewide: All Crops

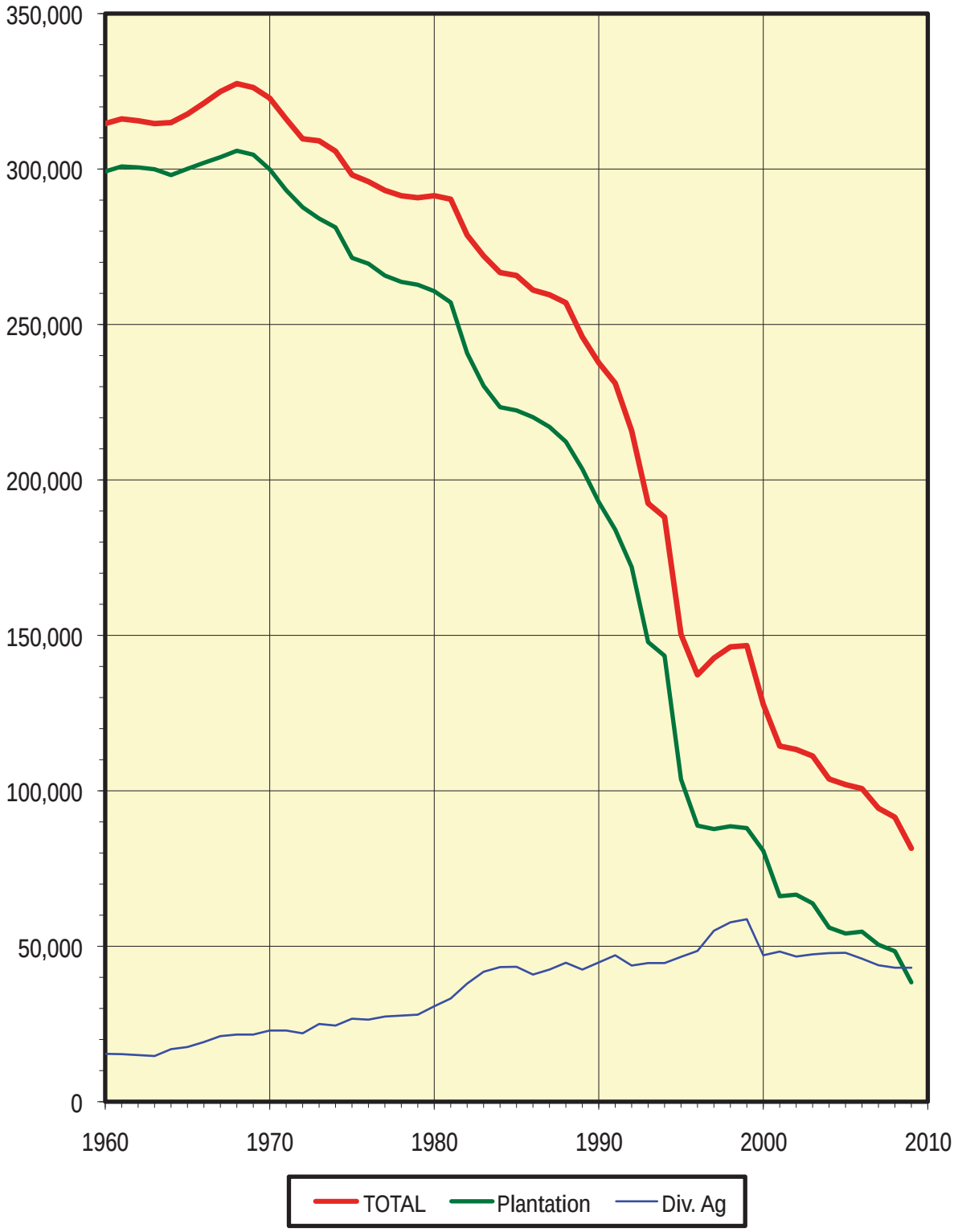


Figure 2. Crop Acreage, Statewide: Diversified Crops

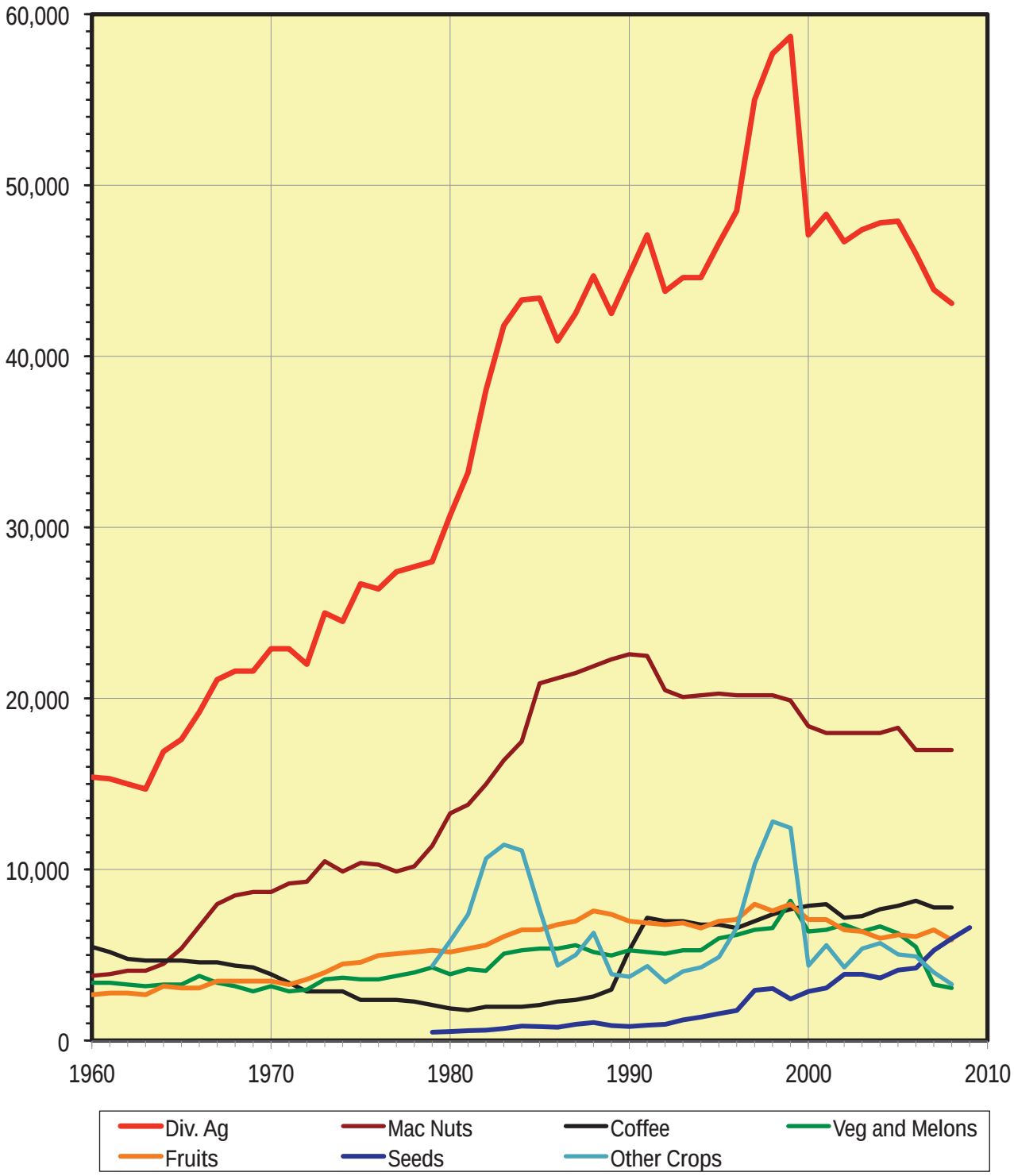


Fig. . Crop Acreage, Oahu: All Crops

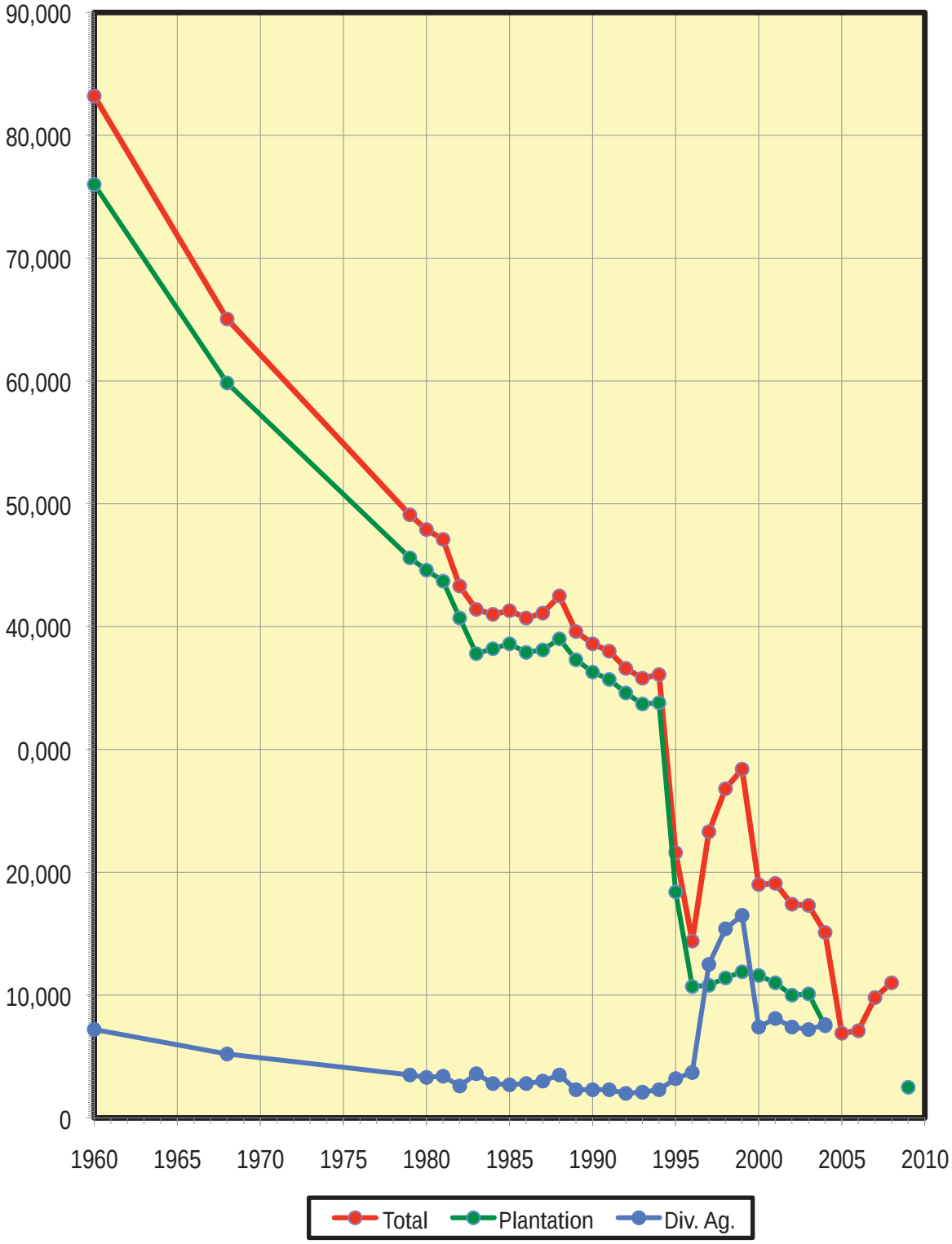


Fig. . Crop Acreage, Statewide, Oa u and eig or slands: egeta les and elons

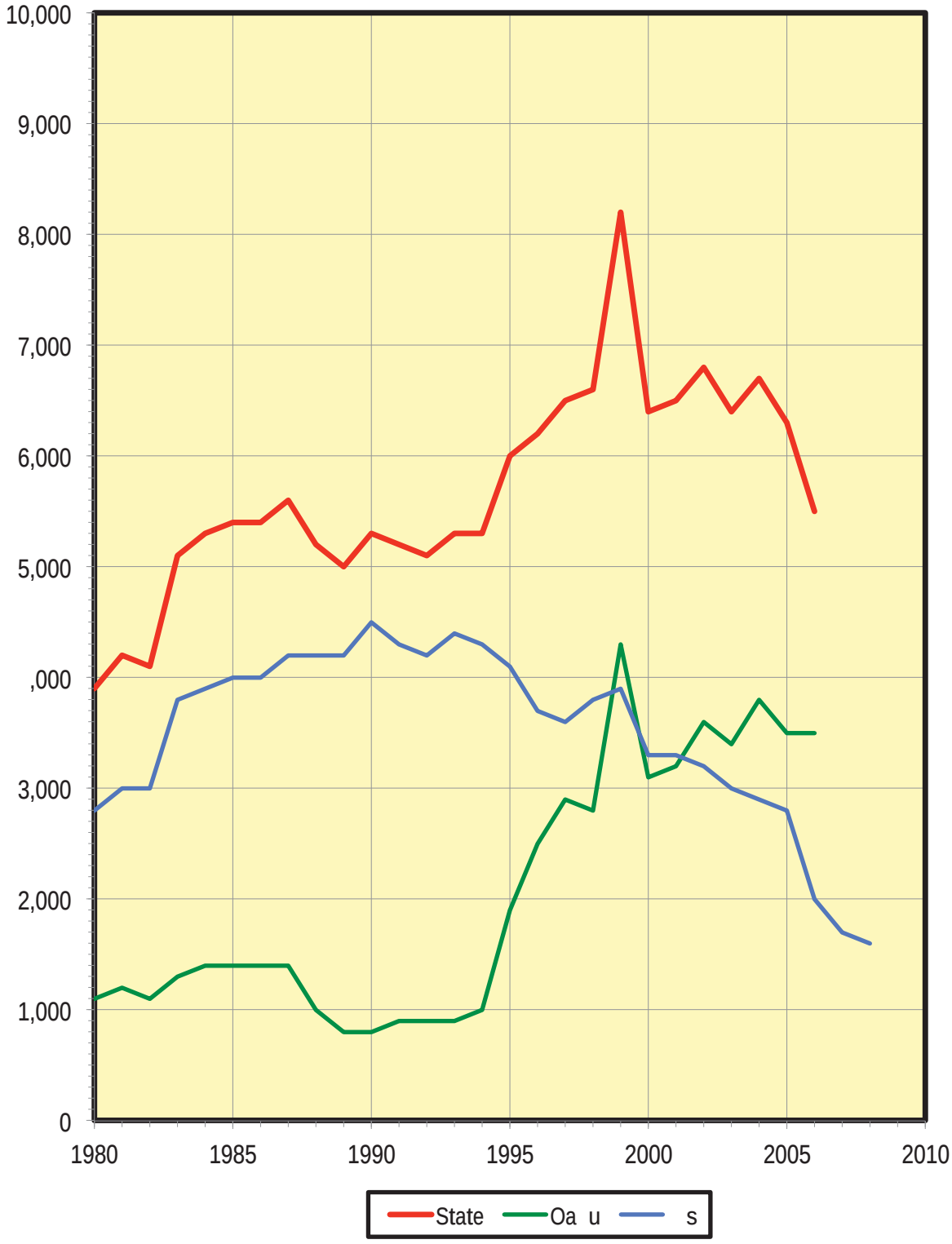


Fig. 5. Crop Acreage, State ide, Oahu and Neighbor Islands: Fruits (excluding pineapple)

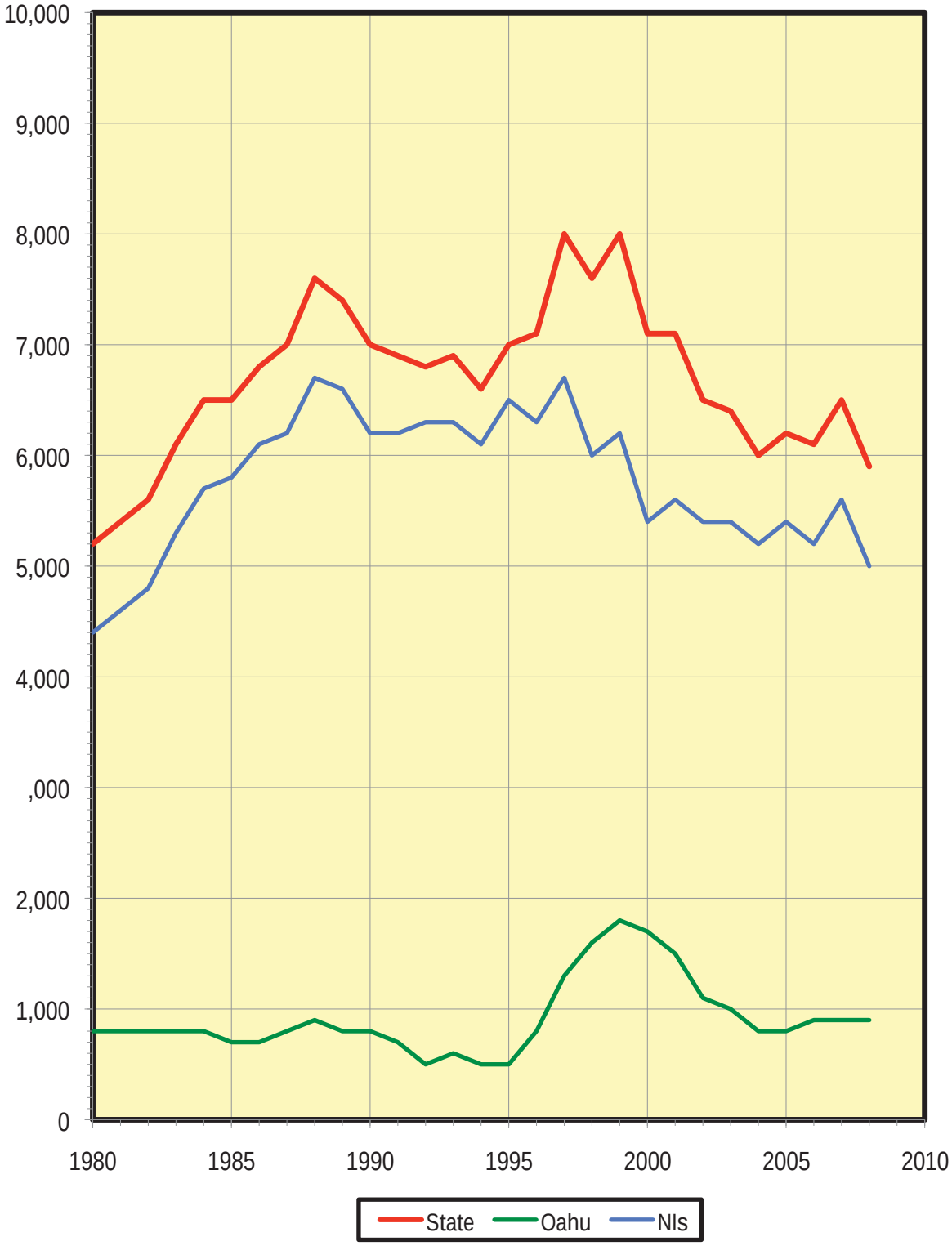


Fig. 6. Cattle and Pigs, Oahu

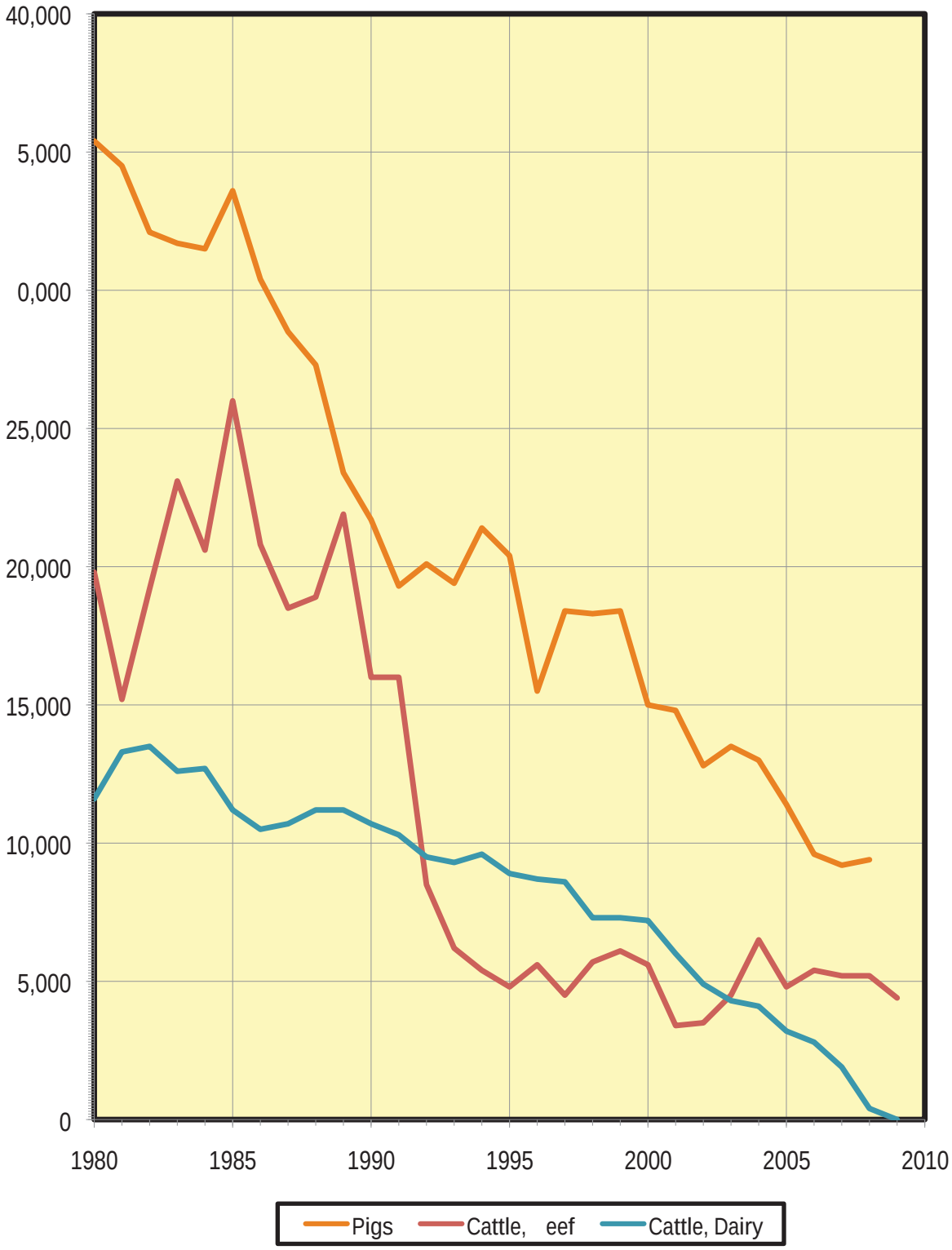


Fig. 7. Chickens, Oahu

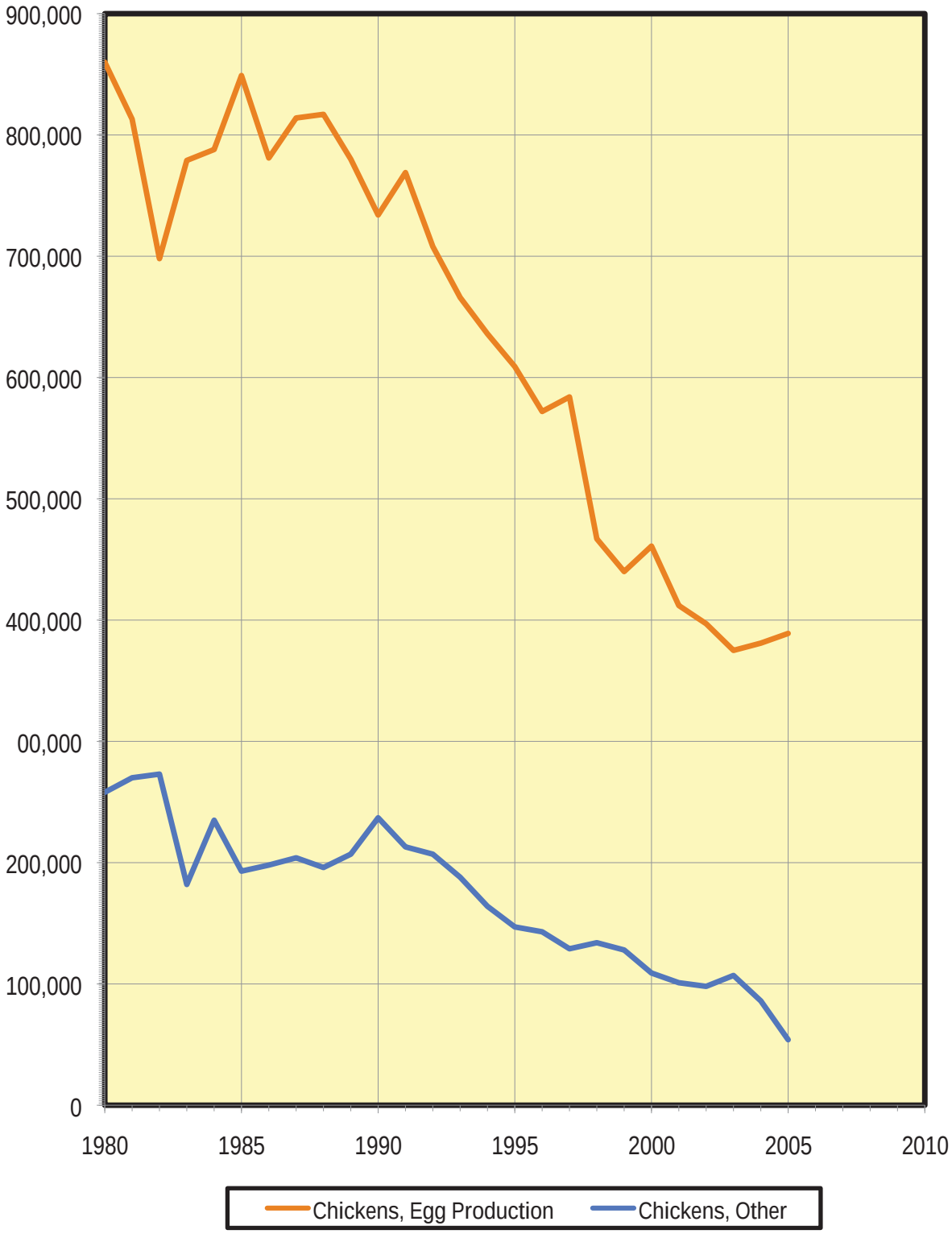
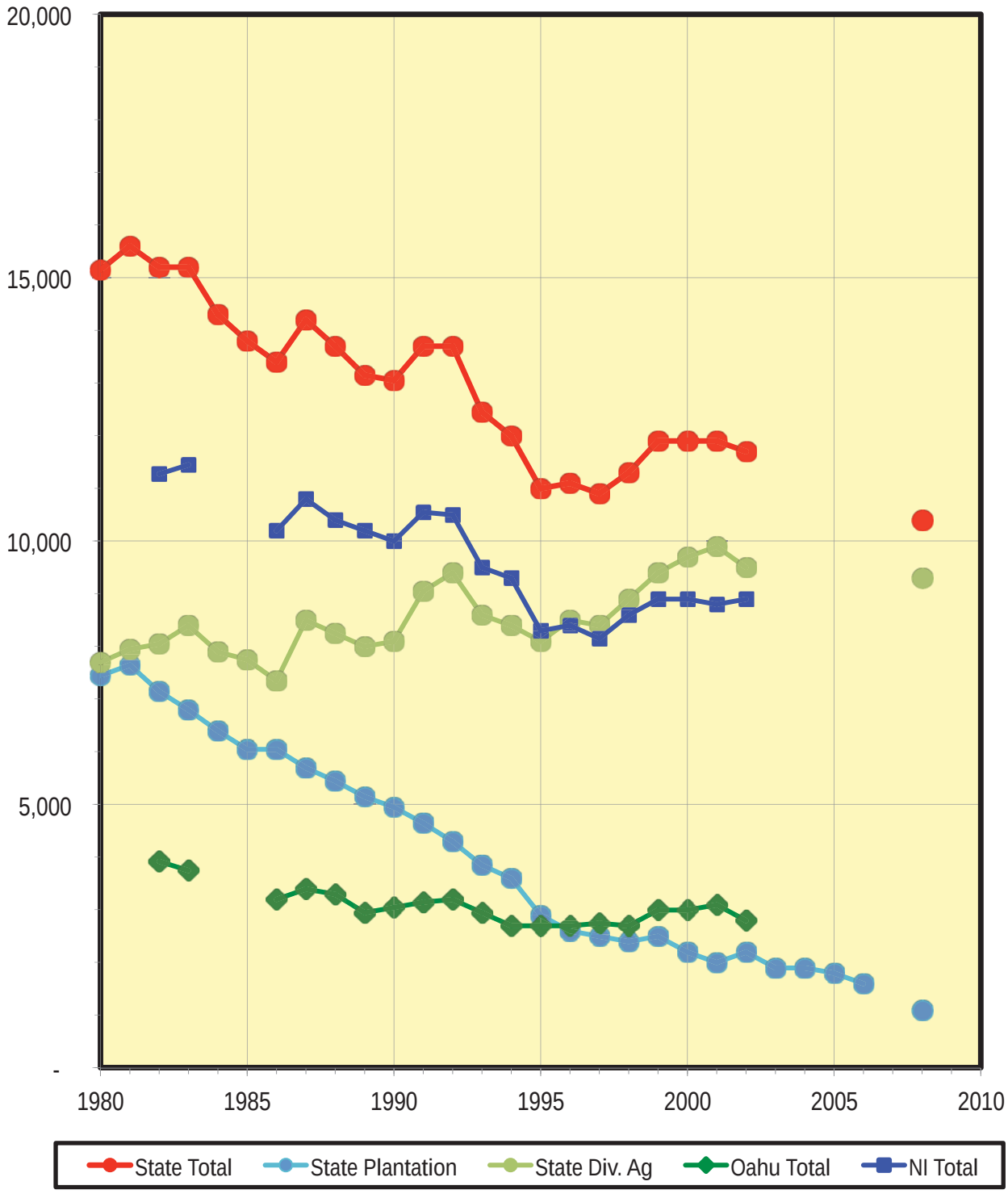


Fig. 8. Agricultural Employment, State ide, Oahu and Neighbor Islands

(including self-employed and unpaid family farm workers)



COMMERCIAL REAL ESTATE TREND REPORT

C

Helber Hastert and Fee, Planners, Inc.

City and County of Honolulu General Plan Update

Commercial Real Estate Market Trends Report

Colliers Monroe Friedlander Consulting
October 2010

COLLIERS
MONROE FRIEDLANDER

TABLE OF CONTENTS

Project Objectives and Methodology **3**

Executive Summary **4**

1.0 Local Market Trends **7**
1.1 Office Market Overview 7
1.2 Retail Market Overview 7
1.3 Industrial Market Overview 12

2.0 Macro Level Trends **18**
2.1 The Green Revolution 18
2.2 Transit Oriented Development 24
2.3 Shortage of Development Land 26
2.4 New Commercial and Industrial Concepts 29
2.5 Changing Demographics 32

References 35

LIST OF ACRONYMS

C&D	Construction and Demolition
CCP	Coal Combustion Products
CCRC	Continuing Care Retirement Community
CLASS	Community Living Assistance Services and Supports Act
CMFC	Colliers Monroe Friedlander Consulting
EPA	Environmental Protection Agency
EV	Electric Vehicle
HCDA	Hawai‘i Community Development Agency
HHF	Helber, Hastert and Fee, Planners, Inc.
LEED	Leadership in Energy and Environmental Design
TBL	Triple Bottom Line Reporting
TOD	Transit-Oriented Development
USGBC	United States Green Building Council

PROJECT OBJECTIVES

Helber, Hastert and Fee, Planners, Inc. ("HHF") engaged Colliers Monroe Friedlander Consulting ("CMFC") as a subcontractor for the City and County of Honolulu General Plan Update. This trend report is part of Stage 1 – Reconnaissance of the Basic Scope of Services and examines trends which impact commercial real estate and how they will potentially influence future land use patterns on O'ahu over the next twenty-five years.

PROJECT METHODOLOGY

Over the next two and a half decades, sustainability and technological advances will reshape land use and how and where companies conduct their business. This trends overview includes local and regional changes that will affect future land use as well as examine macro-level trends. For the local market overview and trends, CMFC utilized its market knowledge and proprietary database for the office, retail, and industrial property sectors. CMFC utilized on-line searches of real estate industry organizations and other business industry sources to determine the macro-level trends which could potentially impact commercial real estate on O'ahu .

EXECUTIVE SUMMARY

LOCAL MARKET TRENDS

Office and Retail

Over the next few decades, the following trends will affect office and retail land uses and development.

- *Redevelopment of Commercial and Industrial Lands in the Urban Core* – Kamehameha Schools, General Growth Properties, CommonWealth Real Estate Investment Trust ("CommonWealth"), Queen Emma Land Trust, and the State of Hawai'i have plans to redevelop a significant portion of their land holdings in urban Honolulu into more vibrant mixed-use neighborhoods to increase property values and maximize returns. Many of the ground leases in these areas are set to expire or come up for renegotiation over the next twenty-five years. The revitalization of these areas will provide growth opportunities for office and retail users.

- *Transit-Oriented Development* – Transit-oriented development ("TOD") is a planning, design and development trend that seeks to create compact, mixed-use, pedestrian-oriented communities located around public transit stations. This type of development is new to the Hawai'i real estate market. Certain transit zones of the planned rail transit system will create opportunities for retail, office and residential market growth.

- *Continued Commercial Development in West O'ahu* - The City of Kapolei holds the majority of the remaining developable commercial and residential land on the island. With over 20,000 new homes planned over the next twenty-five years and an underserved retail market, an influx of new retail centers are on the horizon. In addition, more than 30 acres of land in the city center have been designated for retail and office use. The development of retail and office buildings in Kapolei as compared to urban Honolulu, are more financially viable due to lower land prices and generally higher rental rates.

- *Lack of Viable Office Development Sites in Urban Honolulu*- In the urban core, there are a limited amount of available land parcels for office development. High-rise residential condominiums, which are allowed under the same zoning as office buildings, were built on several potential office sites as they produced a higher net return to developers. As a result, any future office developments will most likely occur through redevelopment.

- *Medical Office Development* - As Hawai'i's population ages, the increased need for healthcare services may result in an increase in medical office development over the next twenty-five years. However, only a fraction of the planned medical office developments has been successfully leased over the past few years. Thus, there remain questions regarding the true depth of medical office demand.

Industrial Market

Industrial real estate will be impacted by several issues over the next two and a half decades as significant land use changes will transform current industrial markets into more commercial uses.

- *Gentrification of Existing Urban Industrial Properties* - Much of the Kākaʻāko, Kalihi/Kapālama, and the Airport/Māpunapuna districts are planned to transition away from primarily industrial use to retail, residential and high-tech uses. As these efforts continue to progress, industrial tenants will likely pay more for lease rents or relocate outside of Honolulu's urban core.

- *Ground Rent Term Expirations to Peak in the Next Decade* - Honolulu County's industrial market is unique in that a large portion of the land is controlled by a few major landlords. A significant portion of the ground leases in urban Honolulu are expiring or coming due for rent renegotiations in the next twenty-five years. This will serve as the impetus for the redevelopment of today's industrial markets.

- *Rising Land Prices* - High construction costs and land prices have kept new warehouse development to a minimum. The shortage of available vacant land in urban Honolulu has resulted in significant price increases for industrial properties and industrial-zoned land. Industrial businesses that rely upon thin margins are unable to pay the large increases in rents from this price growth.

- *Relocation of Industrial Tenants* - The planned redevelopment of the Kākaʻāko Waterfront and the pending closure of the Kapālama Military Reserve will force the relocation of approximately 4.8 million square feet of industrial users.

- *Availability of Industrial Land in West Oʻahu* - The West Oʻahu industrial market appears to act as a buffer for the ebb and flow of the real estate market. As market conditions tighten within the urban core, demand surges in West Oʻahu. At this point, there are several hundred acres of West Oʻahu land that are already zoned for industrial use and another several hundred acres that are undergoing the entitlement process.

MACRO LEVEL TRENDS

CMFC feels that the most relevant issues that need to be addressed which will impact land use over the next twenty-five years are:

The Green Revolution

Global concerns over the environment and the desire to reduce our dependency on fossil fuels are projected to impact and change the current use of commercial and industrial properties. The green revolution that capitalizes on energy management, recyclable construction materials and efficient space utilization will be the drivers of future commercial development.

Transit Oriented Development

Rapid transit will serve as a major contributor to the change in how employees travel to and from work. Developers will focus on transit-oriented development to target commuters buying power along the transit corridor. Mixed-use developments will allow commercial spaces to benefit from a captured audience of residents. Parking space requirements are likely to be reduced in an effort to entice developers to build with transit in mind.

Developable Land Shortage

With the existing limits to urban commercial development likely to be breached before 2035, developers will have to concentrate on creative reuse of existing properties. Higher density with vertical growth will likely be required in order to make any development financially feasible. Alternative formats of commercial space can serve to reduce space usage requirements.

New Commercial and Industrial Concepts

The continued use of the internet and smart card technology will continue to spur new retail concepts that will impact physical space requirements. Retailers will service their customers through multiple channels such as on-line, in-store, or on the phone. The reduction of overall land use from large stores to smaller concepts will be the norm which coincides with the concerns over the lack of available developable commercial land.

Changing Demographics

Hawai'i's population is aging rapidly. The population 65 years old and above increased at a 1.7% annual rate from July 1, 2000 to July 1, 2009 while the State's total population increased 0.7% a year during the same period. This demographic trend will influence what developers build. Nursing homes, assisted living, hospitals and outpatient clinics will be in high demand.

1.0 LOCAL MARKET TRENDS

1.1 Office Market Overview

With just over 15.7 million square feet of inventory on O'ahu, more than 72% of this inventory is located in the Central Business District and Kapi'olani Corridor. Over the past twenty-five years, more than 5.3 million square feet of office space has been built on O'ahu. The bulk of this construction occurred between the late 1980's and early 1990's. From 1985 to 1996, average annual office building construction was 435,000 square feet. Since then, less than 200,000 square feet of office space has been built. Office building development has been inhibited by a lack of available developable land and rental rates that are insufficient to cover construction costs. Current monthly base asking office rents for O'ahu are $1.59 per square foot. Rates would need to be over the $3.00 per square foot range to support new office construction.

Over the past twenty-years, the office market on O'ahu has averaged a 10.1% vacancy rate with the strongest conditions experienced in 1991 and 2006. At mid-year 2010, the office market had a vacancy rate of 11.1%. CMFC projects an increase in vacancy rates through 2011 with the market stabilizing thereafter.

Office Market Indicators

For the purposes of this report, companies categorized under the Professional & Business Services, Financial Activities, and Information technology sectors are considered the primary office market users. Job growth among these employment sectors drives the demand for future office development. Over the past decade, the office sector has averaged approximately 89,000 jobs with a minimal average growth rate of 0.5% annually. During the last economic boom, office job counts averaged 90,000 to 95,000 positions. In April 2010, office jobs had dipped to 83,650 as a result of poor economic conditions.[1] CMFC estimates that each office position represents approximately 150 square feet of office space.

1.2 Retail Market Overview

O'ahu's retail market consists of over 26 million square feet of retail space. Over the past ten years, there has been more than 2.2 million square of new retail construction, indicating an average annual growth rate of about 220,000 square feet. Nearly 60% of this development occurred over the last four years. Much of this growth took place in the West O'ahu and Leeward O'ahu submarkets where the majority of large tracts of vacant land were available and the residential population has grown the fastest.

Historically, O'ahu's retail market has been strong, averaging 5.2% vacancy rate since 1995. In the most recent boom period, retail vacancy dropped to their lowest level at 2.18% in 2006. The highest vacancy rate was experienced in 1998 at 10.0%. At mid-year 2010, the retail market had a vacancy rate of 2.87% which is still strong considering recessionary conditions. CMFC projects an increase in vacancy rates through 2011 with the market stabilizing thereafter.

[1] Department of Business, Economic Development and Tourism

Retail Market Indicators

The retail tax base, visitor arrivals, home sales and construction activity are general economic factors that help determine the relative health of the retail market.

The retail sales tax base serves as the benchmark for retail sales and gauging the strength of the retail market. The Honolulu County retail tax base peaked in 2007 at $22.2 billion dollars and has since dropped to $20.2 billion in 2009. Since 1989, retail sales have increased an average of 3.4% each year. This number is dependent on economic factors such as personal income growth, the number of visitor arrivals, and inflation which all affect consumer spending.

A significant portion of consumer spending in Hawai'i is from tourism and thus visitor arrivals are key to a strong retail market. O'ahu receives approximately four million visitors each year from the mainland U.S. and internationally. At the peak of the market from 2005 to 2007, more than 4.5 million tourists visited the island. However, recessionary pressures were reflected in the decrease in tourists to 3.8 million in 2009.

Residential home sales and median home prices also impact consumer spending. When residential home sales are strong, home furnishings and household goods purchases increase proportionally. In addition, in times of rapid price appreciation such as in the mid-2000s, homeowners used the rising equity in their homes to remodel or purchase high ticket items. Since 1985, median home prices have increased about 5.5% annually from $158,000 to $575,000 in 2009[2]. In the boom periods of the late 1980's and mid-2000s, prices increased more than 25% each year. An increase in consumer spending is reflected for these periods.

General economic indicators such as the CPI-index, unemployment, and personal income growth also impact the retail market. Strong economic conditions reflect low unemployment rates, moderate personal income growth and low inflation rates, which in turn fuels consumer spending a strong retail market.

Office and Retail Market Trends

Over the next few decades, there are several trends that will affect office and retail land uses and development. The following issues will be discussed:

- Redevelopment of Commercial and Industrial Lands in the Urban Core
- Transit-Oriented Development
- Continued Commercial Development in West O'ahu
- Lack of Viable Office Development Sites in Urban Honolulu
- Medical Office Development

[2] Honolulu Board of Realtors.

Redevelopment of Commercial and Industrial Lands in the Urban Core

Land uses in the urban core are projected to change significantly as major land owners look to redevelop and revitalize their real estate assets. These areas include:

Areas for Redevelopment
Kākāʻāko (The Howard Hughes Corp. and Kamehameha Schools)
Airport (Commonwealth)
Māpunapuna (Commonwealth)
Kalihi/Kapālama (Kamehameha Schools)
Waikīkī (Queen Emma)
Areas Mauka of Pearl Harbor
Mōʻiliʻili (Kamehameha Schools)
Kāhala (Kamehameha Schools)

Many of the existing properties in these areas were built over forty years ago when urban Honolulu was growing at a rapid pace. Since then, many properties have become tired and inefficient. A significant portion of land in these areas is subject to long-term ground leases which are expiring or coming due for rent renegotiations over the next twenty-five years. These upcoming land reversions present redevelopment opportunities for land owners.

The major land owners mentioned above are already in the planning stages for redeveloping these areas into more vibrant mixed-use neighborhoods which will increase the values and maximize the returns on their land holdings. For example, under the preliminary development plans of General Growth Properties, the State's Hawai'i Community Development Authority ("HCDA"), and Kamehameha Schools, more than 600,000 square feet of new commercial space is proposed for the Kākāʻāko area over the next ten years.

Transit-Oriented Development

Transit-oriented development ("TOD") is a planning, design and development trend that seeks to create compact, mixed-use, pedestrian-oriented communities located around public transit stations. This type of development does not yet exist in the Hawai'i real estate market. The impending rail transit system will bring opportunities for commercial development around the planned stations. Land owners around these stations are keen to the potential increase in value that TOD can bring. The following neighborhoods are potential candidates for TOD:

Areas for Transit Oriented Development
Kapolei
Waipahu
ʻAiea/Pearl City
Airport area /Kalihi/Kapālama
Kākāʻāko
Ala Moana

The proposed redevelopments of the Airport, Kapālama, and Kākā'āko neighborhoods will likely incorporate TOD in their planning efforts. Development guidelines for these districts differ from general commercial developments because of their focus around public transit. Increased density and a reduction in parking ratios would be required conditions needed for TOD development. Additional background on Transit-Oriented Development is provided in the Macro Level Trends section of this report.

Continued Commercial Land Development in West O'ahu

The City of Kapolei has the largest concentration of developable commercial and residential land on the island. More than 20,000 new homes are projected to be built over the next twenty-five years. As a result, retail developers have been focused on the West O'ahu region. More than five million square feet of new retail centers had been planned before the recession and financial market crisis hit in 2007. Many of these centers have been postponed or have incorporated phasing for an incremental development plan. As market conditions improve, the significant portion of retail center growth over the next twenty years will continue to be in this area.

The master plan for Kapolei, O'ahu's "second city", also includes about 30 acres of land in the city center for office building development. CMFC estimates about 1.5 million square feet of office can be built in the area. If this new inventory were developed, it would more than triple the amount of office space in the Leeward O'ahu office market (inclusive of 'Aiea, Pearl City, Waipahu, 'Ewa Beach, and Kapolei).

Land prices that are less than half the price of urban Honolulu, limited existing office inventory, and higher than average rental rates have made this area attractive for office development. However, office demand in this area has been limited to back office uses or smaller users who service the community, rather than the larger corporate users who are needed to fill up a high-rise office building. As a result, most of the planned office projects have been cancelled or postponed until better market conditions arise. As Kapolei continues to grow as a city over the next twenty-five years, the area's desirability as an office location should increase.

Lack of Viable Office Development Sites in Urban Honolulu

In the urban core, there are a limited amount of available land parcels for office development. Office buildings are currently permitted principally on BMX-3, and BMX-4 zoned parcels with secondary use on land zoned B-1 and B-2. In addition, they may also be built on certain IMX-1 and HCDA zoned parcels subject to restrictions under the Land Use Ordinance. Residential development, which is also allowed under BMX-3, BMX-4, and HCDA zoning, produced a higher net return to developers resulting in little interest in office development. Average land prices for urban centrally located land parcels with appropriate zoning currently range from $150 to over $200 per square foot. As mentioned earlier in the office market overview, rents would need to be more than double what they currently are to justify construction at these prices. Even if office rents were to reach rates high enough to support new office development, many of the prime office development sites have already been developed into high-rise residential condominium buildings.

Considering the lack of vacant land sites in the urban core, any future office developments will most likely be concentrated in West O'ahu or will be a part of the redevelopment plans discussed earlier.

Medical Office Development

The medical office market is considered a subsection of the overall office market, but with somewhat different market drivers. This sector is typically situated near hospitals in urban Honolulu with a small percentage of doctors having offices in suburban markets. In addition, many hospitals do not have available space to lease to doctors whose practices are expanding. As a result, many doctors have office space outside of hospitals in medical office or general office properties. However, the close proximity to the area hospitals is important as a substantial share of many doctors' "book of business" stems from their hospital affiliations.

With Hawai'i's aging population, there is an increased need for healthcare services resulting in a likely increase in medical office development over the next twenty-five years. Typical medical office rents are 30% higher than general office rents and are able to support future development costs. Despite having adequate rents to support construction, there remain questions regarding the depth of the medical office demand.

Based on an analysis of physician lease turnover, there is potential demand for 50,000 square feet of medical office space each year for O'ahu through 2015. This estimated annual demand should remain the same as the number of physicians is not projected to increase. However, only a limited amount of medical office development (outside of hospital physician office buildings) has occurred over the past twenty years. With the continued shortage of doctors and more efficient medical facility designs, we project that the annual demand for medical space will remain limited.

Market Demand Estimates for Commercial- Zoned Land

The primary urban redevelopment areas are Kākā'āko, Airport/Māpunapuna, Kalihi, Waikīkī, and Kapolei and Ala Moana. Transit-oriented development will also bring additional growth to Leeward O'ahu areas for markets mauka of Waipahu and the existing urban area north of Pearl Harbor**.**

CMFC estimates that more than six million square feet of new retail space will be developed over the next twenty to twenty five years on O'ahu. Retail development has been healthy as rents are currently sufficient to make construction financially feasible. New retail centers in the West O'ahu region will benefit from the significant residential development planned in the area over the next twenty years.

Office developments will most likely occur in Kapolei where land prices are lower-priced than urban Honolulu, with some medical office development and general office space in the mixed-use components of redevelopments in the urban Honolulu.

1.3 Industrial Market Overview

The real estate cycle of O'ahu's industrial marketplace corresponds to the ebb and flow of the economy. During growth periods, such as those experienced during the early 1990's and the mid 2000s, the boom in residential homes sales and its corresponding impact on the construction industry, coupled with the jump in air passenger arrivals and its boost to retail sales, positively influenced the growth in the industrial market with healthy net absorption and occupancy growth. Conversely, with the stagnant economy during the 1992-1997 and the recent recession of 2008-2010, the industrial market posted lost occupancy and sagging rental rates.

For this report, we analyzed twenty years of historical data and determined the average annual growth rate for the industrial market to be roughly 72,000 square feet and that the average vacancy rate for this time period was 4.53%. At the end of the first quarter of 2010, Honolulu's vacancy rate was 4.37% and posted its first quarter of positive absorption over the past three years.[3] During the past twenty years, O'ahu has experienced two full real estate cycles where there were two established peaks and troughs. The historical context of these two cycles will help to identify the likely growth patterns for the next twenty-five years.

Industrial Market Indicators

An effective way to determine the condition of the industrial sector is to review State tax receipts on industrial sales. For this study, we combined tax receipts from the contracting, wholesaling, producing and manufacturing industries to conduct an analysis on the health of the industrial real estate sector. The boom times in industrial real estate closely corresponds to growth periods in industrial sales activity. Industrial sales peaked at $19.65 billion for 2007, only to have reversed course to $16.24 billion in 2009 for a drop of $3.4 billion. This sales activity mirrored the industrial vacancy rates and net absorption which posted downward trends over the past three years.

The drop in industrial sales matches the downturn in the economy and corresponds to a loss in industrial sector jobs as well. The most significant decline was experienced among the construction industry, where a total of 10,000 construction and warehouse/distribution positions were cut between 2007 and 2010. Additionally, building permit volume, which is a good determinate of future construction activity, fell by nearly 50% when comparing year-to-date April 2007 of $613 million and year-to-date April 2010 figure of $313 million. Over the past twenty years, the average year-to-date April annual permit volume was $352 million.[4]

The wholesale/distribution and the construction industries constitute the lion's share of the industrial sales activity and are also viewed as the primary users of Honolulu's industrial real estate marketplace. These two sectors will likely continue to dictate the demand levels for Honolulu's industrial properties.

[3] Colliers Monroe Friedlander Consulting.
[4] Department of Business, Economic Development and Tourism.

Industrial Market Trends

Industrial land absorption will be impacted by several major changes that are anticipated to emerge over the next few decades.

1. Continued gentrification of existing urban industrial properties
    a. Kākāʻāko redevelopment plans (Kamehameha Schools and The Howard Hughes Corp)
    b. Kalihi-Kapālama redevelopment plans (Kamehameha Schools)
    c. Airport-Māpunapuna redevelopment plans (CommonWealth)
2. Near-term and mid-term ground lease term expirations
    a. Kalihi-Kapālama (Kamehameha Schools)
    b. Sand Island-Kalihi Kai (CommonWealth)
    c. Airport-Māpunapuna (CommonWealth)
    d. Hālawa-Bougainville (Queen Emma Land Company)
3. Rising Industrial Land and Rental Rate Pricing
    a. Increased construction costs
    b. Impact on warehouse feasibility
4. Closure of Kapālama Military Reserve and Honolulu Harbor Expansion
    a. Relocation of one million square feet of tenants into private sector space
    b. Shortage of expansion space for Matson/Horizon for containers
    c. Further development of Kalaeloa Harbor
5. West Oʻahu industrial park developments
    a. Hawaiʻi Raceway Park
    b. Kapolei Business Park Phase II
    c. West Kalaeloa Industrial Park
    d. Harborside Industrial
    e. Honoulili Industrial Park

Gentrification of Existing Urban Industrial Properties

Future industrial land use and development will need to focus on dealing with the continued gentrification and conversion of existing industrial zoned properties into alternative uses. Much of Kākāʻāko is planned for redevelopment and will likely change the industrial landscape to higher density retail and residential uses. Similarly, the Kalihi-Kapālama and the Airport-Māpunapuna regions of Honolulu, which are primarily industrial areas, have plans to transition away from industrial use to one incorporating more retail, residential and high-tech uses. As these efforts continue to progress, industrial tenants will likely pay more for lease rents or relocate to outlying areas of the island, further away from the urban core. Shortages of available space continue to be a problem as much of the industrial markets of Airport, Māpunapuna, Hālawa, Bougainville, ʻAiea, Pearl City and Waipahu have already been developed and are nearly fully occupied.

Ground Rent Term Expirations to Peak in the next decade

Honolulu County's industrial market is unique in that a large portion of the land is controlled by a few major landlords that are either land trusts or real estate investment trusts ("REITs") that plan on keeping the land as leasehold in tenure. This ownership structure results in many leasehold properties becoming functionally obsolete as there is little incentive for lessees facing

term expirations and property reversions to invest in maintaining or improving their properties. A significant portion of the ground leases in urban Honolulu are expiring or coming due for rent renegotiations in the next twenty-five years. The fair market value of the industrial zoned land will typically dictate the ground rent values. Areas such as Kalihi Kai, Kapālama (Kamehameha Schools), Airport, Māpunapuna (CommonWealth), Bougainville and Hālawa (Queen Emma Land Company) are owned principally by one or two large landowners under a leasehold tenure.

Rising Land Prices

The inability to locate developable industrial zoned land near the urban business centers of Waikīkī, Honolulu Harbor and the Honolulu International Airport have driven industrial land prices upward as businesses contemplate alternative strategies to deal with their warehousing and distribution requirements. Honolulu's warehouse vacancy rate remains among the lowest in the country fluctuating between 1% and 5% during most of the past twenty-five years. Multi-tenant speculative warehouse development remains financially unfeasible as the combination of rising land prices and construction costs have driven development costs higher than the return generated from current market rents. Of those industrial projects that have proceeded, warehouse development has been primarily focused on urban infill projects for an owner-user or industrial condominium development in West O'ahu.

High construction costs and land prices have combined to keep development of new warehouse space to a minimum. Shortage of available vacant urban land results in sizeable increases in prices for industrial properties and industrial zoned land. Industrial businesses that rely upon thin margins are unable to pay sizeable increases in rents. This poses a dilemma for developers that are faced with high construction and land prices and tenants that are unable to pay higher rents. For new warehouse development to become viable, rents would have to escalate to $18 to $20 per square foot annually or $1.50 to $1.60 per square foot per month.

Closure of Kapālama Military Reserve Tenants

State Department of Transportation, Harbors Division is looking to implement a plan to redevelop the former Kapālama Military Reserve for harbor expansion. It is anticipated that construction will begin once the site has been remediated of environmental hazards and is likely to displace more than 1.0 million square feet of tenants onto the market.

Honolulu Harbor will continue to remain the primary port for the State of Hawai'i. It is estimated that 80% of all goods consumed are imported through this harbor. Cargo tonnage through Honolulu Harbor is projected to continue to grow at a healthy pace resulting in increased demand for storage space near the harbor. Despite the redevelopment of the former Kapālama Military Reserve for port use, there will likely still be a shortfall of storage facilities for cargo handling.

Relocation of Kākā'āko Industrial Tenants

The HCDA has restarted its efforts to create a long term master plan for the Kākā'āko area. Currently there is an estimated 3.8 million square feet of industrial users in this submarket and a vacancy rate of 3.6%. Previous efforts by Kamehameha Schools, The Howard Hughes Corp./General Growth Properties and the State to redevelop Kākā'āko were met with mixed

results. The likelihood is that existing industrial uses will be phased out as landowners seek higher rents for this highly valued land.

Availability of Industrial Land in West O'ahu

The cyclical nature of Honolulu's real estate market was demonstrated by the rapid development and leasing of Kapolei Business Park and Kenai Industrial Park on the west side of the island during the latest boom period of the early 2000s. During this era, a number of industrial condominiums were built to meet a market that had desired smaller bay sizes and the rights of fee simple ownership. This boom cycle was subsequently followed by the current down cycle which began in 2009 when land prices and industrial rents fell and subsequently industrial condominiums showed high vacancy.

West O'ahu industrial parks were adversely affected by this downturn and vacancy rates rose dramatically. The West O'ahu industrial market appears to act as a buffer for the surge in demand when market conditions tighten within urban industrial properties. There are over 560 acres of vacant West O'ahu land that are already zoned for industrial use and over 330 acres that are undergoing the entitlement process.

Utilization of Kalaeloa Harbor

The space constraints presented at Honolulu Harbor and the efforts by the Department of Transportation Harbors Division to redevelop Kapālama Military Reserve serves to encourage the full development of Oahu's second port to handle the projected growth in demand over the next few decades. Efforts should be concentrated on turning Kalaeloa Harbor into the state's second main port. Deep water dredging coupled with infrastructure to handle container shipments should be encouraged at Kalaeloa Harbor. If this should occur, the available zoned industrial land adjacent to the Harbor would be ideally suited for storage and distribution facilities.

Market Demand Estimates for Industrial-Zoned Land

The average annual absorption of industrial space for the past twenty years has been 51,000 square feet.[5] Using this as the benchmark for the next twenty-five years, much of the existing industrial inventory will have been occupied in urban Honolulu and there will be an increasing level of demand for newly built warehouse/distribution space. The West O'ahu markets of Campbell, Kenai, and Kapolei Industrial Parks provide the next viable option for expanding or relocating displaced industrial tenants.

Currently, there are an estimated 1,144 acres of industrial-zoned, and planned-to-be-entitled industrial land for West O'ahu. For the near term, it appears that land pricing will likely decline after the sizeable increases that were experienced between the 2004 and 2008 time period. Hawai'i Raceway Park, which has been foreclosed upon, and Kapolei Business Park Phase II and West Kalaeloa Industrial Park, which are encountering financial difficulties, will likely place downward pressure on industrial land prices in the area. For fully-entitled and infrastructure-improved industrial-zoned land, sales prices reached a high water mark of $42 per square foot in 2008.

[5] Colliers Monroe Friedlander Consulting.

Table 1.1 - West O'ahu and Central O'ahu Industrial Parks

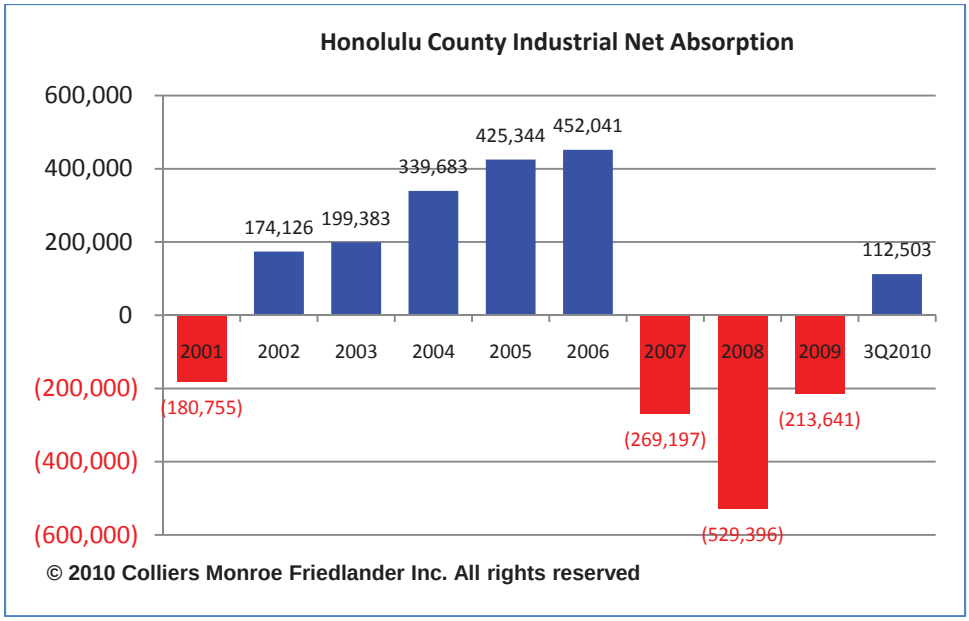
New Inventory and Competing Properties	Total Acres	Zoning	Start Date of Land Sales or Development	Status
Mililani Tech Park	145	I-2	2010	28 acres undergoing subdivision approvals. 117 acre Phase II unchanged.
Malakole Industrial Park	54	I-2	2010	Larger parcels are being sold with the intent to subdivide at a later date.
KBP Phase II	53	I-2	2010	Property being remarketed for larger parcel sales.
Hawaiian Cement	29	I-2	2012	Site sold with plans for subdivision at a later date.
DLNR Olai St	110	I-2	2012	Previously DLNR planned to place land up for long term ground lease. Recent developments have the land going to OHA.
West Kalaeloa	100	I-2	2012	Subdivision being sought 1/08. Infrastructure to needs to be built.
Harborside	250	I-2, I-3 and IMX-1	2015+	Kapolei Property Development waiting for improvement to market conditions before marketing parcels for sale. Undergoing post entitlements efforts to prepare.
Waiawa/Koa Ridge	120	Light Industrial and Commercial	2015+	Received LUC approvals. Master plan mentions light industrial uses.
Royal Kunia	123	Industrial	2015+	Industrial Park purchased by HRT. Nothing planned at this time
HCDA Kalaeloa	160	Light Industrial and Eco-Industrial	2015+	Based on 2006 HCDA plan for Kalaeloa.
Total	**1,144**	**acres**		

The combination of the demand elements of annual industrial net absorption of 51,000 square feet over the past ten years (see graph 1.2 on page 18), the relocation of tenants off leasehold land, gentrification of existing urban industrial properties, the redevelopment of functionally obsolete properties and the relocation of tenants from the former Kapālama Military Reserve will all have an effect on the demand for industrial land.

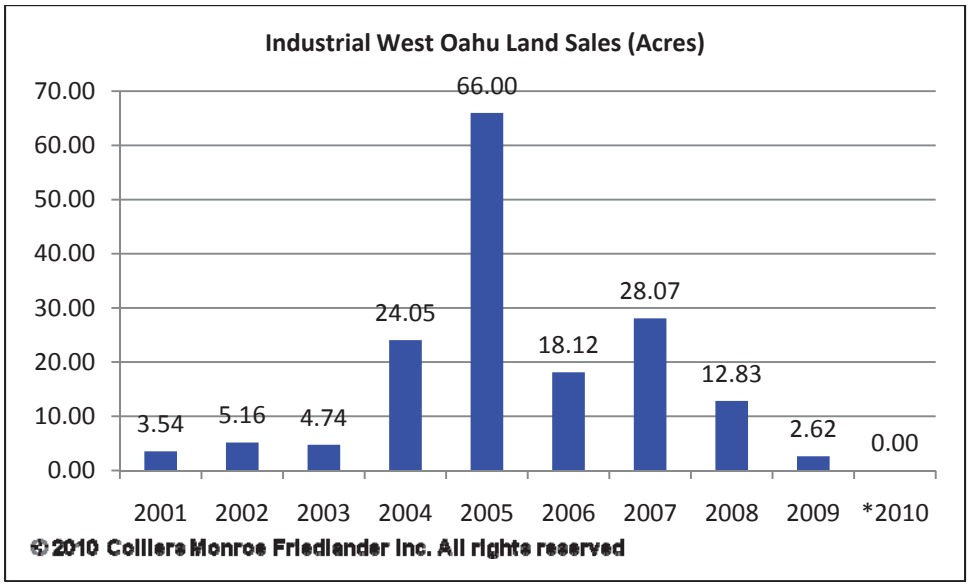
Based on Table 1.1, CMFC estimates that there are 1,144 acres of planned industrial inventory. Over the past ten years, a total of 247 acres of land was sold (see graph 1.3 on page 18) in the 'Ewa marketplace (inclusive of Kapolei, Kenai and Campbell Industrial Parks). While this amount was significantly impacted by the purchase of Kapolei Business Park and Kapolei Business Park Phase II, exclusive of these two sales, the average acreage sold was sixteen acres with the median amount equivalent to nine acres per year. The current amount of zoned land and land

going through the entitlement process is estimated to be more than adequate to support the island's total projected industrial demand for the next twenty-five years.

Graph: 1.2 – Honolulu County Industrial Net Absorption



Graph 1.3 – Industrial West Oahu Land Sales (Acres)



** Incomplete year and that there were no industrial land sales as of July 2010.*

2.0 MACRO-LEVEL TRENDS

While local market trends are more critical to changes in land use, macro-level issues should also be examined to prepare best practices for new trends to Hawai'i. The following is a compilation of various trends using research of written media and case studies in Hawai'i as applicable. We will also discuss the potential impact on the local commercial real estate markets from these trends. CMFC feels that the most relevant issues that need to be addressed which will impact land use over the next twenty-five years are as follows:

1. The Green Revolution
2. Transit Oriented Development
3. Shortage of Developable Land
4. New Commercial and Industrial Concepts
5. Changing Demographics

2.1 The Green Revolution

Global concerns over the environment and the desire to reduce our dependency on fossil fuels are projected to impact and change the current use of commercial and industrial properties. The green revolution that capitalizes on alternative energy sources, recyclable construction materials and efficient space utilization will be the drivers of future commercial development.

Capitalizing on solar, wind, biofuel, geothermal, ocean, fuel cell and other alternative energy sources will likely be the approach to achieving a higher level of energy independence by 2030. The State of Hawai'i's mandate to be 70% energy independent will be a prime motivating factor to adopt new energy technology. This technology will influence how a property's energy systems are developed, as well as determining the preferred locations for new developments.

In addition, sustainability reporting methods will become more commonplace over the next ten years. Triple bottom line reporting ("TBL") makes companies accountable for economic, social and environmental effects of doing business. This is a popular form of accounting for nonprofit companies and government organizations to show a commitment to corporate social responsibilities.

The Green movement is growing rapidly with each property sector ardent on participating. Owners and users of commercial real estate see the value of lowering their carbon footprint both environmentally and for operational cost savings. The following are a few of the relevant trends which impact the commercial real estate market.

Green Building

Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle. This includes design, construction, operation and maintenance, renovation, and deconstruction. The common objective is that green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water, and other resources
- Protecting occupant health and improving employee productivity
- Reducing waste, pollution and environmental degradation[6]

Energy Management[7]

Buildings are the major source of demand for energy and materials that produce by-product greenhouse gases. Various energy management practices and measurements have been established by government agencies to address the global warming issue which is tied directly to cumulative exploitation of fossil fuels as an energy source. These practices apply to the construction of new commercial developments as well as existing buildings and tenant spaces.

LEED Certification

One of the leading organizations that promote green building is the United States Green Building Council, or USGBC. USGBC develops and maintains a wide range of initiatives to expand green building initiatives. Their best known initiative is a program named Leadership in Energy and Environmental Design, or LEED. According to USGBC, LEED is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO^2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

The LEED program has four distinct certification levels based on a 69-point rating system. The system evaluates sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and LEED innovation credits. The certification levels for LEED construction include LEED Certified (26-32 points), LEED Certified Silver (33-38 points), LEED Certified Gold (39-51 points), and LEED Certified Platinum (52-69 points).

- *Office Buildings* – The LEED program applies well to office properties because of its emphasis on mechanical systems such as heating, ventilating, and air conditioning, which is typically characterized by large indoor environments with a higher density of employees.

- *Industrial Buildings* - While industrial developers initially dismissed the option of earning certification points, attaining a LEED-Certified or LEED-Certified Silver designation for a spec industrial building is possible through the introduction of other sustainable building features and construction methods.

[6] U.S. Environmental Protection Agency. (October 28, 2009). Green Building Basic Information. Retrieved December 10, 2009, from http://www.epa.gov/greenbuilding/pubs/about.html

[7] http://www.architecture2030.org/2030_challenge/index.html

- *Retail Buildings* - The LEED for Retail rating systems will launch in late 2010. Until then, retail projects will continue to register under LEED 2009 for New Construction or LEED 2009 for Commercial Interiors.[8]

Local Trends

As of 2009, there were 146 projects in Hawai'i registered for LEED certification. Of this amount, 9.6% or 14 projects had obtained their certification. In comparison, there were 19,524 LEED registered projects, and 12.7% or 2,476 LEED certified projects worldwide.[9]

The Department of Hawaiian Home Lands' Kaupuni residential subdivision development in West O'ahu is one of these projects. This 18-home community will be the nation's first LEED Platinum subdivision. The net zero community will be energy efficient and contribute to food sustainability, much like the eco-district concept.

One of the key issues for property owners and developers is understanding how and to what extent the additional costs (approximately 25% higher than non-LEED projects) associated with a LEED certified project will be repaid over time from energy savings.

ENERGY STAR Rating

An ENERGY STAR qualified facility meets strict energy performance standards set by the EPA and uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than its peers. In order to qualify for this rating, a building must score in the top 25% based on EPA's National Energy Performance Rating System.

Local Trends

There are 36 ENERGY STAR labeled commercial buildings in Hawai'i representing over 9.2 million square feet of inventory. The first ENERGY STAR building in Honolulu was the Pacific Guardian Center, which received the rating in 2003. [11]

Net Zero Buildings

A net zero building is a building that generates more energy than it uses over the course of a year as a result of relatively small size, extreme efficiencies and onsite renewable energy sources such as wind, solar or geo-exchange systems. The Architecture 2030 Challenge tasks the global architecture and building community with developing net zero buildings by 2030. Building extreme efficiency into a structure is highly cost effective, and achieves the bulk of the net zero effort.

[8] www.usgbc.org
[9] http://www.hawaiigreenbuildinglaw.com/wordpress/2010/07/10/hawaii-sports-24-leed-certified-projects-as-of-july-2010/
[11] "ENERGY STAR Labeled Buildings & Plants" search at www.energystar.gov

Local Trends

In Hawai'i, while the net zero concept is growing in the residential market with photovoltaic systems, there are only a few non-residential net zero buildings. The Hawai'i Energy Gateway Energy Center on the Big Island which serves the Natural Energy Laboratory of Hawai'i ("NELHA") achieves it net zero status through a photovoltaic system. The Energy Lab at the Hawai'i Preparatory Academy campus is a LEED platinum candidate as well as Living Building Challenge participant. The Living Building Challenge addresses six performance areas: site, energy, materials, water, indoor quality, and beauty and inspiration, with a goal of achieving a "net zero" impact on the energy grid, water systems and natural environment.

Hawai'i Clean Energy Initiative

Hawai'i is doing its part in the energy management movement. In January 2008, the State of Hawai'i entered into a partnership with the U.S. Department of Energy called the Hawai'i Clean Energy Initiative which aims to supply 70% or more of Hawai'i's energy needs by 2030 through efficiency and developing indigenous renewable energy sources. The practices discussed above are part of this initiative. On October 20, 2008, an Energy Agreement was signed by the State of Hawai'i, the Hawaiian Electric Companies, and the State Consumer Advocate to accelerate the accomplishment of the State's energy objectives in the regulated electric utility sector. There are over 30 renewable energy and energy efficiency projects that are currently in operation or under development Statewide.

Electric Vehicles ("EVs") – Part of the Hawai'i Clean Initiative is to promote the use of electric vehicles. Hawai'i's goal is to have 50,000 electric cars on the road by 2015 and to establish a network of electric charging stations. The State has established a public-private partnership with Better Place to bring electric vehicles and the infrastructure needed to support them to Hawai'i. In January 2010, the first public electric car charging station in Hawai'i went into service in Kākā'āko and others are planned for various commercial properties throughout Honolulu.

Additionally, the State legislature just passed Act 156, Session Laws of Hawai'i 2010, which will be effective in 2011. This law will require commercial properties with more than 100 parking spaces to allocate parking stalls and electric charging stations for electric vehicle use.

Reuse and Recycle of Construction and Demolition materials[12,13]

According to the Environmental Protection Agency ("EPA"), each year in the United States, industries produce over half a billion tons of residuals that are potentially usable materials, such as coal combustion products ("CCPs"), construction and demolition ("C&D") materials, spent foundry sand, used tires, and slags. Many of these materials have chemical and physical properties that make them valuable resources when recycled or beneficially reused, but they are often disposed of as waste.

[12] EPA Recover Your Resources *Reduce, Reuse, and Recycle Construction and Demolition Materials at Land Revitalization Projects*

[13] www.epa.gov/industrialmaterials

The reuse and recycling of construction and demolition materials is becoming more commonplace as new material prices continue to increase and the Green movement grows. Many materials can be salvaged from demolition and renovation sites and sold, donated, stored for later use, or reused on the current project. Typical materials suitable for reuse include plumbing fixtures, doors, cabinets, windows, carpet, brick, light fixtures, ceiling and floor tiles, wood, HVAC equipment, and decorative items (including fireplaces and stonework).

In addition, materials can either be recycled onsite into new construction or offsite at a C&D processor. Typical materials recycled from building sites include metal, lumber, asphalt, pavement (from parking lots), concrete, roofing materials, corrugated cardboard and wallboard.

Local Trends

Several construction projects in Hawai'i already use this practice of reuse and recycling. One example is the 40 South School Street project which was one of the first LEED-certified construction projects in Hawai'i. The project site was a neglected and vacant three-story concrete shell building sitting on a busy street several blocks from the downtown financial district of Honolulu. Originally built in 1963, the new owners chose to renovate and reuse the existing building shell instead of sending it to the landfill. They reused the existing building shell and all construction waste generated from the renovation was sent to a construction debris recycling station. All of the custom-designed wood fixtures and furniture were constructed of either reclaimed wood, or locally grown Eucalyptus wood.

While Hawai'i has been slow to adopt many of the existing sustainable construction practices, recycling and reuse efforts of this type will become common practice in the future. Typically, if there is a positive cost benefit, the adoption process would be faster.

Eco-Districts[14]

This concept extends green building into an integrated and resilient district or neighborhood that is resource efficient; captures, manages, and reuses a majority of energy, water, and waste on site; is home to a range of transportation options; provides a rich diversity of habitat and open space; and enhances community engagement and well-being.

"Fundamentally, it's the next generation of green building strategy," says Rob Bennett, executive director of the P+OSI, a nonprofit entity created this year to engage government officials, academics, developers, and builders in the formation of a series of eco-district pilots. "We are taking what we've learned from green building and applying it at a neighborhood scale."

"It's like green building was maybe 10 years ago," says Mark Gregory, Portland State University's associate vice president for planning and facilities. "Now we're saying you can do this with a neighborhood." College campuses and hospital facilities have for decades shared heating and air conditioning among buildings, but the departure point in this latest brand of hyper-sustainability comes when developers start talking about co-generation plants, which distribute electricity as well as heat, and use alternative fuels to run them.

[14] http://www.sustainablebusinessoregon.com/articles/2010/05/ecodistrict_plans_gain_traction_in_portland.html

Portland isn't the only place planning the greening of neighborhoods. Seattle calls their areas in consideration "climate benefit districts" where they plan to integrate energy and transportation solutions to reduce greenhouse-gas emissions. China's "eco-block" is being used in the city of Qingdao as a prototype for future energy and emission-reducing opportunities.

Local Trends

The concept of eco-districts is still in its infancy. However, with the planned redevelopments of Kākā'āko and other areas over the next twenty-five years, this type of neighborhood development is plausible. Kamehameha Schools has already supported a plan for sustainable development with its Kākā'āko lands.

Use of Industrial-Zoned Land for Alternative Energy Generation, Storage and Distribution

Industrial zoning on O'ahu allows for petroleum processing and explosive and toxic chemical manufacturing and storage. Should the alternative energy industry expand at a rapid pace, the use of industrial zoned properties will likely face an increase in demand from the bio-fuels industry.

A recent trend that is being adopted for many buildings in the Sun Belt of the United States and being considered for use in Hawai'i is the installation of photovoltaic panels to capture solar energy. The large rooflines associated with warehouse building presents landlords with a potential money-saving or money generating opportunity. Energy created by these panels can be sent back to Hawaiian Electric Company for an electric bill credit.

Green Retail

The "greening" of the retail industry is expected to stay strong as retailers want to stay ahead of regulatory developments and because sustainability is becoming a growing priority for consumers. Some large retailers such as Home Depot, Starbucks, and Wal-Mart, are leading the charge to more environmentally aware practices.

Sustainability efforts by retailers include reducing plastic shopping bag waste, eliminating unnecessary packaging, increasing solar and wind power projects that will supply electricity to stores, obtaining ENERGY STAR certification for stores, and improving recycling efforts. From an individual store perspective, retailers are discovering that there are measurable economic benefits from going green. Besides energy cost savings, some cities are offering retailers a fast-track on building permits and licenses, and waiving certain fees, if they follow the city's green guidelines.[15] These types of incentives could also be offered in Hawai'i to encourage green practices at a tenant level.

[15] "The Age of Transformation: A retail outlook for 2009 and beyond**."** Deloitte Touche Tohmatsu.

Conclusions

Future commercial and industrial developments will be built with sustainability and the environment in mind. While these Green trends are fairly new, they will become the norm as consumers become more environmentally conscious in their consumption of goods. Land use policies should encourage this type of development. Legislative issues should also incentivize and streamline the permitting processes for those who are proactive in following these trends.

2.2 Transit Oriented Development

The desire to reduce commute times and increase the amount of quality family time will spur the continued need for satellite offices, hoteling concepts, telecommuting and alternative transportation. Rapid transit will serve as a major contributor to the change in how employees travel to and from work. Developers will focus on transit-oriented development to target commuters buying power along the transit corridor. Mixed-use developments will allow commercial spaces to benefit from a captured audience of residents. Parking space requirements are likely to be reduced in an effort to entice developers to build with transit in mind.

Neighborhood Villages, a concept of blending "live", "work" and "play" will constitute a role in how developers envision their master planned communities. In addition to housing, these developments will encourage the formation of employment hubs that allow residents to live near their workplaces.

A transit-oriented development (TOD) is a mixed-use residential or commercial area designed to maximize access to public transport. A TOD neighborhood typically has a center with a transit station surrounded by relatively high-density development with progressively lower-density development spreading outwards from the center. TODs generally are located within a radius of one-quarter to one-half mile from a transit stop, as this is considered to be an appropriate scale for pedestrians.

Over the past decade or so, there has been tremendous growth in demand for compact housing near transit: between 2000 and 2030, upwards of nine million additional households across the United States will live within a half-mile of transit stations.[16] A variety of different groups—transit and smart growth advocates, community-based developers, business leaders, planners, and more—have embraced TOD as a powerful strategy for smart growth, urban revitalization, and creating access and opportunity for low-income residents.

[16] Parker, T. and Arrington, G., Statewide Transit Oriented Development Study: Factors for Success in California. Sacramento, CA: Department of Transportation, 2002.

When implemented as an equitable development strategy, TOD can bring multiple benefits to the local community and to the metropolitan area as a whole. Some of these benefits include:

- Revitalization around and beyond the station area.
- Accessible jobs, housing, services, and recreational opportunities for residents.
- Reduced transportation costs for residents.
- Affordable housing and mixed-income communities.
- Increased transportation mobility and access to jobs and other opportunities.
- Local economic development.
- Asset-building and ownership opportunities.

Local Trends

In 2008, Mayor Hanneman signed Bill 10 which creates a framework for future neighborhood TOD plans to be adopted in the future by City Council resolution. The plans will focus on creating economically vibrant communities that are healthier and more pedestrian-friendly. These plans will become the foundation for specific zoning regulations and financial incentives. Zoning regulations will address parking standards, new density provisions, open space and affordable housing. Financial incentives could include public-private partnerships, real property tax credits and infrastructure financing.

As discussed in the local market trends section, TOD will create additional opportunities for retail and office development. Older neighborhoods such as Kalihi and Waipahu will benefit from the redevelopment and revitalization of the areas around the proposed transit stops. The first neighborhood TOD draft plan was for the two stations in Waipahu. TOD plans are also being drafted for areas near the Pearlridge, Kapolei and Ala Moana stations.

Lower Parking Requirements

The most important effect of density on parking is its potential to reduce required parking space, as compared to similar developments at conventional densities. As density increases, people find other means to reach the shops or offices. More people take transit or walk. Different neighboring uses may also share the same parking spaces at different times of the day.

As practiced in mainland cities with a rapid transit system, the creation of new shopping and residential districts around transit stations on O‘ahu should be subject to different density and parking requirements which promote this alternative transportation method.

Conclusions

While rapid rail transit will be a new experience for Hawai‘i, there are numerous mainland and global systems that can serve as examples of best practices for development around transit stations. Land use policies should encourage these benchmark processes and reward developers who adhere to socially and environmentally conscious developments.

2.3 Shortage of Development Land

Being on an island, land is a valued resource. Land prices are expected to continue to escalate driving development costs upward. With the existing limits to urban commercial development likely to be breached before 2035, developers will have to concentrate on creative reuse of existing properties. Higher density with vertical growth will likely be required in order to make any development financially feasible.

Additionally, gentrification of older neighborhoods and industrial parks will become commonplace as Kākā'āko, Kalihi, Kapālama, Airport/Māpunapuna areas and the Honolulu Harbor transform into higher and better uses.

Various alternative formats of commercial space such as the following can serve to reduce space usage requirements.

Alternative Workplace Strategies[17]

Alternative workplace strategies encompass a variety of methods of redesigning office space to reduce costs and commuting, improve productivity, adapt to new technology, and accommodate the increased mobility of employees.

A study of people working from home at least one day a week, by the U.S. Consumer Electronics Association, suggested that telecommuting saves 840 million gallons of gasoline a year and 14 million tons a year of greenhouse gas emissions. The report calculated that the total saving in electricity amounted to 9-14 billion kilowatt hours a year - approximately equivalent to the energy used by one million U.S. households.

Remote Office or Telework Centers

- Remote Office or Telework Centers are distributed centers for leasing offices to individuals from multiple companies. A Remote Office Center provides professional grade network access, phone system, security system, mail stop and optional services for additional costs. ROCs are generally located in areas near where people live throughout population centers, so that workers do not have to commute more than a couple of miles. The telecommuter works in a real office but accesses the company network across the internet using a Virtual Private Network ("VPN") just as in traditional telecommuting.

Hoteling

This concept was instituted to save work space during the previous economic downturn as a way of trying to save square footage and cut business occupancy costs. Traveling consultants reserve space in the home office on an as-needed basis. Individual lockers provide permanent storage space for their belongings.

[17] http://www.ciscosystems.com/en/US/solutions/collateral/ns340/ns394/ns165/ns152/white_paper_c11-459857.html

Video conferencing

Video conferencing or "live meetings" enable employees and clients in different locations to conduct meetings. Companies aren't disrupting an employee's day by asking him or her to fly to a meeting, thus avoiding the need to travel. The idea of an employee being able to hook up his or her laptop anywhere and do desktop presentations on the screen in the front of the room has become attractive to many companies.

Local Trends

Alternative workplace strategies are not as widely utilized in Hawai'i as they are in larger mainland metropolitan areas where commute times may be longer and such practices are more commonly accepted. However, the local workforce has become more mobile to a certain extent through the use of virtual networks and smart phone technology. Over the next twenty-five years as Honolulu's business hub expands out of the urban core and virtual communication and connectivity is more widely used, these practices may become more relevant.

Shrinking Spaces

Office Consolidation

One of the biggest trends is consolidation. This trend brings people together in less space that is used more efficiently. Some companies are consolidating by taking employees from leased space in other parts of the country and bringing them together in one location so that communication and idea generation can happen easily.

Companies are determining what type of office space will increase efficiencies. Smaller and more efficiently designed cubicle workspaces are now the trend. In addition to reduced size, workstation panels are also coming down in height, creating less privacy and more open space, at an exponential rate.

By reducing private offices and lowering cubicle heights, this allows for interior openness and more natural light to permeate through the space. Increased energy-efficiency with a decreased need for harsh overhead lighting is a result. [18]

Local Trends

As a result of cost-cutting measures, consolidation has become common in Hawai'i. Space planners have adapted to these trends and prepare their client space plans accordingly.

[18] http://www.bobbrooke.com/trendsinofficedesign.htm

Shrinking Retail Store Formats[19]

As retailers try to manage the dual challenges of rising costs and limited capital, many are investigating more profitable store formats. Some retailers are shrinking square footage and experimenting with small-format stores as a way to encourage quicker and more frequent neighborhood shopping trips. Small format stores are those that are a fraction of the size of the original concept stores. For example, small-format grocery stores are about half the size of their original concepts at 10,000 to 25,000 square feet. Wal-Mart has its Marketside stores which average 15,000 square feet in size, significantly smaller than a typical 130,000 square foot Big Box format. These smaller stores also offer retailers better inventory control and consumers a more personalized and time-saving shopping experience. In addition, smaller formats may present a better way of serving shoppers given the likely prospect of rising energy prices in the long term and an aging U.S. population.

Concurrent with the trend toward smaller stores is a focus on selling to smaller, more targeted audiences, a phenomenon known as "long tail" retailing. As mass markets have become both saturated and more fragmented in terms of incomes and shopping behavior, mass-market retailers and their suppliers have become highly focused on price competition. This strategy can drive down margins and fail to provide consumers with clearly differentiated offerings. In contrast, retailers that target niche markets (or long-tail opportunities) rather than mass markets can find them to be quite lucrative. Some of the biggest online success stories today are companies that sell a deep selection of just one product type. Diapers.com, for example, was the second-fastest-growing retailer in the 2007 list of the top 500 companies selling on the Web, according to Internet Retailer.

Local Trends

The smaller store format will work well in land restricted retail markets such as Waikīkī, as well urban in-fill mixed-use redevelopments and transit-oriented developments.

Main Street Development[21]

One of the current development trends for retail centers is the main street development which creates a downtown-like environment in a community. The days of the strip-mall retail center appear to be numbered as more retail developers and owners favor the Main Street aesthetic. Storefronts now have the appearance of freestanding buildings, each with its own unique style and attractive facade. The structures are meant to stand apart and promote a sense of destination, like a typical town center.

Another trend that goes along with the Main Street aesthetic is to place parking behind the buildings and away from pedestrian walkways serving Main Street. This creates a focus on the structures, the pedestrian spaces, and the shopping experience instead of the parking.

[19] DELOITTE The Age of Transformation: A retail outlook for 2009 and beyond
[21] http://www.buildings.com/tabid/3413/ArticleID/9956/Default.aspx

All in all, the Main Street approach caters to the idea of a neighborhood. When completed, Main Street shopping centers are designed to look like they've always been in place, serving and complementing the community in which they're located.

Main Street at Exton, located in Exton, PA, is a pioneering development that embraces this type of design. The 300,000-square-foot retail center is made up of 13 retail buildings, each boasting its own look. It houses a number of major tenants (including Barnes & Noble, Bed Bath & Beyond, Old Navy, and Pier 1 Imports) and provides some parking along its Main Street, with the bulk of the parking located behind the retail buildings. Thanks to this set-up, the center fosters pedestrian and vehicular traffic all throughout the complex.

With the creation of Main Street at Exton, a downtown area was formed where none previously existed. The retail center has been adopted by local residents as the community's new downtown area. The success of Main Street at Exton and similarly designed retail centers has inspired many developers and owners to recreate this approach in other communities.

Local Trends

The Main Street concept is seen as a good fit for various development scenarios on Oʻahu. Planned retail centers such as Ka Makana Aliʻi in Kapolei, the planned Makaīwa Hills project, and the mixed-use redevelopment plans for Kākāʻāko all have elements of a main street design.

Conclusions

As the most populated island in Hawaiʻi, Oʻahu is also the most developed island. As planned developments come to fruition, there is an increased concern over the loss of developable land. Alternative workplace strategies, shrinking spaces, and mixed-use vertical developments coupled with virtual connectivity will help lessen physical workspace requirements.

In addition, the redevelopment of older business districts such as the Kaimukī, Mōʻiliʻili, and McCully areas will also create venues for new development growth. Land use policies and legislation should accommodate the lack of new growth areas. Policies should also encourage and streamline the processes for future development.

2.4 New Commercial and Industrial Concepts

Impact of Technology

The continued use of the internet and the adoption of smart cards for consumer use and retailer use will continue to spur new retail concepts that will impact the physical space requirements for retail stores. The ability to "touch and feel" the product will not change, but the entire product distribution channel will be affected by the transition. Retail stores will likely be smaller and require less sales manpower as touch screen monitors will advise the availability of inventory. Shelf space will be reduced as customers continue to shop on-line in lieu of in-store shopping. The reduction of overall land use from large stores to smaller concepts will be the norm which coincides with the concerns over the lack of available developable commercial land.

Smart Card Technology

First introduced in Europe over a decade ago, smart cards debuted as a stored value tool for pay phones to reduce theft. As smart cards and other chip-based cards advanced, people found new ways to use them, including charge cards for credit purchases and for record keeping in place of paper.

In the U.S., consumers have been using chip cards for everything from visiting libraries to buying groceries to attending movies, firmly integrating them into our everyday lives. Multifunction, microprocessor-based smart cards incorporate identity with access privileges and also store value for use in various locations.

A primary use of smart cards is stored value, particularly loyalty programs that track and incentivize repeat customers. For multi-chain retailers that administer loyalty programs across many different businesses and Point of sale systems, smart cards can centrally locate and track all data. The applications are numerous, from parking and laundry to gaming, as well as all retail and entertainment uses.

Local Trends

Several national and local retailers already use smart cards for loyalty programs, as well as gift cards. With the large number of national and global retailers in Hawai'i, smart card trends of these companies will also be followed locally.

Multi-channel integration

Consumers are increasingly using two or more points of contact with retailers to research, evaluate, purchase, service, and, when needed, return a product. The movement toward an integrated multi-channel retailing environment is already underway. Forrester Research recently estimated that cross-channel shopping by 2012 will represent 38% of retail sales, compared with only 20% of sales in 2007.[22]

Forward-thinking retailers will focus on enriching the brand experience for distinct customer segments across multiple channels. They will use Web sites not just to sell, but to build brand identity, engage consumers in dialog, and obtain feedback from consumers. This will require that retailers move from a traditional Web 1.0 model (selling on the Web) to a Web 2.0 model (creating social networks on the Internet and creating a multi-dimensional perspective for customers via blogging, virtual worlds, etc.). These new technologies will enable consumers and retailers to access and communicate varied, rich information in real time to transform key interactions and relationships.

In multi-channel retailing, the goal is to create relevant interactions with customers and a seamless and differentiated brand experience, whether a consumer is shopping in the store, buying online or over the phone, or purchasing through a call center or kiosk.

[22] DELOITTE The Age of Transformation: A retail outlook for 2009 and beyond.

While part of the multi-channel practice includes physical store contact, the various mediums of purchasing goods could result in a reduction in retail store sizes. In this regard, new retail developments may be more compact in size than their mega mall predecessors.

Local Trends

National, global and local retailers have already tapped multi-channeling to both service and introduce a brand to Hawai'i consumers.

Mobile movement[23]

The greatest influence on modern corporate design is continuing technological improvements such as the growing prevalence of Smartphones, virtual conferencing, and virtual private networks ("VPNs") which has allowed employees to push the limits of the office further into virtual realms. Now staying connected, even while away from the workplace, is easier than ever. But with the lines between the home and office blurred, companies are recognizing that there is less need to designate large amounts of office space for employees.

"There's a new realization (and research shows) that we're only in our workstations about 35 to 40 percent of the day…and it's not just the Intels and the IBMs of the world doing this kind of work," says Steve Delfino vice president of corporate marketing and product management for Teknion, an international designer, manufacturer, and marketer of office furniture.

Local Trends

As mentioned earlier, Hawai'i's workforce has become more mobile to a certain extent through the use of virtual networks and smart phone technology. Over the next twenty-five years as Honolulu's business hub expands out of the urban core and virtual communication and connectivity is more widely used, these practices will become more relevant.

Supply Chain Trends and Industrial Space

Shipping costs will also be a point of competitive advantage as the delivery of goods to the final customer will change and improve. Transportation companies, wholesalers and retailers will be fully integrated reducing the need for costly warehouse/storage space, and "just-in-time" ordering systems will be adopted. Additionally, warehouse vertical heights will increase as merchandise racking systems improve in an effort to maximize limited warehouse land.

Warehouse spaces in Hawai'i are generally in the smaller size range (less than 25,000 square feet) with lower ceiling heights. There are only a handful of warehouses over 50,000 square feet in size. In addition, much of this inventory is aging and obsolete. As noted earlier, there is a limited amount of industrial land available for new development in West O'ahu. In this regard, the construction of any new industrial warehouse building would be built to maximize land use.

[23] http://www.contractdesign.com/contract/design/Office-Design-Trends-1869.shtml

Conclusions

Many businesses and consumers in Hawai'i are no strangers to this mobile movement. Technology has already affected the way people work and live their everyday lives by allowing for constant communication and connectivity. Future trends will focus on greater exposure to consumers via multi-channels. This will impact the types of commercial spaces and infrastructure needed to accommodate new technologies. Land use policies should be mindful of these changing space needs and should accommodate any infrastructure requirements to support these technologies such as fiber optic cabling.

2.5 Changing Demographics

Hawai'i's population is aging rapidly. According to the U.S. Census Bureau, on July 1, 2009, the population 65 years and above accounted for 14.5% (ranked 8th in the nation), while persons 85 years of age and older shared 2.5% of the total population (6th place in the nation). These percentages of aged population are significantly higher than in April 1, 2000, when the population 65 years and above accounted for 13.3% of the total, and population 85 and older accounted for 1.4% of the total. Hawaii's population 65 years and older increased at 1.7% annual rate from July 1, 2000 to July 1, 2009 while our overall population increased 0.7% a year during the same period.

This demographic trend will influence what developers build. Nursing homes, assisted living, hospitals and outpatient clinics will be in high demand. Extra security and handicap parking stalls will be needed.

Medical Office Trends

Demand for medical office space continues to be driven by several factors, including performing more procedures at an outpatient setting, the expansion of existing practices, and the increasing obsolescence of aging assets. Additionally, the growing trend of hospitals expanding to offer medical services at off-campus satellite facilities is expected to accelerate in the future as medical practitioners and hospitals continue to seek out methods to reduce costs. The principal force remains the shift of baby boomers into later stages in life, as the number of those ages 55 and older in the United States is forecast to expand by nearly 11 million individuals through 2012. More importantly, as the population in general is physically active longer, the number of physicians' office visits among this key age bracket is rising, necessitating the demand for more doctors, and consequently more office space.[24]

It is projected that by 2015, acute care facilities will no longer try to be all things to all patients. They will specialize and build their competencies around targeted conditions and treatments. Non-urgent acute conditions will be treated from home, via the use of telemedicine or at retail settings that provide low cost, good quality, and convenience.[25] These trends could reduce medical facility size and layout in the future.

[24] Marcus & Millichap Medical Office Research Report - Midyear 2008 MEDICAL OFFICE ASSETS RESISTANT TO AILING ECONOMY

[25] http://www.slideshare.net/lulupetrina/redefining-medical-office-building

Local Trends

While CMFC estimates that there is potential demand for 50,000 square feet of medical office space each year for O'ahu, only a limited amount of new medical office development (outside of hospital physician office buildings) has occurred over the past twenty years. Although rents for medical office space appear high enough to justify construction, only two of planned medical office buildings have come to fruition over the past few years as developers have had difficulty securing anchor tenants. With the continued shortage of doctors, more efficient medical facility designs, and a lack of new development, we project that the annual demand for medical space will not experience much growth and will remain the same.

Senior Housing[26]

The Community Living Assistance Services and Supports ("CLASS") Act, part of the federal government's sweeping healthcare reform legislation, will likely have a significant impact on the senior housing sector. This portion of the bill will provide government-sponsored, long-term care insurance. Users of government-sponsored healthcare will automatically be enrolled in the program. Depending on how many individuals use this insurance to seek long-term care, the value of skilled nursing communities across the country could be impacted over the next several years.

Proponents of the CLASS Act see it as a financial lifeline that would allow individuals to remain functional and independent longer and mitigate the financial burden on informal and family caregivers. CLASS Act funds could be used to make housing modifications, hire personal assistant services, pay for transportation, and other services and supports.

Those who oppose the CLASS Act caution that premiums may be set too high to attract enrollees. After the five-year vesting period, premiums may fall short of benefits paid out, leading to further stress on Medicaid and reduced payouts under the current system.

Skilled Nursing Facilities

Since most of the value in skilled nursing facilities relates to the profitability of the business and not its physical site, any decrease in Medicaid payouts will lower the value of the business. This trend will wedge a divide between new, state-of-the-art facilities that cater to Medicare and private-pay users and older communities that depend on Medicaid supplements.

Assisted Living Facilities

While the CLASS Act will likely impair operations at some skilled nursing properties, assisted living units may benefit from the legislation. Projected reimbursements will be at least $50 per day, helping pay for the less expensive living arrangement. Anyone enrolled, vested, and needing support for at least two activities of daily living can opt for home healthcare or assisted living properties, rather than skilled nursing beds. With approximately half of the cost of assisted living covered, more seniors will stay in these facilities longer. The resulting evolution in the population at skilled nursing facilities will cut further into margins as residents with more challenges move into beds later and the cost of care escalates.

[26] Senior Housing Research Report, Marcus & Milichap, 1st half 2010.

Over the next 10 years, these changes will encourage developers to build Continuing Care Retirement Communities ("CCRCs") with larger assisted living components to stay solvent. A severe shortage of skilled nursing facilities will emerge as margins fall, requiring additional government intervention to spur development and supplement the high cost of care.

Local Trends

According to a January 2010 survey by Pacific Business News, there are 13 senior living facilities on O'ahu, with a total of 2,406 living units. Just as with the rest of the U.S., the impact of the CLASS Act will create additional demand for these types of facilities in Hawai'i.

Conclusions

The increased government involvement in providing healthcare and the large aging population could be beneficial for the senior housing market as demand could increase for these facilities. Technology will also impact the medical industry as more mobile services will be available leading the medical real estate market to smaller and more convenient facilities. While the demand for medical services is likely to increase further, the shortage of medical professionals could also hamper any need for medical office development. As discussed previously, while there would appear to be demand for medical office development in the future, the depth of this market has been challenged.

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SUSTAINABILITY TREND REPORT

Honolulu General Plan Update

SUSTAINABILITY TREND REPORT

February 2011

Helber Hastert & Fee, Planners

TABLE OF CONTENTS

LIST OF TABLES AND FIGURES ii

ACRONYMS ii

INTRODUCTION 1

1. DEFINITION OF SUSTAINABILITY 1

2. SUSTAINABLE LAND USE POLICIES AND DEVELOPMENT STRATEGIES 4

   2.1 Sustainability and Climate Change 4
   2.2 Shifting Paradigm for Land Use and Development 5

3. SUSTAINABILITY POLICIES AND PLANS IN HAWAIʻI 8

   3.1 State Policies 9
      3.1.1 Act 234, Hawaiʻi's Global Warming Solutions Act 9
      3.1.2 Hawaiʻi Clean Energy Initiative 10
      3.1.3 Hawaiʻi 2050 Sustainability Plan 10
      3.1.4 Complete Streets Task Force Legislative Report 13
   3.2 City and County of Honolulu 13
      3.2.1 Board of Water Supply Watershed Management Plans 14
      3.2.2 Development Plans and Sustainable Communities Plans 14

4. GENERAL PLANS AND SUSTAINABILITY 15

   4.1 Approaches to Incorporate Sustainability 15
   4.2 Implementation Tools 16

5. OBSERVATIONS 18

   5.1 Ways to Achieve Sustainability 18
   5.2 Recommendations 21

BIBLIOGRAPHY 22

LIST OF TABLES AND FIGURES

Tables

1. Comparison summary of Land Use Characteristics 7
2. Hawai‘i 2050 Update Statewide Priorities and Supported Actions 12
3. Examples of Sustainabiilty Measures by Honolulu General Plan Subject Areas 19

Figures

1. Concept of Sustainable Development 3

ACRONYMS

APA	American Planning Association
BWS	City and County of Honolulu Board of Water Supply
DPs	Development Plans
HCEI	Hawai‘i Clean Energy Initiative
SCPs	Sustainable Communities Plans
SLH	Session Laws of Hawai‘i
WMP	Watershed Management Plans

INTRODUCTION

This report was prepared to support the City and County of Honolulu's General Plan Update Project. The purposes of this report are to: (1) present information about the concept of "sustainability" as it relates to the *General Plan*; and (2) generate discussion during the update process.

The first section of this paper provides background about "sustainability" and attempts to clarify its meaning. Section II provides a context for land use policies and development strategies that promote sustainability. Section III is an overview of current sustainability policies in Hawai'i. In closing, Section IV considers strategies that other municipal governments across the United States are using to incorporate sustainability into planning and implementation mechanisms, identifies several approaches for the organization and structure of the *General Plan*, and presents examples of sustainability measures related to the specific subject areas in the existing *Honolulu General Plan*. This paper is intended to help define major issues, and is not intended to be a comprehensive review of the topic. It is structured to address several key issues and questions regarding the implications of incorporating sustainability into the *General Plan*, such as:

- What is sustainability?
- What do policies that address sustainability look like?
- How does the movement towards sustainability affect current land use and development practices and policy formation?
- Are the goals of the climate change initiative the same as sustainability? Is there a difference between climate change policies and policies that promote sustainability?
- Are there any existing policies and plans at the State and/or City level that provide guidance for incorporating sustainability into the *General Plan*?
- What approach have other municipalities in the United States used to incorporate sustainability into their General Plans?
- What types of policies may be appropriate for Honolulu's *General Plan*?

1. DEFINITION OF SUSTAINABILITY

In recent years, increasing public awareness and interest in sustainability created far-reaching effects on almost all sectors of society: from decisions made by government leaders, public officials and private sector executives, to the way that industries and businesses operate, the content of our media coverage, individual consumer choices, land use/development patterns, and building design and construction practices. The widespread, global interest in sustainability is largely a delayed reaction to modern society's insatiable consumption of natural resources and production of waste/pollution,

and the resulting detrimental impacts to environmental, social, political and cultural systems. Global trends that have contributed to the rise of the environmental movement and the recent push for sustainability include:

- Urban population growth
- Development pressures on natural ecosystems, including deforestation and destruction of ecosystems
- Loss of biodiversity and native species
- Climate change effects (i.e., atmospheric and sea levels changes attributed to greenhouse gases)
- Environmental and health-related concerns resulting from high concentrations of pollutants and toxic waste
- Growing demand and dependence on non-renewable energy sources
- Growth in urban and suburban areas contributing to sprawl, traffic congestion and the loss of agricultural lands and open space
- Devastation from natural hazards (i.e., flooding, earthquakes, hurricanes and tsunami)
- Social, economic and political inequalities between developed and developing nations, and
- Increased interest in the protection and preservation of historic and cultural resources.

As the concept of sustainability and the "green" movement gains in popularity, the term is being applied to many different facets of society. Agriculture, architecture, business, energy, tourism and travel, are just a few of the activities, products and services that are being influenced by the movement towards sustainability. As concepts such as "sustainable agriculture," "sustainable design," "sustainable/renewable energy," and "sustainable tourism" entice consumers, and businesses find marketing sustainable lifestyle choices profitable, "sustainability" has become a major international buzzword. Now a part of the common vernacular, the term has taken on many different meanings, depending on the group using the term and the situation and reason for its use. Is sustainability an awareness of reducing the amount of water and electricity we use? Is it modifying consumption patterns to generate less waste and recycle more, and making a choice to buy locally-grown produce and products? Or is it a philosophical lifestyle change that involves living without modern technologies and conveniences? Is sustainability the same as anti-development? Or is it about development that values protecting agricultural lands and natural/physical resources? Considering the widespread use of the term and its application to "green" or environmentally-friendly practices, what is sustainability?

The word *sustainability* comes from the Latin *sustinere,* which means to hold up or support (derived from *tenere*, meaning to hold, and *sus*, meaning up). Definitions of *sustain* listed in the *Websters Ninth New Collegiate Dictionary* (1984) include "to give support or relief to maintain," "nourish," "keep up, prolong" and "to support the weight of." Within this context, at its core, sustainability is the capacity to continue and keep going.

Review of existing literature suggests that sustainability is a complex idea that cannot be unequivocally described or simply defined (Martens 2006). There are numerous definitions, although the most widely quoted definition of sustainability is from the 1987 United Nations' World Commission on Environment and Development report entitled *Our Common Future* (commonly referred to as the "Brundtland Report," after the Commission Chairman, Norwegian Prime Minister Grö Harlem Brundtland). The Brundtland Report, which is largely responsible for introducing the concept of sustainability to an international audience and achieving global consensus on the concept, defines sustainable development as "development that meets the needs of the present without endangering the ability of future generations to meet their own needs." Unlike the traditional development approach that emphasizes the primary goal of economic growth and prosperity, the concept of sustainability places equal weight on each of the three systems that influence the health and prosperity of a community by balancing economic prosperity, social well-being and the need to minimize human impact on the environment and preserve natural resources for the infinite future (see Figure 1). Recognizing the links between the economy, the environment and society, sustainability acknowledges the ecological limits of natural systems, and asserts that humanity's well-being is fundamentally dependent on the health of our environment.

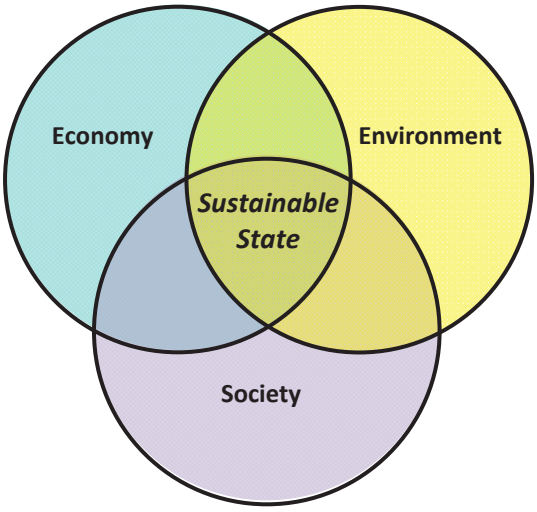

Figure 1: Concept of Sustainable Development

The three systems that shape communities (i.e., economy, environment, society) overlap and are affected by the others. For a community to be sustainable, each system must be healthy and in balance with the other two.

The *Sustainability Primer Hawai'i Step by Natural Step* defines sustainability as "the promise of a better world" (County of Hawai'i and The Kohala Center 2009, 1). "Sustainability is about creating the kind of world we want for ourselves, our neighbors, and future generations. It challenges us to live our lives and make decisions as individuals, organizations and societies so that we make sure that future generations have access to the same opportunities and quality of life that we do" (2009 iii).

2. SUSTAINABLE LAND USE POLICIES AND DEVELOPMENT STRATEGIES

2.1 Sustainability and Climate Change

Planning actions related to sustainability address a wide range of development issues for the purpose of improving existing environmental concerns at both the local and global scale (see Section 1 for summary of global trends). In general, the desired outcomes of such planning actions include the conservation and protection of all natural resources (including water resources), access to natural areas, ensuring community health/quality of life, hazard mitigation and disaster preparedness, environmental justice, and the reduction of greenhouse gas emissions to mitigate climate change.

Although the terms "climate change" and "sustainability" are often used interchangeably when discussing concepts that address global environmental issues, it is important to note that the terms are not entirely analogous or identical in meaning. Climate change is only one of the many facets of sustainability. Both initiatives share the same goal of climate change mitigation[1] to improve global environmental conditions, and promote strategies that reduce greenhouse gas emissions and lessen an individual's carbon footprint[2]. Typical climate change mitigation strategies address the need to decrease fossil fuel consumption and dependency, and include approaches such as technological advancements that increase energy efficiency and enable switching to alternative fuels; expanded use of renewable energy sources; low-impact site design, conservation measures and resource-efficient building standards to minimize energy/water use; waste stream reduction and recycling programs; marketing and educational programs to modify personal lifestyle and consumer

[1] Adaption to the consequences of climate change is a critical community planning challenge. Unlike climate change mitigation strategies that emphasize reducing greenhouse gas emissions, adaption strategies consider protecting communities from the potentially increased environmental hazards and impacts related to climate change and sea-level rise, including coastal storms and erosion, flooding, ecosystem losses, increased stress on drainage systems, and potential for salt water intrusion into wells.

[2] A carbon footprint measures the impact an individual has on the environment through the greenhouse gases produced by his/her daily activities. It is a measurement of the direct and indirect emissions of carbon dioxide produced from the burning of fossil fuels for domestic energy consumption and transportation, and the products consumed. http://www.carbonfootprint.com/carbonfootprint.html

choices; and physical improvements such as compact, mixed-use development forms and multi-modal transportation systems to alter existing travel behaviors.

While both initiatives promote strategies to reduce fossil fuel consumption, the goals of the climate change initiative are to slow the rate of climate change by minimizing greenhouse gas emissions, and to adapt existing developments in preparation for the physical effects of climate change (i.e., coastal changes, rising sea levels, water supply threats). In comparison, sustainability assumes a broader, whole-systems approach that places equal value on environmental, economic and social conditions and the overall quality of life for current and future generations, such that reducing fossil fuel consumption is considered to be only one of the many components in the foundation of a healthy, sustainable community. Within this larger context, strategies that reduce fossil fuel consumption are consistent with sustainability's goals of improving environmental conditions at all levels (local/regional/global) and increasing self-sufficiency and self-reliance at the local/regional level. In addition to climate change strategies (described in the previous paragraph), other strategies that promote local/regional sustainability include using local resources to generate energy (i.e., solar, wind and biodiesel), consuming locally-grown agriculture (i.e., food production and security), and minimizing waste (i.e., waste stream reduction).

2.2 Shifting Paradigm for Land Use and Development

There is a growing recognition across the global community that existing land use planning approaches and building forms hinder our ability to achieve sustainability. Recognizing that the segregation of land uses typical of current spatial planning practices is one of the primary constraints to creating a sustainable future, the movement towards sustainability has been instrumental in transforming conventional development concepts, introducing new land use planning and design approaches such as "smart growth," "new urbanism," "traditional neighborhood development" and "livable communities" that promote sustainability principles in the organization and form of communities. This shifting paradigm of sustainable urban land use and development – which draws upon and reintroduces former development patterns that preceded the spread of American suburbs and the proliferation of "sprawl" – is changing the physical layout and design of both new and existing communities and presenting new goals for long-range planning and land use. It is characterized by compact and mixed-use development that allows for higher-densities in developed areas, the revitalization of existing urban areas, multi-modal transportation networks to reduce automobile use (i.e., creating areas that are walkable, bikeable and transit accessible), and the preservation of agricultural and environmental resources. Table 1 compares the elements of the typical urban area (i.e., conventional development) and the emerging model of sustainable urban land use and development. While the typical urban area is characterized by sprawl and automobile-centered transportation systems, the sustainable land use model is largely consistent with the principles of "smart growth."

Smart Growth is a comprehensive planning approach that advocates compact, transit-oriented, walkable, and bicycle-friendly land use, characterized by mixed-use development, pedestrian-friendly streets, multi-modal transportation networks, and a range of housing choices to protect agricultural and environmental resources and avoid urban sprawl. The Smart Growth Network, which is a coalition of national and regional organizations, advocates ten basic principles of Smart Growth that align with the principles of sustainability.

(1) Mix land uses (residential, retail and business)

(2) Take advantage of compact building design

(3) Create a range of housing opportunities and choices

(4) Create walkable neighborhoods

(5) Foster distinctive, attractive places with a strong sense of place

(6) Preserve open space, farmland, natural beauty, and critical environmental areas

(7) Strengthen and direct development towards existing communities

(8) Provide a variety of transportation choices

(9) Make development decisions predictable, fair and cost-effective, and

(10) Encourage community and stakeholder collaboration.

The sustainable land use model described in Table 1 recognizes that existing land use patterns, transportation and land use relationships, and urban design have substantially influenced energy consumption and greenhouse gas emissions, encouraged the conversion of undeveloped lands, and negatively impacted various physical, social and cultural resources. The new model engenders a fundamental shift away from the economically- and environmentally-unsustainable sprawling residential subdivisions and automobile dependency that are the consequences of current land use and development practices. Central to this shifting paradigm is a cultural and philosophical shift at all levels of society. This is a shift from energy consumption to resource conservation; from sprawling to more compact and transit-oriented development; from shopping at outlying malls to more urbanized retail; from expensive and expansive suburban housing to affordable housing closer to work; from reliance on taxes to creative, market-oriented ways to finance infrastructure needs; from local thinking and acting to regional collaboration; from separating land and transportation planning to combining them; from capacity to sustainability; and from a culture of “me” to a culture of “we” (Hudnut 2008, viii-ix).

Table 1:
Comparison Summary of Land Use Characteristics

	Conventional Urban Development	Sustainable Land Use Paradigm
Density	Lower-density, dispersed activities	Higher-density, clustered activities
Land Use Pattern	Multiple commercial centers, suburbs distant/disconnected from downtown and from each other	Central commercial center in downtown, suburbs close to and accessible to downtown
New Development	Urban periphery (greenfield)	Infill (brownfield)
Land use mix	Homogeneous, with uses separated and disconnected	Mixed-use, both vertical and horizontal
Scale	Often large scale. Larger buildings, superblocks and wide roadways. Minimal design detail since people experience the landscape at a distance, as motorists	Human scale. Smaller buildings, blocks and roads, with emphasis on design elements to encourage people to experience the landscape as pedestrians
Public services (shops, schools, parks)	Regional, consolidated, larger. Requires automobile access	Local, distributed, smaller. Accommodates walking access
Primary Mode of Transportation	Automobile-centric transportation and land use patterns dominated by highway/street systems	Multi-modal transportation and land use patterns encourage walking, cycling, public transit
Commute patterns	Long, congested commutes with limited transit options	Reduced commutes, with extensive modal options
Connectivity	Hierarchical road network with emphasis on private "pods" leading to unconnected roads and walkways, and barriers to nonmotorized travel	Well-connected roads, sidewalks and paths, allowing more mobility options
Street design	Streets designed to maximize motor vehicle traffic volume and flows	"Complete streets" designed for a variety of activities. Traffic calming.
Public space	Attention to private spaces contributes to sense of separation (e.g., internally oriented)	Emphasis on public spaces promotes sense of community (streetscapes, pedestrian areas, public parks, public facilities)
Dominant housing form	Families living in single-family homes	Multi-family housing for a diversity of households (singles, couples, families, non-families)

3. SUSTAINABILITY POLICIES AND PLANS IN HAWAI'I

The American Planning Association (APA) *Policy Guide on Planning for Sustainability* (2000) identifies objectives for planning actions in the direction of sustainability. The objectives – which recognize that subject areas such as housing, land use, transportation, economic development, infrastructure and public services are inextricably linked and need to be considered in regional planning to meet sustainability principles – are intended to provide a guiding framework for all levels of policy development (i.e., local, state, regional and federal) and subject areas addressed by planners:

> *"Planning for sustainability requires a systematic, integrated approach that brings together environmental, economic and social goals and actions directed toward the following four objectives:*
>
> 1. *Reduce dependence upon fossil fuels, extracted underground metals and minerals.*
> 2. *Reduce dependence on chemicals and other manufactured substances that can accumulate in Nature.*
> 3. *Reduce dependence on activities that harm life-sustaining ecosystems.*
> 4. *Meet the hierarchy of present and future human needs fairly and efficiently."*

The APA also identifies specific policy positions that support the APA's objectives and provide a context for planning (APA 2000). The APA emphasizes specific planning and policy measures that contribute to sustainability:

(1) Alternative transportation that encourages reduced use of privately-owned gas-powered vehicles

(2) Use of alternative renewable energy sources to reduce dependence on fossil fuels

(3) Development and agricultural practices that reduce or eliminate the use of extracted underground substances such as mercury, cadmium and phosphorus

(4) Reducing the use of chemical and synthetic substances in the built environment, especially in paved surfaces,building materials, and industrial and maintenance operations

(5) Landscape design, maintenance and agricultural practices that reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers

(6) Compact mixed-used development during the redevelopment of existing urban sites, in order to minimize sprawl and reduce the need to travel by car

(7) Protecting undeveloped lands and other important ecological, open space and agricultural resources

(8) Reducing the use of water, and employing innovative wastewater treatment alternatives to protect groundwater resources

(9) Equitable protection of public health, safety and welfare for all population groups, regardless of income, race, gender or ethnicity

(10) Reducing and reusing waste products

(11) Citizen participation in planning

(12) Initiatives and partnerships that support well-informed policy decisions, and

(13) Incentives and other economic tools that encourage approaches that support sustainable development.

Efforts to characterize and incorporate sustainability into the *Honolulu General Plan* should be driven by existing State and County goals, policies and plans. This section provides a summary of` each of the key State and County policies and plans that address sustainability in Hawai'i:

- Act 234, Hawai'i's Global Warming Solutions Act
- Hawai'i Clean Energy Initiative
- Hawai'i 2050 Sustainability Plan
- Complete Streets Task Force Legislative Report
- Board of Water Supply Watershed Management Plans
- City and County Development Plans and Sustainable Communities Plans

3.1 State Policies

3.1.1 Act 234, Hawai'i's Global Warming Solutions Act

Act 234, Session Laws of Hawai'i (SLH) 2007, is known as Hawai'i's Global Warming Solutions Act[3]. It establishes the State's policy framework and requirements to address greenhouse gas emissions, and commits Hawai'i to reduce its statewide greenhouse gas emissions to or below the 1990 levels by the year 2020. Act 234 also creates a ten-member task force to prepare a workplan for how to best and most cost-effectively achieve the reductions, and requires the State Department of Health to pass rules on mandatory reductions for large emitters of six specific greenhouse gases (i.e., carbon dioxide, methane, nitrogen oxides, hydrofluorocarbons, perfluorocarbons, and sodium hexafluoride) beginning in 2012. The recommended workplan presented to the 2010 State Legislature in the Greenhouse Gas Emissions Reduction Task Force Report (December 2009) supports the implementation of the Hawai'i Clean Energy Initiative (see Section 4.1.2) and additional policy initiatives, including modifications to existing renewable and energy

[3] Available on DBEDT website at: http://hawaii.gov/dbedt/info/energy/greenhouse/

efficiency portfolio standards and alternative fuel standards, updating building codes, assessing freight transportation options, and establishing a smart growth framework to guide land use planning and transportation.

3.1.2 Hawai‘i Clean Energy Initiative

The Hawai‘i Clean Energy Initiative (HCEI)[4] is a partnership (i.e., energy agreement) signed in 2008 between the State of Hawai‘i, the U.S. Department of Energy, and the Hawaiian Electric Companies that aims to decrease Hawai‘i’s heavy reliance on imported petroleum. Recognizing that Hawai‘i is the country’s most oil-dependent state due to imported oil providing almost 90% of Hawai‘i’s electricity and transportation needs, the goal of the HCEI is to decrease energy demand and accelerate the use of available renewable energy resources, such that 70% or more of the State’s energy needs will be from renewable “clean” sources by 2030. The Agreement – which identifies renewable energy commitments, measures to increase energy efficiency, and improvements to grid operation and infrastructure – establishes policies for end-use efficiency, transportation, fuels, and electricity. Specific solutions include: biodiesel to fuel power plants; energy efficiency portfolio standard targets; development of renewable energy sources; consumer demand reduction strategies; seawater cooling systems servicing both downtown Honolulu and Waikiki to reduce air conditioning loads; hybrid vehicles powered by alternative fuels and plug-in electricity; and higher fuel efficiency standards for new vehicles.

3.1.3 Hawai‘i 2050 Sustainability Plan

In the 1970s, the State of Hawai‘i was one of the pioneers in long-range planning, with the *Hawai‘i State Plan* and its related functional plans being one of the first planning documents in the nation to provide integrated policies for the economic, social and environmental future of an entire state. The State Legislature adopted the *Hawai‘i State Plan* in 1978 (Hawai‘i Revised Statutes, Chapter 226 Hawai‘i State Planning Act) to serve as a comprehensive guide for the long-range future development of the state. The last comprehensive review and revision of the *Hawai‘i State Plan* occurred in 1986, with selective amendments completed since then.

Recognizing that sustainability issues are essential to Hawai‘i’s quality of life, the State Legislature enacted Act 8 (SLH 2005), which provided for the development of a sustainability plan to address the vital needs of Hawai‘i through the year 2050. Specifically, Act 8 (SLH 2005) established the Hawai‘i 2050 Sustainability Task Force to review the *Hawai‘i State Plan* and the State’s comprehensive planning system, and required the State Auditor to prepare the *Hawai‘i 2050 Sustainability Plan*.

[4] Available on DBEDT website at: http://hawaii.gov/dbedt/info/energy/hcei

The *Hawai'i 2050 Sustainability Plan*[5] (2008) is the state's first long-range statewide planning process in more than 30 years. It establishes the state's definition and guiding principles of sustainability, and identifies statewide goals, priority actions and indicators to measure future progress towards achieving a sustainable future.

The "People's Definition" of sustainability in Hawai'i is intended to guide all actions:

> *"Sustainability in Hawai'i means achieving a quality of life that:*
>
> - *Respects the culture, character, beauty and history of our state's island communities*
> - *Strikes a balance between economic, social and community, and environmental priorities*
> - *Meets the needs of the present without compromising the ability of future generations to meet their own needs."*

Goals for Hawai'i's sustainable future consist of:

- *"Living sustainably is part of our daily practice in Hawai'i.*
- *Our diversified and globally competitive economy enables us to meaningfully live, work and play in Hawai'i.*
- *Our natural resources are responsibly and respectfully used, replenished and preserved for future generations.*
- *Our community is strong, healthy, vibrant and nurturing, providing safety nets for those in need.*
- *Our kanaka maoli and island cultures and values are thriving and perpetuated."*

The *Hawai'i 2050 Update* (2010) was conducted by the University of Hawai'i at Mānoa Social Sciences Public Policy Center to review the findings of the *Hawai'i 2050 Sustainability Plan* and identify data sources and benchmarks that support implementation of the Plan's major goals. Statewide priority actions were identified for issue areas requiring immediate action, and that are intended to be in progress by the year 2020 (see Table 2).

[5] Available online at: http://www.hawaii2050.org/

Table 2:
Hawai‘i 2050 Update Statewide Priorities and Supported Actions

Goals	Priority Actions	Specific Actions
WAY OF LIFE Living sustainably is part of our daily practice in Hawai‘i.	Create a sustainability ethic	• Creatively educate the community about the importance of living sustainably • Launch programs in the schools to teach sustainability strategies
THE ECONOMY Our diversified and globally competitive economy enables us to meaningfully live, work and play in Hawai‘i	Strengthen public education	• Support early learning initiatives • Increase the development of charter schools
	Develop a more diverse and resilient economy	• Increase production and consumption of local foods and products • Provide incentives to foster sustainability-related industries, such as renewable energy and environmentally technologies
	Increase production and consumption of local foods and products	• Provide incentives to grow and buy local products • Provide funding or loans to local farmers • Educate the public on why buying local produce is important to building a sustainable economy
ENVIRONMENT Our natural resources are responsibly and respectfully used, replenished and preserved for future generations.	Reduce reliance on fossil (carbon-based) fuels	• Increase the amount of electricity generated by renewable resources • Adopt green building codes
	Increase recycling, reuse and waste reduction strategies	• Support recycling systems for bottle, cans and paper in every neighbhorhood • Provide incentives for businesses to initiate recycling
COMMUNITY & SOCIAL WELL-BEING Our community is strong, healthy, vibrant and nurturing, providing safety nets for those in need	Increase affordable housing opportunities	• Provide incentives for private developers to build low income housing • Adopt inclusionary zoning laws that require all new housing developments to include some affordable housing units
	Provide access to long-term care and elderly housing	• Provide tax credits or exemptions for developers of long term care and/or elderly housing • Provide funding for developers of elder care housing projects
KANAKA MAOLI CULTURE & ISLAND VALUES Our kanaka maoli and island cultures and values are thriving and perpetuated.	Preserve and perpetuate our kanaka maoli and island cultural values	• Celebrate diversity and island cultural practices • Support and encourage kanaka maoli cultural practices and support subsistence-based businesses

As part of the community dialogue conducted for the *Hawai'i 2050 Update*, two community meetings were held on O'ahu to discuss sustainability within the context of Honolulu. The first meeting was held in downtown Honolulu (urban) and the second meeting was held in Wai'anae (rural). The major theme from both meetings was the desire to focus future action on creating and refining a sustainability ethic. Meeting attendees identified a range of possible actions that aimed to educate people about living sustainably and promoting sustainability, such as innovative school-based curriculum and higher education degrees, social networking media and public information campaigns, development of a clearinghouse website dedicated to sustainability, and the incorporation of Native Hawaiian values. Some strategies to live a sustainable lifestyle were defined, such as "eating more local foods; recycling more; reducing use of fossil fuels (support alternative transit modalities); reducing energy and the waste stream; and changing behaviors and buying habits to create a sustainable ethic" (University of Hawai'i at Mānoa Social Sciences Public Policy Center 2008, 15).

3.1.4 Complete Streets Task Force Legislative Report

The Complete Streets Task Force (established under Act 54, SLH 2009) ("Act 54") is a statewide task force convened to review existing state and county highway design standards and guidelines, and develop recommendations for design standards and guidelines consistent with the principles of Complete Streets.[6] As part of Act 54, State and County transportation departments are required to adopt and implement a "Complete Streets" policy, which is intended to create and configure a connected street system that provides safe mobility for all users – including bicyclists, pedestrians, transit riders, freight, and motorists – and that is appropriate to the function and context of the facility (2010, 4).

The Complete Streets Policy recognizes that roadway networks are vital for the livability of communities and serve functions beyond their intended use for vehicular transportation. Emphasizing safety and mobility for all users, the Complete Streets Policy encourages flexibility and better accommodations for transit, walking, bicycling, other non-motorized transport, and alternate fuel vehicles. Given the emphasis placed on alternative modes of transportation, the Complete Streets Policy can help to decrease the demand for imported oil and contribute to Hawai'i's clean energy future, as well as promote long-term sustainability.

3.2 City and County of Honolulu

The City and County of Honolulu has been taking steps to address sustainability in its facilities and natural resources management. In recognition of its efforts, Honolulu has been given high scores in recent sustainability and environmental performance studies:

[6] The Complete Streets principles for Hawai'i include: safety, flexible design (context sensitive solutions), accessibility and mobility for all, use and comfort for all riders using the transportation system, consistent use of design standards and guidelines, improved energy efficiency, emphasis on health, appropriate funding, building organizational partnerships, and green infrastructure/streets to provide social and environmental benefits.

- The 2007 *Earth Day Network Urban Environment Report* ranked Honolulu 11th out of 72 major U.S. cities for its environmental performance. http://www.earthday.net/UER/report/hi_honolulu.html

- The 2008 *SustainLane U.S. Cities Sustainability Rankings* ranked Honolulu 17th out of the 50 most-populous U.S. cities for urban sustainability. http://www.sustainlane.com/us-city-rankings/cities/honolulu

County-level plans that discuss sustainability are summarized in this section.

3.2.1 Board of Water Supply Watershed Management Plans

The Board of Water Supply (BWS) Watershed Management Plans (WMPs) are to be the water use and development plans for the island of O'ahu. There are eight regional plans that would coincide with the City's Development Plan and Sustainable Communities Plan areas. The goal of the WMPs is to provide guidance for the sustainable management and use of all water resources (both surface and groundwater) in each region. Based on the principle that healthy, sustainable watersheds should be the foundation for both land use and water resources management planning, the WMPs promote water use that balances the preservation and management of O'ahu's watersheds, while allowing sustainable ground and surface water use and development to serve present and future generations. The WMPs identify sustainability policies and programs that guide land use plans, inventories of available water supply and water use, future water use and development projects, conservation practices and watershed management projects that protect and improve the health of O'ahu's watersheds and water resources.

3.2.2 Development Plans and Sustainable Communities Plans

The Development Plans (DPs) and Sustainable Communities Plans (SCPs) form the second tier of plans under the General Plan. The plans identify conceptual long-range visions and policies to guide regional land use and infrastructure decisions. There are eight regional plans; two of the Plans (Primary Urban Center and 'Ewa) are DPs, while the other six (East Honolulu, Ko'olau Poko, Ko'olau Loa, North Shore, Wai'anae, and Central O'ahu) are designated SCPs.

Per the adopting ordinance for each DP/SCP, each plan is required to be reviewed and updated every five years to ensure that the vision statement, policies and guidelines remain current and to assess the progress towards implementation. During recent community discussions conducted in support of the on-going five-year reviews for the Wai'anae, North Shore, and Ko'olau Loa regions, community members raised questions about the role of sustainability in the current SCPs and the need for an islandwide policy framework to define the City's approach to sustainability, given the inclusion of the term "sustainability" in the titles of the Plans, the lack of policies at the General Plan level explaining the City's goals for sustainability, and the absence of sustainability references in the SCPs. Based on

the structure and content of the current plans, achieving sustainability is not the primary purpose in distinguishing between DPs and SCPs. Rather, the current reference to "sustainable" in the SCP designation is to differentiate the City's growth management policies for the stable areas (SCP regions) and the areas targeted for growth (DP regions),[8] specifically highlighting the City's intent to maintain and enhance the existing character and development patterns of the existing SCP areas by directing future growth to the DP areas.

4. GENERAL PLANS AND SUSTAINABILITY

4.1 Approaches to Incorporate Sustainability

In the United States, local governments are increasingly promoting sustainability ethics and incorporating sustainability goals into their General Plans as a means of influencing all levels of municipal decisions and activities. The California Sustainability Alliance identifies three distinct approaches that local governments in California are using to incorporate sustainability principles into their General Plans (largely due to State statutory requirements under the California Environmental Quality Act to address climate change impacts and greenhouse gas emissions reductions). The three approaches consist of:

(1) Including a separate chapter on sustainability that establishes guiding principles to define the community's vision of sustainability, and identifies policies and implementation actions;

(2) Identifying sustainability policies and implementation actions as part of other subject areas (i.e., no separate sustainability chapter); or

(3) Integrating sustainability throughout the General Plan using a combined approach, with a discussion of sustainability grouped into a separate chapter that outlines the community's priorities for a sustainable future, and identification of policies and implementation actions as part of other subject areas (i.e., combination of the two previous approaches).

A community's preferred approach to incorporating sustainability into the General Plan is influenced by a number of factors, including the available resources (i.e., staffing, funds, project timeframe), as well as the community's motivation to adopt sustainable lifestyles and the extent to which the community is willing to change (see Section 2.2 Shifting Paradigm for Land Use and Development for physical, cultural and philosophical

[8] The *North Shore SCP* preface states, "Two of the eight planning regions, 'Ewa and the Primary Urban Center, are the area to which major growth in population and economic activity will be directed over the next 20 years and beyond. The plans for these regions will continue to be titled 'Development Plans,' and will serve as the policy guides for development decisions and actions needed to support that growth….The remaining six planning regions…are envisioned to remain relatively stable…(and)…have been titled *'Sustainable* Community Plans'" (2000, P-1).

differences between traditional development and sustainability). The first approach – limiting the discussion of sustainability to a separate chapter – is the simplest and easiest approach to satisfy the objective of incorporating sustainability into the General Plan. It leaves the existing document intact while providing guidance for sustainability, although it lacks the detail of clarifying which measures overlap multiple subject areas. The second approach – which weaves sustainability into the specific subject areas/chapters of the General Plan –buries sustainability within the substance of the General Plan and minimizes its significance. Like the first approach, it does not provide a framework to correlate overlapping measures. The third approach is a hybrid approach that adds a separate chapter about sustainability and also weaves sustainability into the specific subject areas/chapters of the General Plan. This is the most detailed and thorough approach for internal consistency (i.e., ensuring no policy conflicts between subject areas), resulting in a comprehensive statement that demonstrates the community's commitment to achieving sustainability.

4.2 Implementation Tools

Conventional tools that implement the General Plan typically consist of zoning regulations, specific geographic area plans, functional planning, and capital improvement programming. Due to the systemic, organizational and philosophical changes typically involved in the transformation to a "sustainable community," local governments are finding that additional tools are needed to support the implementation of sustainability. Two commonly used implementation tools – program coordination and community indicators – are summarized in this section.

Program Coordination. A number of local governments have established departments, offices or management positions to be responsible for the formal coordination and implementation of sustainability policies. Responsibilities may include plan preparation and monitoring, policy analysis, educational campaigns and public outreach, and coordinating activities of different departments and organizations. For example, the City of Davis, California employs a sustainable program manager (under the Parks and General Services Department) whose primary duties include advocacy, facilitating sustainability efforts and networking between the various City departments, and analysis of policy options (http://cityofdavis.org/pgs/sustainability/). In Santa Monica, California, the Office of Sustainability and the Environment (within the City Manager's Office) is responsible for the development and implementation of the Sustainable City Plan and other policy initiatives and programs related to environmental management, and collaborates with other city departments to integrate sustainability practices with ongoing city operations (http://www.smgov.net/departments/ose/) . In Portland, Oregon, the Bureau of Planning and Sustainability was created in 2009 by merging the Bureau of Planning and the Office of Sustainable Development. In line with Portland's objectives to become a model city of sustainability, the Bureau's principal functions include promoting integrated land use planning and development based on sustainability principles and practices, and developing and implementing policies and programs that ensure that integral part of all planning and management of the City (http://www.portlandonline.com/bps/index.cfm).

Community Indicators. The use of indicators to monitor and identify sustainability trends and track progress towards the attainment of desired goals and target conditions has been used in a number of communities (e.g., Seattle/King County, Washington[9]; Portland, Oregon; Santa Monica, California; and Kauai County, Hawai'i). As defined in *The Community Indicators Handbook* (Redefining Progress 2006), an indicator is "a measurement that reflects the status of some social, economic, or environmental system over time." Some sample indicators of sustainability are open space acreage, public transportation ridership, local agriculture production and consumption, energy use, air/water quality factors, wastewater flows, and the availability/distribution of affordable housing units. By tracking changes in the community, indicators provide information about the overall direction of a community in relation to its values and priorities, revealing whether conditions have improved, declined or stayed the same, and whether programs are effective or need to be strengthened or redirected.

Indicators – like vision statements – are unique to reflect each community's specific goals and objectives. The development of indicators can be a technical process involving the identification of the community's vision, consultation with agencies and other data sources to locate available data, research to gather specialized data (e.g., surveys, data compilation and evaluation), and review/selection of the indicators, as well as a high level of community participation.

Recent and on-going indicator projects in Hawai'i with relevance to the *Honolulu General Plan* include the following:

- ***Measuring What Matters for Kaua'i: Community Indicators Report 2008***

  The impetus of Kaua'i's Community Indicators Report (Kaua'i Planning & Action Alliance 2009) was to satisfy an implementing action identified in the *Kaua'i General Plan 2000,* "Collaborate with community organizations in developing indicators and benchmarks to measure progress." Working with an advisory committee of representatives from various government, private, non-profit and community groups, the project resulted in the creation of 55 indicators. The indicators are organized around seven subject areas that reflect the community vision of the *Kaua'i General Plan 2000*: (1) economic and business climate; (2) public education; (3) neighborhood and community health and well-being; (4) civic engagement; (5) natural environment; (6) land use and rural character; and (7) cultures and arts. Report updates are planned at approximately two year intervals (the first 2006 Indicators Report was issued in June 2007, followed by the second 2008 Indicators Report released in July 2009).

[9] Redefining Progress reports that more than fifty percent of the community indicator projects in the United States have been modeled after the Sustainable Seattle program http://sustainableseattle.org/ (Phillips 2003, 8).

- ***Quality of Life in Hawai'i 2009 Report***

  The *Quality of Life in Hawai'i 2009 Report* (University of Hawai'i at Mānoa Center on the Family 2009) was prepared for the State of Hawai'i Department of Business, Economic Development and Tourism as a follow-up to the first *Quality of Life in Hawai'i* report completed in 2005. It is based on an extensive research literature review, national and international indicator projects, and previous work undertaken in Hawai'i, including the *Hawai'i 2050 Plan*. The report provides a comprehensive framework for assessing quality of life factors in Hawai'i, and presents trend information for 67 different indicators that relate to the six major quality-of-life domains that influence the well-being of a community: economic, education, environment, health, housing and transportation, and social. National, state and county-level data are presented for each of the indicators. Trends (i.e., increases/positive trends or decreases/negative trends) over time are identified, and county-level data is compared to see if there are any differences between the counties and to rank the counties.

- ***Hawai'i 2050 Sustainability Plan; Hawai'i 2050 Update***

  The *Hawai'i 2050 Plan* (Hawai'i 2050 Sustainability Task Force 2008) identified 55 possible indicators, benchmarks and possible data sources to measure progress towards the goal of sustainability (see Section 3.1.3 for discussion). Following up on the work of the Hawai'i 2050 Task Force, the *Hawai'i 2050 Update* (University of Hawai'i at Mānoa Social Sciences Public Policy Center 2010) validated the findings of the *Hawai'i 2050 Plan,* confirming the availability of the data and identifying additional potential indicators (specific indicators and data were not provided). Implementation of a community-based process to select and develop the specific indicators and data sources is recommended as a follow-on action.

5. OBSERVATIONS

5.1 Ways to Achieve Sustainability

Honolulu's current *General Plan* last underwent a comprehensive review in 1987, at a time when sustainability was not widely publicized or universally considered as a major topic of concern. Although the current Plan includes several elements of sustainability, the current Plan lacks a clear definition of sustainability, and specific objectives and policies to achieve sustainability.

It may not be possible for O'ahu – or Hawai'i as a whole – to be an entirely self-sufficient, self-contained entity that does not consume any imported goods. We are unable to produce all of our food and goods consumed in the State (about 80-90% of our goods are imported), and imported fossil fuels provide almost 90% of our energy (see page 10). In addition, the State economy is heavily dependent on the tourism industry. Despite the

major barriers to self-sufficiency, Honolulu can – like many other cities have done – embrace an ethic of long-term sustainability that strives to balance environmental, economic and social conditions without compromising the ability of future generations to meet their own needs.

Table 3 lists examples of measures that promote sustainability, and demonstrates that the concept of sustainability touches on all subject areas of the *General Plan*. Some of the measures are included in the existing *General Plan*, although many are new concepts not currently addressed in the *General Plan*.

Table 3:
Examples of Sustainability Measures by Honolulu General Plan Subject Areas

Subject Area	Sustainability Measures
1. Population	• Account for available water resources in the consideration of future growth • Direct development towards designated growth areas
2. Economic activity	• Protect agriculture and open space resources • Encourage the development of a diversified, resilient economy • Support local agriculture • Increase production and consumption of local foods and products • Promote energy- and resource-efficient industries • Locate jobs close to housing
3. Natural environment	• Protect and conserve natural resources • Protect and preserve natural areas from incompatible development • Enhance air and water quality • Protect and enhance water quality and quantity • Ensure adequate watershed protection and management • Minimize sediment and pollutant discharges into streams and nearshore coastal waters
4. Housing	• Make efficient use of building materials • Raise energy efficiency standards • Support housing opportunities for all income levels/population groups • Increase the diversity of housing types and forms, promoting multi-family housing as the dominant form • Encourage housing development accessible to jobs and transportation
5. Transportation and Utilities	• Encourage physical improvements and incentives that promote alternative modes of transportation and reduce automobile use • Design and construct streets to support safe and efficient pedestrian and bicycle travel

Subject Area	Sustainability Measures
	• Improve connectivity between neighborhoods and activity nodes • Adopt low-impact development and rural infrastructure standards • Expand recycling, reuse and waste reduction strategies • Expand the use of technologies that increase fuel efficiency and energy conservation • Upgrade/expand the capacity of existing infrastructure systems to accommodate higher-density
6. Energy	• Expand the use of renewable energy sources • Adopt energy efficient codes • Expand the use of technologies that increase efficiency and conservation
7. Physical Development and Urban Design	• Adopt green building standards that promote conservation • Adopt low-impact development and rural infrastructure standards • Encourage compact, mixed use (higher-density) development patterns • Provide for multi-modal transportation networks • Direct development to designated growth areas to maintain agriculture/natural resources • Encourage the use of native plants
8. Public Safety	• Reduce exposure to hazardous materials and waste • Incorporate lighting and design principles known to discourage crime in the design of buildings, roadways and public areas • Establish and maintain response plans for natural hazard and disaster mitigation • Consider coastal hazards and sea level changes in decision-making
9. Health and Education	• Encourage mixed-use developments and other physical improvements that encourage walking/bicycling • Increase public awareness about the importance of environmental ethics and living sustainably • Support educational and job training opportunities that complement Honolulu's major industries • Strive for a measureable reduction in residents' ecological footprint
10. Culture and Recreation	• Preserve and expand open space resources • Integrate urban parks and green spaces with other urban uses • Respect and perpetuate the island's history and cultural values • Protect and preserve historic and cultural resources • Foster participation in civic affairs and community activities
11. Government Operations and Fiscal Management	• Adopt an ethic of sustainability to guide City operations • Establish an administrative commitment for issues relating to sustainability • Practice participatory community planning and decision-making • Encourage public-private collaborations and partnerships • Establish systemic indicators and benchmarks to measure progress

5.2 Recommendations

This report presents general information about sustainability and the key issues relative to the *General Plan*. It is clear from this analysis that there is universal recognition that sustainability is an important theme for the General Plan Update, and that sustainability issues need to be considered at every level of City policy decision-making. Therefore, it is recommended that:

- the *General Plan* should include goals and objectives related to sustainability.
- Honolulu's position on sustainability should be broad, and not confined to climate change initiatives.
- there is a need for public discussion about what policies and measures are appropriate for Honolulu and its *General Plan*.
- strong consideration should be given to establishing implementation tools (including program coordination and a community indicators program).

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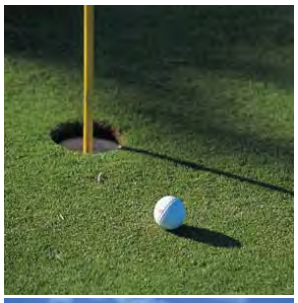
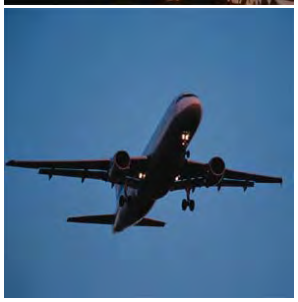


Visitor Industry Analysis
City & County of Honolulu
General Plan Update

Helber Hastert & Fee Planners, Inc



September 7, 2010

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Table of Contents

Introduction 1
Background and Objectives 1

Executive Summary 2

Section I: State of Hawai‘i Visitor Market Overview 4
Introduction 5
Overview of the Hawai‘i Visitor Industry 5
Historical Visitor Arrivals to the State 8
Air Seat Capacity 12
Visitor Expenditures 14
State of Hawai‘i Visitor Demographics 16
U.S West 16
U.S. East 18
Japan 20
Canada 21
First Time versus Repeat Visitors 22
Hawai‘i Hotel Performance 24
Visitor Accommodation Unit Inventory – State of Hawai‘i 26

Section II: O‘ahu Visitor Market Overview 30
Introduction 31
Summary of Highlights 31
Visitor Arrivals 31
Average Daily Visitor Census 32
Visitor Demographics 34
Domestic 34
International 35
Length of Stay 36
Islands Visited 37
Primary Visitor Trends 37

Section III: O‘ahu Lodging Market Overview 39
Introduction 40
Summary Highlights 40
O‘ahu Lodging Overview 40
Visitor Accommodation Types 42
O‘ahu Lodging Market Performance 43
Analysis by Location/District 43
Primary Urban Center 44
Waikīkī 44
Ala Moana 45
Airport 46
Other Honolulu 46
‘Ewa/Wai‘anae 47
Ko‘olauloa/North Shore/Central O‘ahu 48

Koʻolaupoko 49
Bed & Breakfast/IVU Submarket 50

Section IV: Analyses of Selected Oʻahu Lodging Market Topics 54
Waikīkī Life Cycle Analysis 55
Aging Visitor Plant 55
Reinvestment 56
Potential for New Waikīkī Units 60
Future Potential New Development and Conversion Sites 60
Oʻahu's Tourism Carrying Capacity 61
Resort Accommodations versus Community-Based Accommodations 62
Impact of Rail Transit on Tourism 63
Rapid Transit EIS 63
Proposed Rail Line and Tourism 65

Introduction

Background and Objectives

This visitor industry white paper is being prepared in connection with a review by the City and County of Honolulu's Department of Planning and Permitting of visitor industry related policies in the General Plan of the City and County of Honolulu, which was last updated in 1992.

The General Plan states long-term objectives and policies for the Island of O'ahu, including strategies for achieving the objectives. It is considered a dynamic document, reflecting the changing world and evolving community attitudes. As the central component of a planning process that addresses physical, social, economic and environmental concerns, the General Plan serves to guide the future growth of the Island of O'ahu.

As tourism continues to be the largest industry on the Island of O'ahu, the updated General Plan should take into consideration current and emerging trends in tourism. This visitor industry white paper is intended to provide "big picture" insights on certain tourism-related topics. The report will provide a brief narrative overview of Hawai'i State and O'ahu as visitor destinations. The overview will include a limited presentation of historical visitor statistics. It also provides an overview of the Waikīkī and Island of O'ahu lodging markets. This section will provide historical context and current perspective on O'ahu as a visitor destination, using quantitative analysis.

This white paper also provides commentary on certain critical long-term issues, such as lifecycle of Waikīkī as a destination, recent trends in investment in Waikīkī, O'ahu's lodging sub-markets outside of Waikīkī, and an overview of the potential impact on tourism caused by the proposed rail transit system.

Executive Summary

Tourism on the Island of O‘ahu has experienced major shifts in the market since the previous update to the General Plan. In particular, Waikīkī is currently undergoing a major period of renewal and repositioning that began in 2000 and has since accelerated. These efforts have helped to better achieve the high expectations of a more sophisticated and demanding visitor market, and extend the destination life cycle of Waikīkī.

Other highlights of this white paper include the following:

- Completed and planned investment into Waikīkī between 2000 and 2015 total over $3.6 billion. The transformation and destination market repositioning of Waikīkī has been dramatic and crucial in maintaining its position as a world-class tourism destination. The rejuvenation of Waikīkī has helped create a more diverse and upscale product mix that has enabled Waikīkī to attract higher spending visitors.

- While traditional hotel units continue to represent the majority of Waikīkī’s visitor units, there has been a shift in the mix and number of accommodation units away from traditional hotel inventory towards timeshare and resort condominium inventory. This is reflective of the shift in visitor preference to larger accommodation units driven in part by an expanding family travel segment.

- The high percentage of repeat visitors, as well as those visitors seeking adventure and “experiential lifestyle” travel, has led to stronger demand for individual vacation units (“IVU”) and bed and breakfast (“B&B”) rentals. IVUs and B&Bs are defined by the Hawai‘i Tourism Authority as follows:

    - Individual Vacation Unit (IVU): An individual condominium unit (not in a hotel rental operation), house, cabin, villa or cottage with very limited service, often with only basic cleaning supplies provided.
    - Bed & Breakfast (B&B): A lodging facility with a limited number of guest units, which include breakfast in the daily rental rate. Typical bed and breakfast facilities are either small, quaint inns or family homes.

- There appears to be an evolving trend toward development of more “community based” hotels that serve community needs rather than the tourism industry. Such hotels include the Lā‘ie Inn currently being redeveloped into a 220-room hotel to better serve the Brigham Young University-Hawai‘i (“BYUH”) and the North Shore community, as well as the proposed 150-room Koa Ridge hotel to serve central O‘ahu demand, including military, sports and health and wellness travel, and two proposed hotels in Kapolei to serve military, government, and business demand.

- Given the constraints on new development opportunities in Waikīkī, hotel capacity is a longer term concern. Capacity to some extent can be managed through room rate yield management, but once Waikīkī occupancy begins to exceed 85 percent on a continual

basis, pressure will increase for new development, repurposing, or conversion of properties for visitor accommodation use. This will likely add more incentive to expand visitor product outside of Waikīkī.

- Our analysis indicates that O‘ahu’s proposed rail transit system will likely benefit visitors as a new transportation option to popular tourism attractions, but will not likely have a significant impact on O‘ahu’s overall appeal as a visitor destination.

Section I: State of Hawai‘i Visitor Market Overview

Introduction

This section presents an overview of the tourism industry for the state of Hawai‘i, including historical visitor arrivals, characteristics, visitor expenditures and current trends.

Summary of Highlights

The State of Hawai‘i is currently experiencing an unprecedented downturn in its tourism industry. This downturn is largely attributable to the global recession that started in late 2007 and accelerated in 2009. The continuing decline in the Japanese market, which started in the late 1990s, has also contributed to the downturn. Air service to Hawai‘i has declined due to falling demand and high operating costs in the airline industry, which has led to strategies to increase passenger load factors and consolidation of routes. Nonetheless, the long-term prospects for the industry remain positive with continued public and private investment into Hawai‘i’s tourism product. Such investment includes renovation and/or new development of hotels, resort condominiums, timeshare and retail projects.

Overview of the Hawai‘i Visitor Industry

- Admitted into Statehood in 1959, Hawai‘i is comprised of eight major islands divided into five counties: the City & County of Honolulu (representing the Island of O‘ahu), the County of Maui (consisting of the Islands of Maui, Lāna‘i, and Moloka‘i), the County of Hawai‘i (representing the Island of Hawai‘i, also referred to as the “Big Island”), the County of Kaua‘i (consisting of the Islands of Kaua‘i and Ni‘ihau, a privately owned island inaccessible to the public), and Kalawao County (consisting of only the Kalaupapa Peninsula on the Island of Moloka‘i).

- Hawai‘i is approximately 2,300 miles to the east of the West Coast of the continental U.S. and approximately 3,700 miles to the west of Japan. To the south are the South Pacific island chains including the Kiribati Islands, French Polynesia, Samoa, the Marshall Islands, and Micronesia (ranging between 1,000 and 2,500 miles from Hawai‘i).

- Tourism is an approximately $11 billion industry, representing about one-third of Hawai‘i’s total Gross State Product. The State’s lodging supply consists of 75,188 visitor accommodation units, including full and limited service hotel rooms, condominium hotels, vacation rentals, and timeshare. Approximately half of these units are located on O‘ahu. Total statewide room revenues in 2007 set a record at $3.1 billion, driven by an increase in visitors and growing average daily rates. By 2009, room revenues had fallen to $2.4 billion due to the global economic downturn.

- The State consists of four primary islands as follows:

    - Island of Oʻahu: Oʻahu is the third largest island in the Hawaiian chain, but is the State's primary economic and tourism center with Honolulu serving as the State's capital. Waikīkī is located within the City and County of Honolulu and supports approximately half of the State's 75,188 hotel rooms.
    - Island of Maui: Maui is the State's second largest island and is the primary destination for Neighbor Island travel.
    - Island of Hawaiʻi: The Island of Hawaiʻi is commonly referred to as the "Big Island," as its total land area is larger than all of the other major Hawaiian islands combined. The Island of Hawaiʻi is noted for its active volcanoes, deep-sea fishing, and scuba diving.
    - Island of Kauaʻi: The Island of Kauaʻi lies to the northwest of Oʻahu and is noted for its spectacular Nā Pali coastal mountain range.

- There is direct U.S. mainland and Canadian air service to each of the major islands. Honolulu serves as the primary international gateway for the State of Hawaiʻi, however the Big Island has been granted limited authority to permit non-stop flights from Japan and Korea.

- One of the more hopeful signs of future expansion of air capacity is the acquisition of 27 new Airbus wide-bodied aircraft by Hawaiian Airlines, which is envisioned to help Hawaiian Airlines establish non-stop air service between Hawaiʻi and major destinations in Asia.

- Visitor arrivals to the State peaked at 7.5 million in 2006. High season for the visitor industry generally spans between mid-December through mid-March and secondarily between mid-June through mid-August. U.S. mainland visitors comprised approximately 73 percent of total arrivals to Hawaiʻi in 2009 and stayed on average 10 days. Japanese visitors comprised over 17 percent of the market with a length of stay of almost six days per visit.

- The development of Hawaiʻi's tourism industry can be characterized by several milestone periods:

    - 1965 to 1979: Introduction of flights from the U.S. mainland utilizing wide-bodied aircraft during this period helped Hawaiʻi evolve into a mass tourism destination. The market for this time frame can be characterized as primarily wholesale and charter driven leisure travel to Oʻahu and primarily Waikīkī. Much of the Waikīkī hotel inventory was developed during this period.
    - 1980: United Airlines, the largest air carrier to Hawaiʻi, experienced a three month employee strike, which curtailed growth for the year.
    - 1983 to 1990: This period reflected the following:

  - Hawai‘i enjoyed an unprecedented period of tourism growth and development at a time when the U.S. mainland economy was suffering from a deep and prolonged recession combined with substantial hotel over-building.
  - Driven by a strong economy and a 60 percent appreciation of the yen against the dollar, Japanese visitor arrivals to Hawai‘i increased dramatically, from 380,000 Japanese visitors in 1983 to over 1.4 million Japanese visitors in 1990.
  - Japanese investment into Hawai‘i rose sharply, primarily in the acquisition and/or development of luxury hotels and golf courses. Most of the new hotel development occurred on the Neighbor Islands.
  - Westbound arrivals, primarily from the U.S. mainland, began to flatten during the latter half of the 1980s due to a deep recession on the U.S. mainland.

- 1991 to 1993: The Gulf War, the bursting of the Japanese “bubble” economy, and persistent recession in the western region of the U.S. mainland caused visitor arrivals to drop approximately 10 percent during this period.
- 1994 to 1996: This period saw a recovery of the visitor market for Hawai‘i, due in part to a sharp strengthening of the yen to the dollar exchange rate and economic recovery of the west coast U.S. mainland. Japanese divestment started to occur, replaced primarily by U.S. investors.
- 1997 to 2000: Growth in arrivals by U.S. visitors accelerated, driven by strong growth in corporate meetings and FIT markets. Japanese arrivals weakened due to a persistent weak economy and weakening yen to dollar exchange rate. Hotel transactions accelerated as Japanese divestment continued.
- 2001 to 2003: Visitor arrivals weakened due to the September 11, 2001 terrorist attacks, the war in Iraq starting in 2003, and a stagnant U.S. economy. However, reinvestment into Waikīkī’s visitor product began to accelerate, which has led to the current period of repositioning and rejuvenation of Waikīkī’s product base.
- 2004 to 2007: Strong growth in arrivals during this period was driven by a rapidly expanding U.S. economy, although Japanese arrivals continued to decline during the period due to a weak yen and increased competition from other Asia/Pacific destinations.
- Late 2007 to 2009: The global recession led to a steep decline in visitor arrivals and expenditures. This was exacerbated by the bankruptcies of Aloha Airlines and ATA. The corporate meeting and group market dropped sharply due to the economic decline. Many development and renovation projects were cancelled or placed on hold, as the industry entered into a new cycle of distressed hotel loans and foreclosures.
- 2010 January to July: The global recession has started to show signs of a recovery, with Hawai‘i visitor arrivals and hotel occupancies finally showing moderate increases over the prior year. However, hotel property values have

plummeted and numerous hotels continue to move into foreclosure or loan-restructuring. Still, major planning initiatives continue, including major renovation and redevelopment plans for the Princess Ka‘iulani Hotel, the Moana Surfrider Hotel, the International Market Place, the Hilton Hawaiian Village, and the continued development of the Ko ‘Olina Resort.

Historical Visitor Arrivals to the State

- Hawai‘i’s visitor industry has experienced significant growth since the 1960s. In 1966, Hawai‘i received 835,000 visitors by air. By 2006, there were over 7.5 million visitors to Hawai‘i by air. In 2009, the number of visitors fell to 6.4 million due to the recession.

- The visitor mix is comprised of 73 percent domestic arrivals, and 27 percent international visitor. Domestic visitors are comprised of 63.5 percent U.S. West visitors and 36.5 percent U.S East visitors. Japanese make up the majority of international visitors representing 63.9 percent of all international arrivals.

Figure 1 Hawai‘i Statewide Visitors Staying Overnight or Longer: 1966 – 2009 (Arrivals by air)

	BOTH DIRECTIONS		DOMESTIC		INTERNATIONAL	
Year	Visitors	% Change from Previous Year	Visitors	% Change from Previous Year	Visitors	% Change from Previous Year
1966	834,732	21.6%	629,564	16.8%	205,168	39.5%
1967	1,124,012	34.7%	828,849	31.7%	295,163	43.9%
1968	1,313,706	16.9%	952,821	15.0%	360,885	22.3%
1969	1,526,074	16.2%	1,121,714	17.7%	404,360	12.0%
1970	1,745,904	14.4%	1,273,639	13.5%	472,265	16.8%
1971	1,817,941	4.1%	1,363,081	7.0%	454,860	-3.7%
1972	2,233,627	22.9%	1,682,285	23.4%	551,342	21.2%
1973	2,622,376	17.4%	1,942,714	15.5%	679,662	23.3%
1974	2,804,394	6.9%	2,036,203	4.8%	768,191	13.0%
1975	2,818,082	0.5%	2,028,068	-0.4%	790,014	2.8%
1976	3,213,249	14.0%	2,327,399	14.8%	885,850	12.1%
1977	3,413,095	6.2%	2,508,472	7.8%	904,623	2.1%
1978	3,676,967	7.7%	2,766,012	10.3%	910,955	0.7%
1979	3,966,192	7.9%	2,888,521	4.4%	1,077,671	18.3%
1980	3,928,789	-0.9%	2,793,101	-3.3%	1,135,688	5.4%
1981	3,928,906	0.0%	2,778,566	-0.5%	1,150,340	1.3%
1982	4,227,733	7.6%	3,072,543	10.6%	1,155,189	0.4%
1983	4,356,317	3.0%	3,219,219	4.8%	1,137,098	-1.6%
1984	4,827,884	10.8%	3,499,419	8.7%	1,328,466	16.8%
1985	4,843,414	0.3%	3,522,126	0.6%	1,321,288	-0.5%
1986	5,569,067	15.0%	4,063,928	15.4%	1,505,138	13.9%
1987	5,770,585	3.6%	4,040,204	-0.6%	1,730,381	15.0%
1988	6,101,483	5.7%	4,041,878	0.0%	2,059,605	19.0%
1989	6,488,422	6.3%	4,339,507	7.4%	2,148,915	4.3%
1990	6,723,531	3.6%	4,315,161	-0.6%	2,408,370	12.1%
1991	6,518,460	-3.1%	4,068,508	-5.7%	2,449,952	1.7%
1992	6,473,669	-0.7%	3,791,945	-6.8%	2,681,724	9.5%
1993	6,070,995	-6.2%	3,570,059	-5.9%	2,500,936	-6.7%
1994	6,364,674	4.8%	3,813,279	6.8%	2,551,395	2.0%
1995	6,546,759	2.9%	3,743,474	-1.8%	2,803,285	9.9%
1996	6,723,141	2.7%	3,794,113	1.4%	2,929,028	4.5%
1997	6,761,135	0.7%	3,890,798	2.5%	2,870,337	-2.0%
1998	6,595,790	-2.4%	4,014,140	3.2%	2,581,650	-10.1%
1999	6,741,037	2.2%	4,255,621	6.0%	2,485,416	-3.7%
2000	6,948,595	3.1%	4,446,936	4.5%	2,501,659	0.7%
2001	6,303,791	-9.3%	4,224,321	-5.0%	2,079,470	-16.9%
2002	6,389,058	1.4%	4,358,850	3.2%	2,030,208	-2.4%
2003	6,380,439	-0.1%	4,531,289	4.0%	1,849,150	-8.9%
2004	6,912,094	8.3%	4,892,960	8.0%	2,019,134	9.2%
2005	7,416,574	7.3%	5,313,281	8.6%	2,103,293	4.2%
2006	7,528,106	1.5%	5,550,125	4.5%	1,977,981	-6.0%
2007	7,496,820	-0.4%	5,582,530	0.6%	1,914,290	-3.2%
2008	6,713,436	-10.4%	4,901,893	-12.2%	1,811,543	-5.4%
2009	6,419,138	-4.4%	4,671,326	-4.7%	1,747,812	-3.5%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Figure 2 Annual Statewide Visitor Arrivals by Top-Four MMA

Year	US West	% Change from Previous Year	US East	% Change from Previous Year	Japan	% Change from Previous Year	Canada	% Change from Previous Year
1990	2,219,649		1,934,996		1,492,786		229,918	
1991	2,225,838	0%	1,891,128	-2%	1,438,585	-4%	180,784	-21%
1992	2,034,510	-9%	1,613,254	-15%	1,705,860	19%	193,229	7%
1993	1,909,811	-6%	1,419,605	-12%	1,666,275	-2%	214,379	11%
1994	2,049,341	7%	1,461,094	3%	1,819,332	9%	213,091	-1%
1995	2,035,329	-1%	1,457,608	0%	2,048,411	13%	198,213	-7%
1996	2,065,147	1%	1,523,516	5%	2,146,883	5%	210,083	6%
1997	2,071,423	0%	1,444,346	-5%	2,216,890	3%	211,205	1%
1998	2,125,993	3%	1,508,698	4%	2,004,354	-10%	232,592	10%
1999	2,308,836	9%	1,601,238	6%	1,825,588	-9%	252,777	9%
2000	2,432,444	5%	1,712,712	7%	1,817,643	0%	251,843	0%
2001	2,372,070	-2%	1,588,164	-7%	1,528,564	-16%	216,948	-14%
2002	2,486,914	5%	1,582,563	0%	1,483,121	-3%	189,890	-12%
2003	2,609,862	5%	1,653,357	4%	1,340,034	-10%	204,999	8%
2004	2,768,002	6%	1,805,377	9%	1,482,085	11%	217,163	6%
2005	3,032,492	10%	1,929,294	7%	1,517,439	2%	248,617	14%
2006	3,158,526	4%	1,917,919	-1%	1,374,454	-9%	273,167	10%
2007	3,196,233	1%	1,869,770	-3%	1,314,619	-4%	288,150	5%
2008	3,244,707	2%	1,682,673	-10%	1,160,732	-12%	344,457	20%
2009	2,718,404	-16%	1,561,292	-7%	1,117,159	-4%	338,807	-2%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- The table presented above shows annual visitor arrivals from Hawai‘i’s top four major market areas. The U.S. West and Canadian markets have experienced the most growth over the years. The U.S. East market increased during the 2000s due to the introduction of four NCL cruise ships that were marketed primarily to East Coast visitors. All markets declined in 2009 due to the global recession, with the U.S. West market experiencing the steepest declines.

- Arrivals from Japan have been in decline since 1997 due to increased Asia competition and expansion of Japanese travel to Europe. The state received about 1.1 million Japanese visitors in 2009, or approximately half of its peak that was reached in 1997.

- The table below presents visitor arrivals to each island. O‘ahu remains Hawai‘i’s top destination, followed by Maui, the Big Island and Kaua‘i.

Figure 3 Visitor Arrivals by County

Year	Statewide	O'ahu	% Change from Previous Year	Maui	% Change from Previous Year	Kaua'i	% Change from Previous Year	Big Island	% Change from Previous Year
1990	6,723,531	5,139,558		2,284,862		1,228,850		1,127,373	
1991	6,518,460	4,831,027	-6%	2,175,606	-5%	1,182,326	-4%	1,111,035	-1%
1992	6,473,669	4,864,160	1%	2,323,612	7%	881,730	-25%	1,139,978	3%
1993	6,070,995	4,472,235	-8%	2,263,114	-3%	576,366	-35%	1,117,656	-2%
1994	6,364,674	4,629,736	4%	2,340,516	3%	860,719	49%	1,079,535	-3%
1995	6,546,759	4,817,552	4%	2,326,797	-1%	929,150	8%	1,081,047	0%
1996	6,723,141	4,903,884	2%	2,318,610	0%	975,436	5%	1,163,700	8%
1997	6,761,135	4,875,612	-1%	2,330,384	1%	997,087	2%	1,205,081	4%
1998	6,595,790	4,601,834	-6%	2,304,115	-1%	1,078,400	8%	1,340,767	11%
1999	6,741,037	4,560,142	-1%	2,347,002	2%	1,089,289	1%	1,307,720	-2%
2000	6,948,594	4,719,244	3%	2,304,665	-2%	1,074,821	-1%	1,267,965	-3%
2001	6,303,790	4,257,536	-10%	2,104,478	-9%	1,008,698	-6%	1,181,551	-7%
2002	6,389,058	4,276,077	0%	2,139,427	2%	1,005,897	0%	1,243,313	5%
2003	6,380,439	4,090,483	-4%	2,196,447	3%	975,867	-3%	1,207,164	-3%
2004	6,912,094	4,464,551	9%	2,207,826	1%	1,020,922	5%	1,281,156	6%
2005	7,416,574	4,731,843	6%	2,346,480	6%	1,090,147	7%	1,521,537	19%
2006	7,414,613	4,627,484	-2%	2,455,300	5%	1,181,230	8%	1,590,495	5%
2007	7,368,048	4,596,330	-1%	2,522,043	3%	1,271,399	8%	1,598,831	1%
2008	6,699,424	4,176,820	-9%	2,142,225	-15%	1,033,449	-19%	1,324,302	-17%
2009	6,419,138	4,032,198	-3%	2,003,841	-6%	931,425	-10%	1,223,019	-8%

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

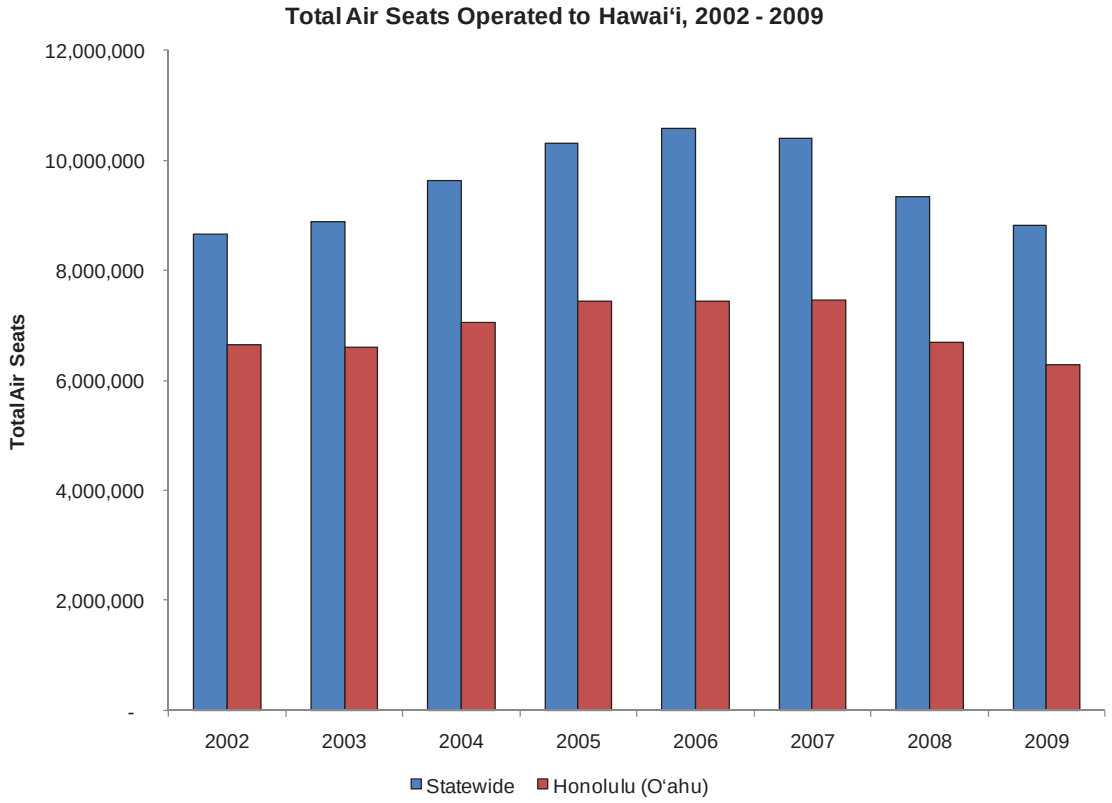
Air Seat Capacity

- Seat capacity has been declining since the mid-2000s, with airlines trying to maximize passenger loads with smaller, more fuel efficient aircraft and route consolidation. Passenger load factors have also risen sharply and are now running in the high 80 percent range compared to the mid 70 percent range during the 1990s. While the cut-back in capacity was substantial during the past several years due to the economic downturn, more lift has been added during the summer of 2010 to accommodate the modest tourism recovery that is currently underway.

- For discussion purposes, air capacity data is compared between the years 2002 and 2009. Domestic seats increased 9.7 percent over this period, while international seats decreased 14.0 percent. Domestic growth was due in large part to a 15.2 percent increase in U.S. West and 8.9 percent increase in lift from the U.S. East market. The decline in international seats was primarily the result of an 18.6 percent decrease in seats from Japan, although Canada and Oceania also experienced double-digit decreases.

  As noted earlier, most of the growth in the State's air seat capacity occurred on the Neighbor Islands, while O'ahu experienced a 5.4 percent decline.

Figure 4



Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

Figure 5 2002 vs. 2009 Total Air Seats Operated To Hawai‘i

	STATEWIDE			HONOLULU			KAHULUI		
	2002	2009	%Chg.	2002	2009	%Chg.	2002	2009	%Chg.
TOTAL SEATS	8,654	8,816	1.9%	6,637	6,278	-5.4%	1,326	1,478	11.4%
Scheduled Seats	8,252	8,677	5.1%	6,321	6,213	-1.7%	1,283	1,442	12.3%
Charter seats	401	139	-65.4%	316	64	-79.7%	43	36	-16.8%
DOMESTIC SEATS	5,795	6,355	9.7%	3,944	3,999	1.4%	1,275	1,386	8.7%
Scheduled Seats	5,462	6,241	14.3%	3,696	3,960	7.1%	1,232	1,350	9.6%
Charter seats	333	114	-65.8%	248	40	-84.1%	43	36	-16.8%
US West	4,640	5,347	15.2%	3,017	3,199	6.0%	1,089	1,216	11.6%
US East	821	895	8.9%	679	761	12.1%	143	134	-6.2%
INTERNATIONAL SEATS	2,859	2,460	-14.0%	2,693	2,278	-15.4%	51	92	78.8%
Scheduled Seats	2,791	2,435	-12.7%	2,625	2,254	-14.2%	51	92	78.8%
Charter seats	68	25	-63.7%	68	25	-63.7%	0	0	
Japan	1,962	1,597	-18.6%	1,847	1,518	-17.8%	0	0	
Canada	314	229	-27.1%	262	126	-51.8%	51	92	78.8%
Other Asia	78	165	111.0%	78	165	111.0%	0	0	
Oceania	211	169	-20.2%	211	169	-20.2%	0	0	
Other	226	276	22.0%	226	276	22.0%	0	0	

	KONA			LĪHU'E		
	2002	2009	%Chg.	2002	2009	%Chg.
TOTAL SEATS	478	613	28.2%	212	447	110.9%
Scheduled Seats	460	594	29.2%	188	428	127.0%
Charter seats	19	19	4.0%	24	19	-17.7%
DOMESTIC SEATS	364	524	44.0%	212	446	110.5%
Scheduled Seats	345	505	46.2%	188	427	126.6%
Charter seats	19	19	4.0%	24	19	-17.7%
US West	345	505	46.2%	188	427	126.6%
US East	0	0		0	0	
INTERNATIONAL SEATS	114	89	-22.0%	0	1	
Scheduled Seats	114	89	-22.0%	0	1	
Charter seats	0	0		0	0	
Japan	114	79	-30.6%	0	0	
Canada	0	10		0	1	
Other Asia	0	0		0	0	
Oceania	0	0		0	0	
Other	0	0		0	0	

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority (Scheduled seats from OAG schedules, charter seats estimated based on reports from State of Hawai'i DOT Airports Division)
Note: Data for Hilo not available

Visitor Expenditures

The following table presents visitor personal daily spending mix by category and major market area:

Figure 6 Visitor Personal Daily Spending by Category and MMA: 2008 (in dollars) (Arrivals by air)

Expenditure Type	Total	U.S. West	U.S. East	Japan	Canada
Average Daily Spending	**$ 178.50**	**$ 146.20**	**$ 183.40**	**$ 288.30**	**$ 153.40**
Total Food and beverage	**19.9%**	**22.2%**	**20.6%**	**15.7%**	**21.3%**
Restaurant food	13.4%	14.5%	14.3%	11.0%	13.1%
Dinner shows and cruises	2.1%	2.0%	2.4%	1.8%	2.0%
Groceries and snacks	4.4%	5.7%	3.8%	2.9%	6.1%
Entertainment & Recreation	**9.3%**	**9.4%**	**10.8%**	**7.6%**	**8.2%**
Total Transportation	**9.1%**	**10.4%**	**10.3%**	**3.9%**	**9.5%**
Interisland airfare	1.7%	1.1%	2.1%	1.0%	1.3%
Ground transportation	0.8%	0.5%	0.6%	1.7%	0.7%
Rental vehicles	5.7%	7.7%	6.5%	1.1%	6.5%
Gasoline, parking, etc.	0.9%	1.1%	1.1%	0.2%	1.0%
Total Shopping	**17.2%**	**13.0%**	**11.6%**	**34.9%**	**12.0%**
Fashion and clothing	6.2%	4.9%	4.0%	9.4%	6.0%
Jewelry and watches	3.1%	3.0%	2.8%	4.5%	2.0%
Cosmetics, perfume	0.6%	0.2%	0.2%	2.0%	0.2%
Leather goods	2.4%	0.4%	0.3%	11.8%	0.3%
Hawai'i food products	1.7%	1.5%	1.1%	4.1%	1.0%
Souvenirs	3.1%	3.0%	3.3%	3.2%	2.5%
Lodging	**37.6%**	**41.3%**	**39.5%**	**31.1%**	**43.7%**
All other expenses [1]	**5.4%**	**3.7%**	**7.2%**	**6.7%**	**5.4%**
Supplemental business	**1.6%**				

Source: State of Hawai'i DBEDT, Year 2009 data not available

[1] *Includes cruise package and on-ship spending on U.S. Flagged Hawai'i home-ported ships.*

- Visitor spending in the State of Hawai'i decreased 11.0 percent in 2008 to $11.4 billion. U.S. West and U.S. East visitors accounted for 63.9 percent of all expenditures, while Japanese contributed 17.1 percent. Visitors from Japan significantly outspent all other visitors, with daily average daily expenditures of $288.30 per person, nearly double that of U.S. West visitors. U.S. East visitors and Canadian visitors had the next highest daily spending of $183.40 and $153.40, respectively.

- Lodging remains the largest portion of expenditures for visitors to Hawai'i. In 2008, lodging represented approximately 38 percent of visitor daily spending. Food and beverage and shopping approximated 20 and 17 percent of daily spending, respectively.

Spending patterns have been fairly consistent among North American visitors, with similar spending behavior among the five major spending categories. However, Japanese visitors spend a lower percentage of their daily spending on lodging at 31 percent, and a much higher percentage on shopping at 35 percent. Japanese also spend much less on transportation, with fewer Japanese renting vehicles.

The following table presents visitor daily spending by category and island:

Figure 7 2008 Visitor Personal Daily Spending by Category by Island (in dollars) (Arrivals by air)

Expenditure Type	O'ahu	Maui	Moloka'i	Lāna'i	Kaua'i	Hawai'i Island
GRAND TOTAL	**198.8**	**190.0**	**128.5**	**324.3**	**169.3**	**164.5**
Total Food and beverage	**22.0%**	**21.3%**	**19.3%**	**20.2%**	**22.6%**	**20.3%**
Restaurant food	15.3%	13.8%	9.2%	18.3%	14.1%	13.6%
Dinner shows and cruises	2.2%	2.5%	0.6%	0.3%	2.3%	1.4%
Groceries and snacks	4.5%	5.1%	9.5%	1.6%	6.1%	5.4%
Entertainment & Recreation	**9.0%**	**9.7%**	**7.5%**	**7.5%**	**12.2%**	**10.7%**
Total Transportation	**9.3%**	**9.6%**	**20.0%**	**3.5%**	**12.4%**	**13.9%**
Interisland airfare	1.0%	1.0%	7.1%	2.0%	1.7%	4.0%
Ground transportation	0.9%	0.3%	0.6%	0.5%	0.2%	0.4%
Rental vehicles	6.2%	7.4%	11.0%	0.8%	9.5%	8.0%
Gasoline, parking, etc.	1.1%	1.0%	1.3%	0.2%	1.1%	1.4%
Total Shopping	**15.4%**	**11.6%**	**7.0%**	**6.4%**	**11.1%**	**11.1%**
Fashion and clothing	5.7%	4.6%	1.8%	2.6%	4.1%	3.7%
Jewelry and watches	3.5%	2.8%	0.8%	1.3%	2.5%	2.0%
Cosmetics, perfume	0.3%	0.2%	0.1%	0.1%	0.1%	0.2%
Leather goods	0.6%	0.4%	0.2%	0.3%	0.1%	0.4%
Hawai'i food products	1.8%	1.0%	1.6%	0.2%	1.1%	1.7%
Souvenirs	3.6%	2.7%	2.6%	1.9%	3.1%	3.2%
Lodging	**39.3%**	**43.4%**	**41.6%**	**52.9%**	**37.7%**	**39.6%**
All other expenses [1]	**5.0%**	**4.4%**	**4.6%**	**9.5%**	**4.0%**	**4.4%**

Source: State of Hawai'i DBEDT, Year 2009 data not available
[1] *Includes cruise package and on-ship spending on U.S. Flagged Hawai'i home-ported ships.*

- Besides Lāna'i, which is primarily comprised of two luxury hotels, O'ahu has the highest daily spending in the State at $198.80 per visitor. This is due to O'ahu having a much higher percentage of high-spending Japanese and US East visitors.

- Visitors using different types of accommodations also have different spending profiles' O'ahu hotel visitors average $189.90 per day, while condo and timeshare visitors average $152.20 and $116.90, respectively. Although timeshare visitors have a lower average

spending, it should be noted that this figure does not include the amount paid for timeshare ownership.

State of Hawai‘i Visitor Demographics

U.S West

- In 2009, 80.9 percent of U.S. West visitors were repeat visitors with an average of 6.89 trips to Hawai‘i. Over 77 percent of U.S. West visitors were independent travelers, who make their own travel arrangements.

- Hotels remain the most popular choice of accommodation for U.S. West visitors with 49.5 percent staying in a hotel. Condominium and timeshare accommodation are the next most popular choices at 22.0 and 15.3 percent, respectively.

Figure 8 U.S. West MMA Visitor Characteristics: 2008 vs. 2009 (Arrivals by air)

	2008	2009	% Change
VISIT STATUS			
First-Time	19.6%	19.1%	-2.4%
Repeat	80.4%	80.9%	0.6%
Average # of Trips	6.78	6.89	1.6%
TRAVEL METHOD			
Group Tour	2.6%	1.9%	-26.3%
Package	22.1%	22.2%	0.2%
True Independent	77.0%	77.2%	0.2%
LENGTH OF STAY			
Statewide (days)	9.41	9.62	2.3%
ACCOMMODATIONS			
Plan to stay in Hotel	49.5%	49.5%	-0.1%
Hotel only	41.5%	41.8%	0.8%
Plan to stay in Condo	23.1%	22.0%	-5.1%
Condo only	18.5%	17.8%	-4.2%
Plan to stay in Timeshare	14.6%	15.3%	5.1%
Timeshare only	11.4%	12.2%	6.8%
Cruise Ship	1.4%	1.2%	-13.5%
Friends/Relatives	12.9%	13.5%	4.7%
Bed & Breakfast	0.9%	0.8%	-9.2%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

The following table presents U.S. West arrivals statistics by state:

Figure 9 2009 Domestic U.S. West MMA Visitor Arrivals by State

REGION/STATE	TOTAL
PACIFIC COAST	**2,143,294**
Alaska	66,063
California	1,490,236
Oregon	176,893
Washington	410,103
MOUNTAIN	**523,350**
Arizona	140,148
Colorado	128,845
Idaho	36,620
Montana	19,265
Nevada	73,551
New Mexico	25,832
Utah	90,172
Wyoming	8,918
TOTAL U.S. WEST	**2,666,644**

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority
Note: Sum may not add up to total due to rounding.

- Approximately 2.7 million U.S. West visitors arrived in Hawai‘i in 2009.
- Most U.S. West visitors were from states along the Pacific Coast, with the large majority coming from California.
- Washington State is the second largest source of U.S. West visitors to Hawai‘i, and has benefitted from increased non-stop air service between Seattle and Hawai‘i in recent years.

U.S. East

- Hawai‘i’s U.S. East visitor market has a higher percentage of first-time visitors than U.S. West, but is still primarily a repeat visitor market, with 57.0 percent having visited Hawai‘i before.

- Hotels remain the most popular choice of accommodation for U.S. East visitors with 61.7 percent staying in a hotel. Condominiums and timeshares followed at 14.6 and 12.2 percent, respectively.

Figure 10 U.S. East MMA Visitor Characteristics: 2008 vs. 2009 (Arrivals by air)

	2008	2009	% Change
VISIT STATUS			
First-Time	43.9%	43.0%	-2.1%
Repeat	56.1%	57.0%	1.6%
Average # of Trips	3.85	3.99	3.6%
TRAVEL METHOD			
Group Tour	6.2%	4.6%	-25.6%
Package	26.8%	25.8%	-3.7%
True Independent	71.7%	72.9%	1.7%
LENGTH OF STAY			
Statewide (days)	10.45	10.42	1.3%
ACCOMMODATIONS			
Plan to stay in Hotel	61.7%	61.7%	0.0%
Hotel only	49.6%	50.2%	1.3%
Plan to stay in Condo	15.5%	14.6%	-6.1%
Condo only	10.6%	10.1%	-4.4%
Plan to stay in Timeshare	11.4%	12.2%	7.1%
Timeshare only	8.0%	8.8%	9.7%
Cruise Ship	5.6%	4.4%	-22.0%
Friends/Relatives	12.1%	12.9%	6.7%
Bed & Breakfast	1.4%	1.3%	-11.9%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

The following table presents U.S. East arrivals statistics by state:

Figure 11 2009 Domestic U.S. East MMA Visitor Arrivals by State (Arrivals by air)

REGION/STATE	TOTAL
W.N. CENTRAL	**185,493**
Iowa	23,440
Kansas	23,885
Minnesota	65,991
Missouri	42,487
Nebraska	16,029
N. Dakota	6,004
S. Dakota	7,656
W.S. CENTRAL	**275,781**
Arkansas	14,012
Louisiana	17,634
Oklahoma	26,120
Texas	218,014
E.N. CENTRAL	**320,563**
Illinois	120,255
Indiana	36,474
Michigan	57,361
Ohio	62,078
Wisconsin	44,397
E.S. CENTRAL	**75,069**
Alabama	18,763
Kentucky	18,140
Mississippi	7,893
Tennessee	30,273

REGION/STATE	TOTAL
NEW ENGLAND	**97,305**
Connecticut	22,874
Maine	7,502
Massachusetts	48,163
New Hampshire	8,320
Rhode Island	5,703
Vermont	4,744
MID ATLANTIC	**229,983**
New Jersey	60,709
New York	106,431
Pennsylvania	62,843
S. ATLANTIC	**336,179**
Delaware	4,565
Washington D.C.	7,616
Florida	85,242
Georgia	51,137
Maryland	47,277
N. Carolina	40,449
S. Carolina	17,528
Virginia	76,704
West Virginia	5,662
TOTAL U.S. EAST	**1,520,372**

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority
Note: Sum may not add up to total due to rounding.

- Most U.S. East visitors to Hawai‘i are from the South Atlantic and Northeast Central regions, which offers a majority of the non-stop air service into Hawai‘i from the U.S. East market. Texas is the largest source state from the U.S. East market, followed by Illinois.

Japan

- Although Hawai‘i’s Japanese arrivals have been in decline since 1997, 42.1 percent of Japanese visitors nonetheless were first-time visitors, with 57.9 percent as repeat visitors.

- The Japanese choice of travel method varies considerably from that of domestic visitors. Only 19.1 percent of visitors from Japan were independent travelers, with the majority of Japanese visitors traveling on group and/or package tours. We note that the percentage of travel method presented below exceeds 100 percent as Japanese group tours and packages can be purchased both individually or in combination.

- Japanese visitors overwhelmingly prefer hotel accommodations, although the use of timeshare and condominium accommodations has been increasing.

- Japanese visitors have the highest daily spending at $288.30, but stay only 5.83 days.

Figure 12 Japan MMA Visitor Characteristics: 2008 vs. 2009 (Arrivals by air)

	2008	2009	% Change
VISIT STATUS			
First-Time	38.7%	37.9%	-0.5%
Repeat	61.3%	62.1%	0.3%
Average # of Trips	3.86	3.96	3.8%
TRAVEL METHOD			
Group Tour	4.1%	2.7%	-12.7%
Package	28.2%	27.7%	-3.0%
True Independent	70.8%	71.6%	22.8%
LENGTH OF STAY			
Statewide (days)	12.88	12.62	0.9%
ACCOMMODATIONS			
Plan to stay in Hotel	51.4%	52.5%	-1.8%
Hotel only	38.6%	40.7%	-1.9%
Plan to stay in Condo	35.4%	34.4%	11.1%
Condo only	27.7%	27.4%	8.9%
Plan to stay in Timeshare	9.8%	11.0%	83.9%
Timeshare only	7.2%	7.7%	75.2%
Cruise Ship	5.1%	3.2%	-30.9%
Friends/Relatives	5.3%	5.3%	14.4%
Bed & Breakfast	1.2%	1.2%	-10.6%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Canada

- The Canadian market is more similar to the U.S. domestic market and has a relatively high percentage of repeat visitors at p 62.1 percent. These visitors have traveled to Hawai‘i an average of 3.96 trips, and 71.6 percent are independent travelers.

With a longer average length of stay of 12.62 days, Canadians chose a broader range of visitor accommodations. While hotels remain popular at 52.5 percent, Canadians also have a strong preference for condominium accommodations at 34.4 percent.

Figure 13 Canada MMA Visitor Characteristics: 2008 vs. 2009 (Arrivals by air)

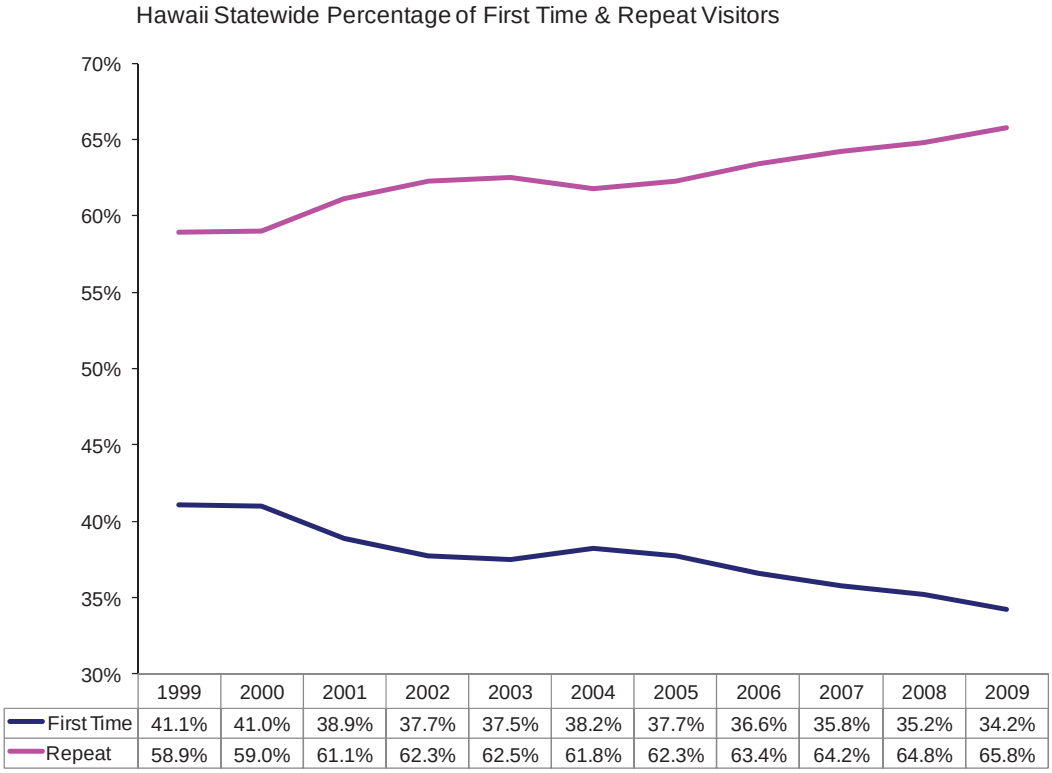
	2008	2009	% Change
VISIT STATUS			
First-Time	38.7%	37.9%	-2.1%
Repeat	61.3%	62.1%	1.3%
Average # of Trips	3.86	3.96	2.6%
TRAVEL METHOD			
Group Tour	4.1%	2.7%	-33.8%
Package	28.2%	27.7%	-1.9%
True Independent	70.8%	71.6%	1.1%
LENGTH OF STAY			
Statewide (days)	12.88	12.62	2.1%
ACCOMMODATIONS			
Plan to stay in Hotel	51.4%	52.5%	2.1%
Hotel only	38.6%	40.7%	5.4%
Plan to stay in Condo	35.4%	34.4%	-2.7%
Condo only	27.7%	27.4%	-1.1%
Plan to stay in Timeshare	9.8%	11.0%	11.6%
Timeshare only	7.2%	7.7%	7.1%
Cruise Ship	5.1%	3.2%	-37.1%
Friends/Relatives	5.3%	5.3%	0.0%
Bed & Breakfast	1.2%	1.2%	0.2%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

First Time versus Repeat Visitors

The following table presents first time and repeat visitor statistics from 1999 to 2009:

Figure 14



	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
First Time	41.1%	41.0%	38.9%	37.7%	37.5%	38.2%	37.7%	36.6%	35.8%	35.2%	34.2%
Repeat	58.9%	59.0%	61.1%	62.3%	62.5%	61.8%	62.3%	63.4%	64.2%	64.8%	65.8%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- The number of repeat visitors to Hawai‘i has steadily increased over the past decade, which present several major implications for Hawai‘i’s tourism industry.
- First time visitors tend to prefer hotel accommodations, whereas repeat visitors increasingly choose other accommodations including timeshare and condominium accommodations.
- First time visitors have a greater tendency to travel on packages, while repeat visitors prefer to travel independently and make their own travel arrangements.
- Only 56.4 percent of repeat visitors visited O‘ahu, while 73.9 percent of first time visitors included O’ahu on their itinerary.

Figure 15 First-Time & Repeat Visitor Characteristics: 2007 vs. 2008 (Arrivals by air)

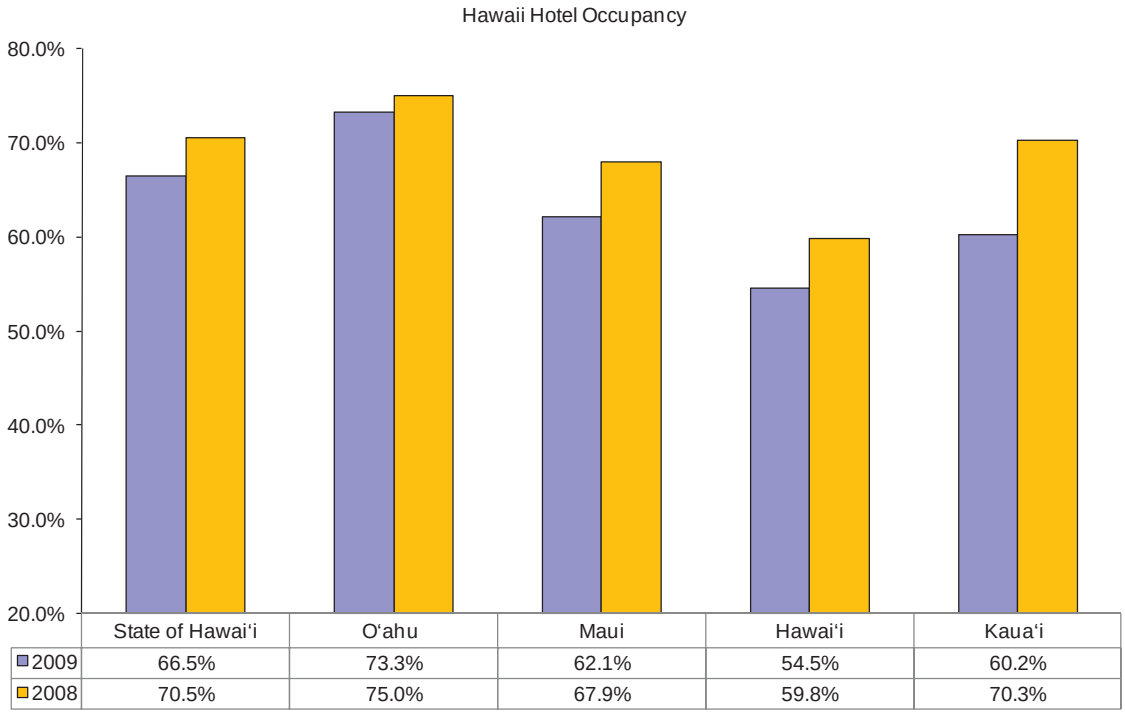
	FIRST TIME			REPEAT		
	2007	2008	% Change	2007	2008	% Change
Total Visitor Days	22,281,679	20,048,015	-10.0%	46,853,631	43,082,118	-8.0%
Total Visitors	2,646,523	2,338,202	-11.7%	4,850,297	4,375,234	-9.8%
VISIT STATUS						
Average # of Trips	1	1	0.0%	6.91	7.05	2.0%
TRAVEL METHOD						
Group Tour	17.5%	16.3%	-7.0%	9.1%	8.4%	-8.0%
Package	51.9%	49.4%	-4.8%	31.0%	28.5%	-8.0%
Group Tour & Pkg	14.9%	13.7%	-7.7%	7.6%	6.9%	-9.1%
True Independent	45.5%	48.1%	5.7%	67.4%	69.9%	3.7%
ISLANDS VISITED						
O'ahu	73.4%	73.9%	0.7%	56.8%	56.4%	-0.7%
Maui County	33.4%	30.6%	-8.3%	33.8%	32.3%	-4.4%
Kaua'i	17.5%	14.3%	-18.1%	17.3%	15.9%	-7.8%
Hawai'i Island	22.8%	20.3%	-11.0%	21.0%	19.4%	-7.9%
LENGTH OF STAY						
Statewide (days)	8.42	8.57	1.8%	9.66	9.85	1.9%
ACCOMMODATIONS						
Hotel	71.8%	73.5%	2.5%	57.2%	56.7%	-0.9%
...Hotel Only	61.9%	65.0%	5.0%	48.6%	48.7%	0.0%
Condo	11.9%	12.0%	1.3%	20.8%	20.9%	0.5%
...Condo Only	8.6%	8.7%	1.1%	16.2%	16.4%	0.8%
Timeshare	5.7%	6.2%	9.2%	10.7%	12.0%	12.9%
...Timeshare Only	4.3%	4.7%	9.2%	8.0%	9.1%	14.3%
Rental House	3.5%	3.7%	6.3%	4.6%	5.0%	7.3%
Bed & Breakfast	1.3%	1.4%	4.3%	0.9%	0.8%	-4.8%
Cruise Ship	8.7%	4.3%	-51.2%	3.5%	1.6%	-54.4%
Friends or Relatives	6.5%	6.5%	0.7%	11.6%	11.6%	0.2%

Source: State of Hawai'i DBEDT, Year 2009 data not available

Hawai‘i Hotel Performance

The following table presents hotel occupancies for the state and islands in 2008 and 2009:

Figure 16



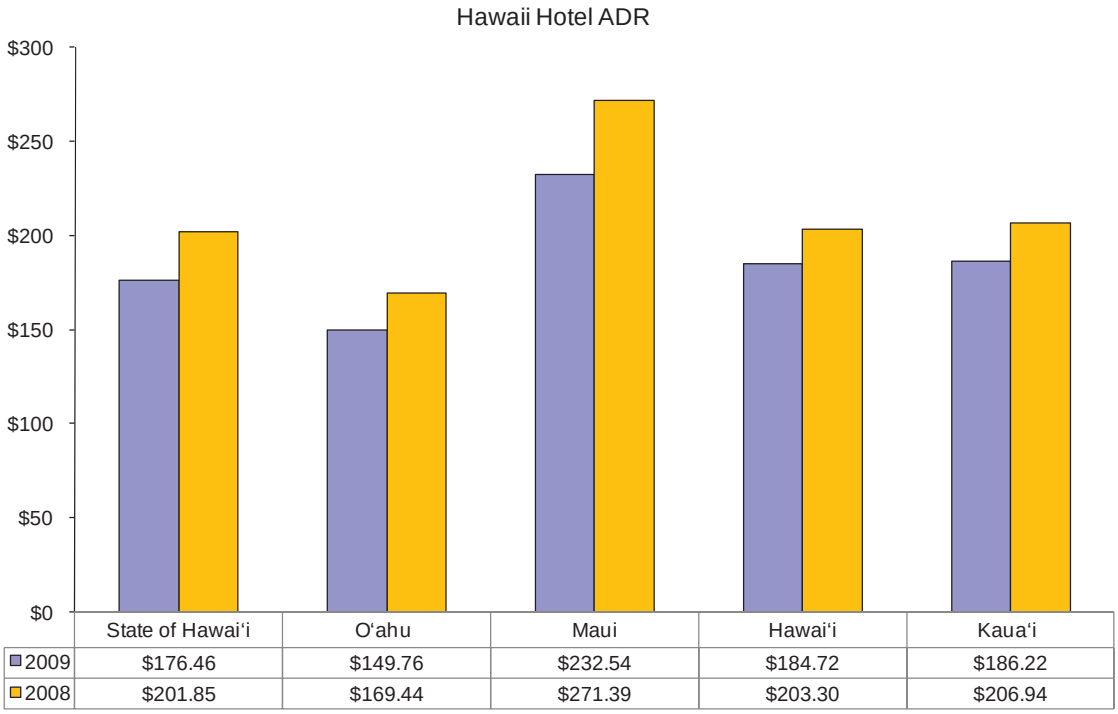
	State of Hawai‘i	O‘ahu	Maui	Hawai‘i	Kaua‘i
2009	66.5%	73.3%	62.1%	54.5%	60.2%
2008	70.5%	75.0%	67.9%	59.8%	70.3%

Source: Smith Travel Research, Hospitality Advisors LLC

- In 2009, statewide hotel occupancy was 66.5 percent, down from 70.5 percent in 2008. O‘ahu had the highest hotel occupancy in the state in 2009 at 73.3 percent. O‘ahu has consistently led the state in occupancy due to the dominance of Waikīkī as the state’s primary destination. In contrast, the Big Island typically has the lowest occupancy in the state, due to the more fragmented nature of its visitor product.

The following table presents hotel average daily rates for the state and islands in 2008 and 2009:

Figure 17



	State of Hawai'i	O'ahu	Maui	Hawai'i	Kaua'i
2009	$176.46	$149.76	$232.54	$184.72	$186.22
2008	$201.85	$169.44	$271.39	$203.30	$206.94

Source: Smith Travel Research, Hospitality Advisors LLC

- Decreased visitor arrivals and hotel occupancies have led to substantial discounting as the statewide average daily rate ("ADR") decreased 12.6 percent in 2009. Maui typically has the highest ADR in the state, while O'ahu has the lowest ADR due to its broader visitor and product base.

Visitor Accommodation Unit Inventory – State of Hawai‘i

The City and County Land Use Ordinance ("LUO") includes definitions for types of units designated for visitor use and collectively refers to these units as "transient vacation units." However, the Visitor Plant Inventory ("VPI") published by the Hawai‘i Tourism Authority uses the following definitions for each categories of visitor units as presented below:

- **Apartment / Hotel ("Apt/Hotel"):** Inexpensive units (usually in a low-rise building) equipped with kitchens and geared for long-term rentals. Front desk operations and maid service are usually limited and sometimes non-existent.

- **Bed & Breakfast ("B&B"):** A lodging facility with a limited number of guest units, which include breakfast in the daily rental rate. Typical bed and breakfast facilities are either small, quaint inns, or family homes.

- **Condominium Hotel ("Condo Hotel"):** A multi-unit property legally classified as a condominium with each unit individually deeded. Generally, units are collectively placed into transient hotel rental operations, offering most of the services of a hotel, such as daily maid service and front desk operations. Condominium units are usually larger than hotel units and include studios and one- to three-bedroom units, with kitchen and laundry facilities, geared for transient use of 30 days or less.

- **Hotel:** A multi-unit lodging facility which provides room accommodations on a daily basis and generally, but not always, restaurant operations and other "away from home" services such as daily maid service and front desk operations. Includes condominiums if a single owner owns all units and the property is operated as defined here.

- **Hostels:** An inexpensive, limited service facility, often with dormitory-style accommodations, appealing primarily to younger travelers.

- **Individual Vacation Unit ("IVU"):** An individual vacation unit can be classified as an IVU-condominium unit (not in a hotel rental operation), and IVU-house, villa, or cottage with very limited service, often with only basic cleaning supplies provided, or an IVU-cabin unit. They can also be reported as unclassified and are listed as an individual vacation unit.

- **Timeshare:** A timeshare is a kind of property ownership that allows guests to acquire a percentage of interest in a hotel unit, condominium/hotel, bed and breakfast, individual vacation home etc. for a specific period of time on a recurring basis. This share could be one week per year (i.e. 1/52 share) or more; some resorts offering one week every other year (1/104 share) or four weeks per year (1/13 share).

    - The timeshare portion of the survey questionnaire asks for information on the number of units registered as timeshare and units operated as timeshare. The number of units registered includes those that are available for sale as well as

those currently in use by visitors. The number of units operated represents the units that have been sold and are used.

- **Other:** Includes residential condominium units, timeshare units, motels, lodges, inns, or any other form of property not included in the above definitions.

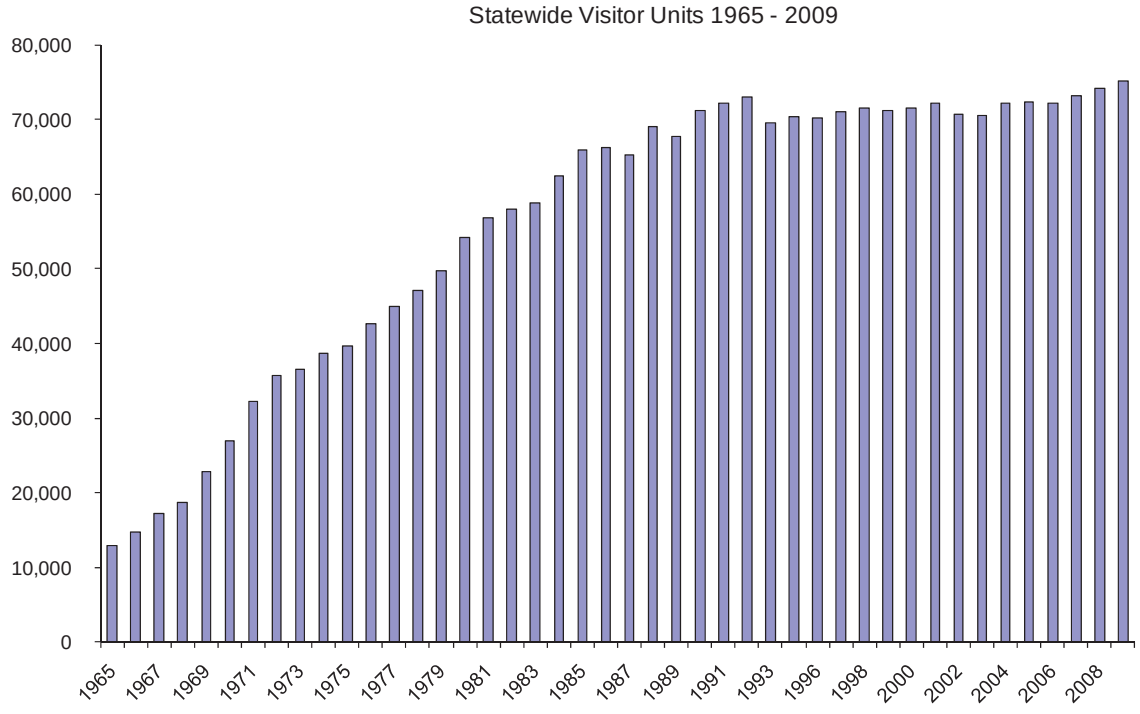
As the VPI is the authoritative source for visitor accommodations data in the State, for the purposes of this report we will use the definitions as provided in the VPI report.

Historical Visitor Plant Inventory

- Between 1965 to 1992, Hawai‘i experienced a significant increase in visitor accommodation units. Hawai‘i had 12,903 visitor units in 1965. In 1992, there were 73,089 visitor units due to new hotel construction, driven primarily by Japanese investment into Hawai‘i. In 1993, over 3,000 units were out of service on Kaua‘i after Hurricane Iniki. Visitor units began to increase starting in 2004, which primarily represented new timeshare and condominium development. In 2009, statewide visitor units were at an all-time high of 75,188, which again was primarily driven by new timeshare and resort condominium development.

- Waikīkī is supported by over 28,000 units, representing 38.0 percent of all visitor accommodation units in the State.

Figure 18



Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- The recent growth in the State's visitor accommodations inventory has been fueled primarily by timeshare development on the Neighbor Islands. Inventory on O'ahu peaked in 1986 and has been falling through 2009 due to conversions to condominium and timeshare product, and reduction in hotel unit count in exchange for larger units.

Figure 19 1965 - 2009 Visitor Plant Inventory - Available Units by County

Year	State Total	O'AHU		HAWAI'I COUNTY		KAUA'I COUNTY		MAUI COUNTY	
		Units	% Share	Units	% Share	Units	% Share	Units	% Share
1965	12,903	10,031	77.7	865	6.7	776	6.0	1,231	9.5
1966	14,827	11,083	74.7	1,387	9.4	860	5.8	1,497	10.1
1967	17,217	12,598	73.2	1,790	10.4	1,115	6.5	1,714	10.0
1968	18,657	13,166	70.6	2,188	11.7	1,260	6.8	2,043	11.0
1969	22,801	15,992	70.1	2,480	10.9	1,914	8.4	2,415	10.6
1970	26,923	18,449	68.5	3,166	11.8	2,565	9.5	2,743	10.2
1971	32,289	22,531	69.8	3,435	10.6	2,628	8.1	3,695	11.4
1972	35,797	24,742	69.1	4,241	11.8	2,719	7.6	4,095	11.4
1973	36,608	25,108	68.6	4,796	13.1	2,629	7.2	4,075	11.1
1974	38,675	25,365	65.6	5,234	13.5	2,868	7.4	5,208	13.5
1975	39,632	25,352	64.0	5,348	13.5	3,102	7.8	5,830	14.7
1976	42,648	25,851	60.6	6,045	14.2	3,520	8.3	7,232	17.0
1977	44,986	27,363	60.8	5,929	13.2	3,657	8.1	8,037	17.9
1978	47,070	28,546	60.6	6,002	12.8	3,786	8.0	8,736	18.6
1979	49,832	30,065	60.3	6,093	12.2	4,202	8.4	9,472	19.0
1980	54,246	34,334	63.3	5,889	10.9	4,322	8.0	9,701	17.9
1981	56,769	33,967	59.8	6,705	11.8	4,738	8.3	11,359	20.0
1982	57,968	33,492	57.8	7,167	12.4	5,147	8.9	12,162	21.0
1983	58,765	34,354	58.5	7,469	12.7	4,193	7.1	12,749	21.7
1984	62,448	36,848	59.0	7,149	11.4	5,313	8.5	13,138	21.0
1985	65,919	38,600	58.6	7,511	11.4	5,656	8.6	14,152	21.5
1986	66,308	39,010	58.8	7,280	11.0	5,922	8.9	14,096	21.3
1987	65,318	38,185	58.5	7,328	11.2	5,956	9.1	13,849	21.2
1988	69,012	37,841	54.8	8,823	12.8	7,180	10.4	15,168	22.0
1989	67,734	36,467	53.8	8,161	12.0	7,398	10.9	15,708	23.2
1990	71,266	36,899	51.8	8,952	12.6	7,546	10.6	17,869	25.1
1991	72,275	36,623	50.7	9,383	13.0	7,567	10.5	18,702	25.9
1992	73,089	36,851	50.4	9,170	12.5	7,778	10.6	19,290	26.4
1993	69,502	36,604	52.7	9,140	13.2	4,631	6.7	19,127	27.5
1994	70,463	36,194	51.4	9,595	13.6	5,870	8.3	18,804	26.7
1995	NA	NA	NA	NA	NA	NA	NA	NA	NA
1996	70,288	36,146	51.4	9,558	13.6	6,760	9.6	17,824	25.4
1997	71,025	35,971	50.6	9,913	14.0	6,589	9.3	18,552	26.1
1998	71,480	36,206	50.7	9,655	13.5	6,969	9.7	18,650	26.1
1999	71,157	35,861	50.4	9,815	13.8	6,872	9.7	18,609	26.2
2000	71,506	36,303	50.8	9,774	13.7	7,159	10.1	18,270	25.6
2001	72,204	36,824	51.0	9,944	13.8	7,202	10.0	18,234	25.3
2002	70,783	36,457	51.5	9,297	13.1	7,037	9.9	17,992	25.4
2003	70,579	35,541	50.4	9,478	13.4	7,257	10.3	18,303	25.9
2004	72,176	35,769	49.6	9,857	13.7	8,105	11.2	18,445	25.6
2005	72,307	33,926	46.9	10,940	15.1	8,221	11.4	19,290	26.7
2006	72,274	33,606	46.5	10,831	15.0	8,266	11.4	19,571	27.1
2007	73,220	33,588	45.9	11,061	15.1	8,692	11.9	19,879	27.1
2008	74,177	34,081	45.9	11,240	15.2	9,203	12.4	19,653	26.5
2009	75,188	34,027	45.3	11,541	15.3	9,469	12.6	20,151	26.8

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority
Note: An update survey was not conducted in 1995.

Section II: O‘ahu Visitor Market Overview

Introduction

This section provides an overview of O‘ahu’s visitor market. Included in this section are analyses of visitor arrivals, visitor demographics, and other trends within O‘ahu’s visitor market.

Summary of Highlights

O‘ahu and Waikīkī continue to be Hawai’i’s primary destination with over four million visitors coming to O‘ahu annually. Approximately 74 percent of all first-time visitors spend part or all of their time on the island. The predominant market segments for O‘ahu are from the U.S mainland, Japan and Canada. O‘ahu also has the highest average daily census among the Hawaiian Islands, with over 81,000 visitors on O‘ahu on any given day.

Visitor Arrivals

- Presented below are historical visitor arrivals to O‘ahu, which totaled over 4 million visitors in 2009, of which 2.4 million were domestic visitors and 1.6 million international arrivals. Japanese visitors accounted for 68 percent of international visitors, with Canadians second at 11 percent.

Figure 20 O‘ahu Visitors Staying Overnight or Longer: 1990 – 2009 (Arrivals by air)

	BOTH DIRECTIONS		DOMESTIC		INTERNATIONAL	
Year	Visitors	% Change from Previous Year	Visitors	% Change from Previous Year	Visitors	% Change from Previous Year
1990	5,139,558		2,900,484		2,239,074	
1991	4,831,027	-6.0%	2,573,476	-11.3%	2,257,551	0.8%
1992	4,864,159	0.7%	2,421,637	-5.9%	2,442,522	8.2%
1993	4,472,235	-8.1%	2,258,534	-6.7%	2,213,701	-9.4%
1994	4,629,736	3.5%	2,284,181	1.1%	2,345,555	6.0%
1995	4,817,552	4.1%	2,216,896	-2.9%	2,600,656	10.9%
1996	4,903,884	1.8%	2,227,349	0.5%	2,676,535	2.9%
1997	4,875,611	-0.6%	2,173,316	-2.4%	2,702,295	1.0%
1998	4,601,834	-5.6%	2,222,551	2.3%	2,379,283	-12.0%
1999	4,560,141	-0.9%	2,347,040	5.6%	2,213,101	-7.0%
2000	4,719,244	3.5%	2,485,058	5.9%	2,234,186	1.0%
2001	4,257,535	-9.8%	2,379,285	-4.3%	1,878,250	-15.9%
2002	4,276,077	0.4%	2,423,169	1.8%	1,852,908	-1.3%
2003	4,090,483	-4.3%	2,415,386	-0.3%	1,675,097	-9.6%
2004	4,464,552	9.1%	2,612,029	8.1%	1,852,523	10.6%
2005	4,731,843	6.0%	2,808,467	7.5%	1,923,376	3.8%
2006	4,688,117	-0.9%	2,891,187	2.9%	1,796,930	-6.6%
2007	4,694,750	0.1%	2,950,383	2.0%	1,744,367	-2.9%
2008	4,193,685	-10.7%	2,554,895	-13.4%	1,638,790	-6.1%
2009	4,032,198	-3.9%	2,446,652	-4.2%	1,585,546	-3.2%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Figure 21 Annual O‘ahu Visitor Arrivals by Top-Four MMA

Year	US West	% Change from Previous Year	US East	% Change from Previous Year	Japan	% Change from Previous Year	Canada	% Change from Previous Year
1990	1,460,081		1,296,310		1,453,410		161,162	
1991	1,397,469	-4%	1,212,590	-6%	1,404,712	-3%	122,735	-24%
1992	1,273,962	-9%	1,041,212	-14%	1,645,678	17%	115,836	-6%
1993	1,185,748	-7%	912,310	-12%	1,513,844	-8%	133,362	15%
1994	1,214,270	2%	883,100	-3%	1,732,139	14%	125,793	-6%
1995	1,192,807	-2%	870,823	-1%	1,991,761	15%	116,267	-8%
1996	1,198,822	1%	920,619	6%	2,031,359	2%	130,249	12%
1997	1,138,463	-5%	825,128	-10%	2,169,959	7%	120,223	-8%
1998	1,049,019	-8%	960,646	16%	1,950,068	-10%	124,659	4%
1999	1,141,244	9%	971,788	1%	1,752,551	-10%	135,927	9%
2000	1,188,392	4%	1,093,606	13%	1,720,362	-2%	137,911	1%
2001	1,178,104	-1%	1,024,148	-6%	1,465,731	-15%	122,736	-11%
2002	1,211,804	3%	1,025,097	0%	1,429,346	-2%	106,959	-13%
2003	1,210,386	0%	1,033,553	1%	1,276,468	-11%	113,712	6%
2004	1,274,318	5%	1,133,855	10%	1,418,747	11%	123,099	8%
2005	1,378,411	8%	1,202,244	6%	1,456,376	3%	143,225	16%
2006	1,430,018	4%	1,176,607	-2%	1,303,374	-11%	154,849	8%
2007	1,467,123	3%	1,155,999	-2%	1,256,723	-4%	159,723	3%
2008	1,254,836	-14%	1,029,778	-11%	1,127,441	-10%	195,034	22%
2009	1,254,952	0%	960,831	-7%	1,081,366	-4%	173,955	-11%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Average Daily Visitor Census

- The table below presents the average daily census for the island of O‘ahu from 1990 to 2009. The average daily census combines the average length of stay and visitor arrivals to estimate the number of visitors that are on the island on any given day. Average daily census is an important measure of the vitality of the market, as well as the daily impact the market has on the island’s infrastructure. For example, in 2009, there were over 81,000 daily visitors on O‘ahu, which is roughly ten percent of the island’s *de facto* population that shares the resources of the island, but also provides substantial employment.

- The statewide average daily census has shown a relatively stable upward trend due primarily to the growth in visitor arrivals to the Neighbor Islands. However, as a result of Waikīkī’s rejuvenation, O‘ahu average daily census has also increased substantially during the past ten years, the current downturn notwithstanding.

Figure 22 State of Hawai‘i and O‘ahu Visitor Days and Average Daily Census

	Annual Visitor Days		Average Daily Census	
Year	State	O‘ahu	State	O‘ahu
1990	56,398,499	30,215,944	154,516	82,783
1991	53,772,839	27,378,022	147,323	75,008
1992	55,723,013	28,469,480	152,249	77,785
1993	53,836,611	28,509,549	147,498	78,108
1994	57,169,825	29,757,067	156,630	81,526
1995	57,340,911	29,697,086	157,098	81,362
1996	57,936,622	29,584,826	158,297	80,833
1997	57,373,493	27,794,774	157,188	76,150
1998	57,446,913	26,507,565	157,389	72,623
1999	60,020,237	29,016,511	164,439	79,497
2000	61,721,150	31,077,256	168,637	84,911
2001	57,760,242	29,091,282	158,247	79,702
2002	58,471,088	29,033,518	160,195	79,544
2003	58,782,699	28,023,305	161,048	76,776
2004	62,761,989	30,640,704	171,481	83,718
2005	67,687,479	32,767,952	185,445	89,775
2006	69,145,854	32,545,981	189,441	89,167
2007	69,135,310	32,153,400	189,412	88,092
2008	62,905,608	29,555,809	171,873	80,754
2009	60,553,721	29,622,503	165,901	81,158

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Visitor Demographics

Domestic

- O‘ahu’s domestic visitor market is a mature market, as the majority of visitors are repeat visitors. In 2008 (last available data on an individual island basis), 62.2 percent of domestic visitors were repeat visitors to Hawai‘i with an average of 5.06 trips to O‘ahu.
- In 2008, 70.5 percent of U.S. visitors to O‘ahu were independent travelers rather than participants in a tour group or travel package. This primarily reflects the high repeat mix of visitors to O‘ahu, which prefer to make their own travel arrangements.
- Approximately two-thirds of O‘ahu’s domestic visitors stay on O‘ahu only, while the remaining one-third include Neighbor Island travel.
- O‘ahu visitors stayed an average of 7.74 days on the island and 10.08 days in the state.
- Hotels remain the most popular choice of accommodation for domestic visitors with 66.3 percent staying in a hotel. Condominiums and timeshare are the next most popular choices at 11.2 and 8.0 percent, respectively.

Figure 23 O'ahu Domestic Visitor Characteristics: 2007 vs. 2008

	2007	2008	% Change
PARTY SIZE			
Avg Party Size	1.90	1.86	-2.1%
VISIT STATUS			
First-Time	38.7%	37.8%	-2.4%
Repeat	61.3%	62.2%	1.5%
Average # of Trips	4.85	5.06	4.3%
TRAVEL METHOD			
Group Tour	7.1%	5.7%	-19.4%
Package	32.0%	28.1%	-12.4%
Group Tour & Pkg	5.6%	4.3%	-23.1%
True Independent	66.4%	70.5%	6.1%
ISLANDS VISITED			
O'ahu	100.0%	100.0%	0.0%
Maui County	24.5%	20.8%	-14.7%
Kaua'i	17.3%	13.1%	-24.3%
Hawai'i Island	19.7%	15.4%	-21.5%
O'ahu Only	62.4%	66.2%	6.1%
LENGTH OF STAY			
O'ahu (days)	7.34	7.74	5.4%
Statewide (days)	9.89	10.08	2.0%

	2007	2008	% Change
ACCOMMODATIONS [1]			
Condo Only	6.1%	6.3%	4.3%
Timeshare	7.2%	8.0%	10.3%
Timeshare Only	4.4%	4.9%	10.7%
Rental House	4.4%	4.9%	11.6%
Bed & Breakfast	1.0%	1.1%	11.1%
Cruise Ship	11.1%	5.4%	-51.2%
Friends or Relatives	14.9%	15.7%	5.5%
PURPOSE OF TRIP			
Pleasure (Net)	76.2%	74.1%	-2.7%
Vacation	71.8%	69.9%	-2.7%
Honeymoon	4.6%	4.4%	-3.4%
Get Married	1.0%	1.0%	-3.5%
MC&I (Net)	6.9%	6.7%	-3.7%
Other Business	6.0%	6.3%	4.8%
Visit Friends/Relatives	14.5%	15.3%	5.4%
Sport Events	2.1%	2.5%	16.5%

Source: State of Hawai‘i DBEDT, Year 2009 data not available

[1] *Accommodations here do not indicate the number of visitors who used a particular accommodation just on O'ahu but statewide.*

International

- Only 28.5 percent of international visitors were independent travelers, with the remainder traveling on group tours, travel packages, or a combination of both.

- As the Big Island is the only Neighbor Island destination that permits limited international service, Honolulu continues to remain the principal international gateway into Hawai‘i. This benefits O‘ahu given the short-stay nature of the Japanese market, which makes Neighbor Island travel more problematic.

- Similar to statewide statistics, O’ahu’s international visitors prefer hotel accommodations, although there is a trend towards choosing timeshares and condominium product. International visitors to O‘ahu also have shorter lengths of stay than domestic visitors and travel in larger party size.

Figure 24 O'ahu International Visitor Characteristics: 2007 vs. 2008

	2007	2008	% Change
PARTY SIZE			
Avg Party Size	2.72	2.59	-4.8%
VISIT STATUS			
First-Time	45.8%	46.5%	1.6%
Repeat	54.2%	53.5%	-1.3%
Average # of Trips	3.34	3.39	1.5%
TRAVEL METHOD			
Group Tour	33.7%	31.3%	-7.1%
Package	69.8%	67.8%	-2.9%
Group Tour & Pkg	29.8%	27.6%	-7.6%
True Independent	26.3%	28.5%	8.3%
ISLANDS VISITED			
O'ahu	100.0%	100.0%	0.0%
Maui County	11.1%	10.5%	-5.0%
Kaua'i	5.5%	4.5%	-17.7%
Hawai'i Island	14.6%	14.0%	-4.4%
O'ahu Only	76.6%	77.2%	0.9%
LENGTH OF STAY			
O'ahu (days)	6.02	6.19	2.9%
Statewide (days)	6.97	7.18	2.9%

	2007	2008	% Change
ACCOMMODATIONS [1]			
Condo Only	6.2%	6.6%	7.9%
Timeshare	1.5%	1.9%	24.9%
Timeshare Only	1.0%	1.2%	26.8%
Rental House	0.9%	1.1%	17.8%
Bed & Breakfast	0.5%	0.4%	-17.9%
Cruise Ship	1.9%	1.0%	-44.6%
Friends or Relatives	3.3%	3.1%	-4.9%
PURPOSE OF TRIP			
Pleasure (Net)	85.7%	85.2%	-0.6%
Vacation	72.5%	70.9%	-2.3%
Honeymoon	12.1%	13.5%	12.3%
Get Married	4.3%	3.9%	-8.8%
MC&I (Net)	4.6%	5.1%	10.3%
Other Business	1.4%	1.4%	4.6%
Visit Friends/Relatives	3.7%	3.5%	-7.0%
Sport Events	2.6%	2.6%	0.7%

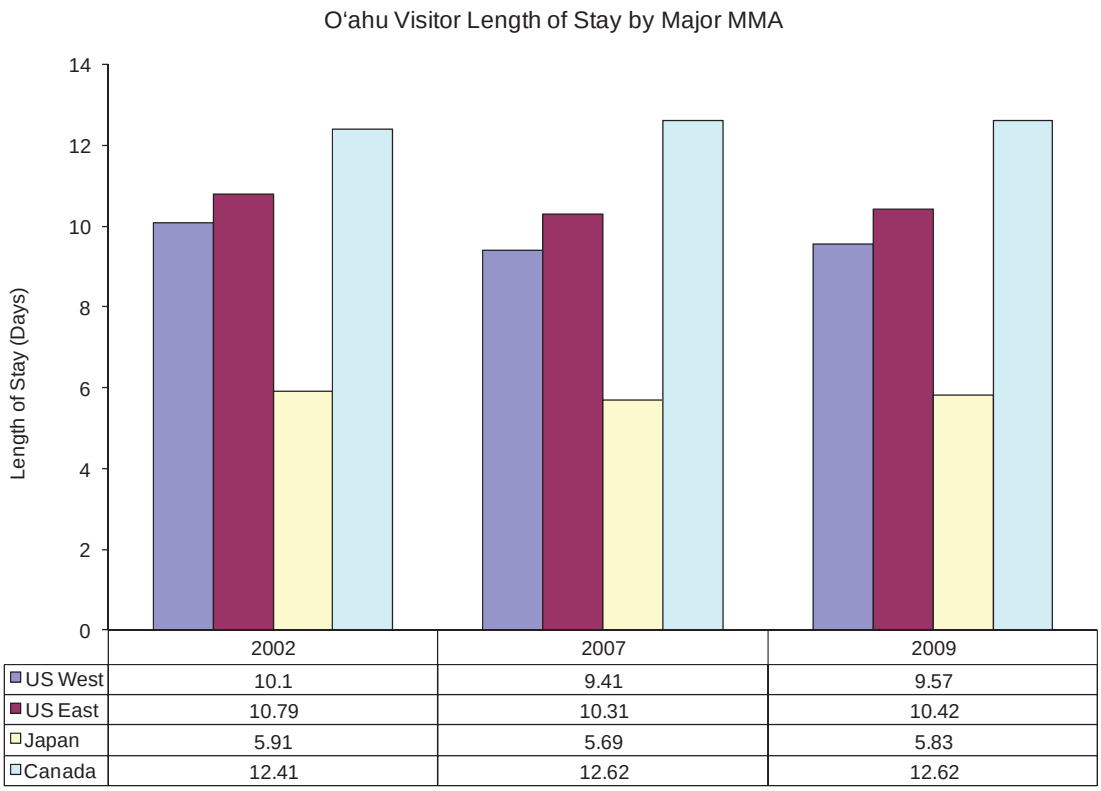
Source: State of Hawai‘i DBEDT, Year 2009 data not available

[1] *Accommodations here do not indicate the number of visitors who used a particular accommodation just on O'ahu but statewide.*

Length of Stay

The following chart presents visitor length of stay to O'ahu by major market area:

Figure 25



	2002	2007	2009
US West	10.1	9.41	9.57
US East	10.79	10.31	10.42
Japan	5.91	5.69	5.83
Canada	12.41	12.62	12.62

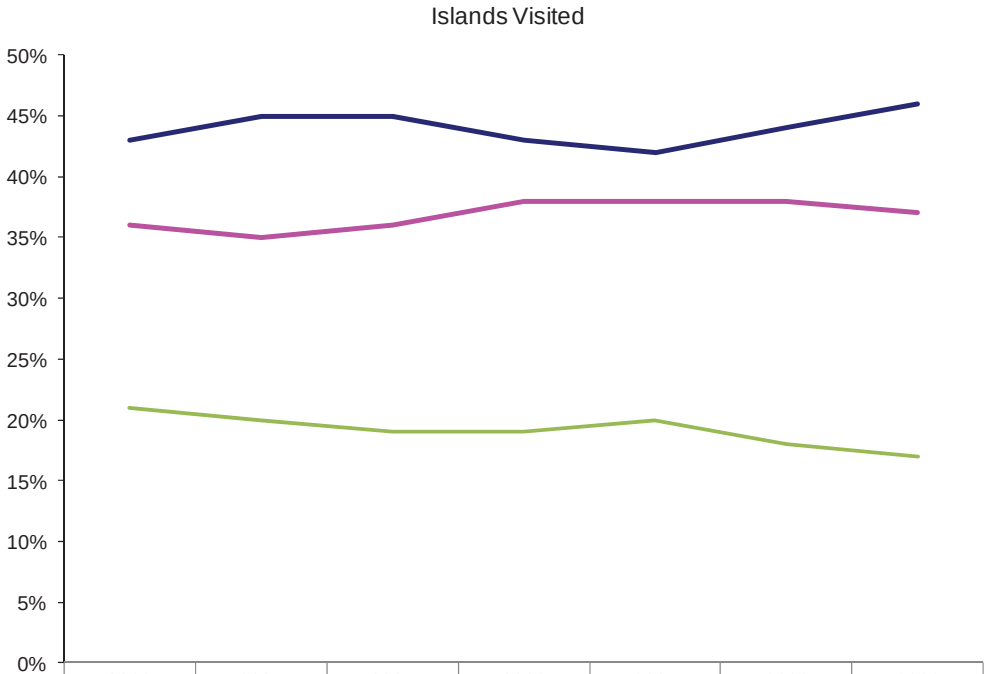
Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- Canadian visitors to O'ahu have the longest length of stay among the four major market areas, staying an average of 12.62 days. In 2009, Japanese visitors stayed an average of 5.83 days, while the U.S. West and East visitors stayed an average of 9.57 and 10.42 days, respectively.

Islands Visited

- The following chart presents the percentage of visitors that visited O‘ahu and/or the Neighbor Islands, which indicates a slight increase in the percentage of visitors choosing to stay exclusively on O‘ahu. This can be attributed to the market repositioning of Waikīkī and the rise in timeshare ownership.

Figure 26



	2003	2004	2005	2006	2007	2008	2009
Oahu Only	43%	45%	45%	43%	42%	44%	46%
N.I. Only	36%	35%	36%	38%	38%	38%	37%
Oahu and N.I.	21%	20%	19%	19%	20%	18%	17%

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Primary Visitor Trends

- Major shifts in visitor demographics and preferences for both domestic and Japan arrivals began to surface during the mid 1990s. These shifts have largely influenced the direction of product renewal and redevelopment during the last ten years both in the Neighbor Islands and more particularly on O‘ahu, and will likely continue through the medium term.

- The primary change has been the substantial rise in the level of sophistication in the visitor market, which in turn has increased visitor expectations and demand

segmentation. This trend, combined with the need to remain competitive with other destinations, has helped spur the current cycle of product renewal in Waikīkī and O‘ahu.

- While hotel accommodations remain the top choice, there has been a growing trend to use alternative accommodations, including timeshare, resort condo hotels, vacation home rentals, and bed and breakfasts.

- One of the major trends occurring is the increase in family travel, which often seeks larger unit accommodations and kitchen facilities. This trend has helped timeshare and resort condominium sales, as well as redevelopment to fewer but larger units.

- The current economic downturn aside, an “upscaling” of demand has also been evident both nationally and in Hawai‘i. This was most evident in Waikīkī during the mid 2000s, where a number of hotels underwent major renovation and product repositioning.

- Prior to this renovation cycle, the Waikīkī upscale market had shrunk considerably as a number of hotels dropped into the mid-priced or lower categories due to deterioration during the 1990s downturn. This created a large product gap between luxury hotels and the remaining market. After the renovated hotels were reintroduced into the market, the price increases and inventory were absorbed into the market fairly quickly. This indicated that there was pent-up demand for higher quality product in Waikīkī. The ability to offer higher quality hotel and retail product in Waikīkī has also helped to attract higher spending visitors, which continues to be one of the State’s strategic tourism goals.

- The demand for eco, historical and cultural tourism continues to increase, as evidenced by the increase in such tours and activities across the state. For example, there has been a sharp increase over the past several years of tours to non-traditional areas such as Kailua Beach and the North Shore. Such tours are typically day trip activities, although a portion of the market desires to have a life style “community” experience finding accommodations in these areas. While the demand for accommodations directly related to such travel has not been studied, likely beneficiaries include individual vacation rentals and B&B accommodations outside of Waikīkī.

- There is currently an evolving segment of accommodation demand that relates primarily to community needs rather than servicing the visitor industry. Instead, demand is driven by more localized dynamics. Such is the case of the planned redevelopment and expansion of the prior Lā‘ie Inn to a 220-room hotel to serve the BYUH university community, two proposed hotels in Kapolei to better serve government, military and expected community demand from Kapolei, and the proposed Koa Ridge hotel to serve military demand, as well as anticipated community demand including demand from statewide and international athletic events at the Waipi‘o Soccer Complex and the Central O‘ahu Recreational Park.

Section III: O‘ahu Lodging Market Overview

Introduction

This section presents an overview of accommodation supply on the island of O‘ahu. Particular attention is given to O‘ahu’s existing visitor accommodation unit inventory, which is discussed by location and type. Future supply additions will be briefly discussed where appropriate.

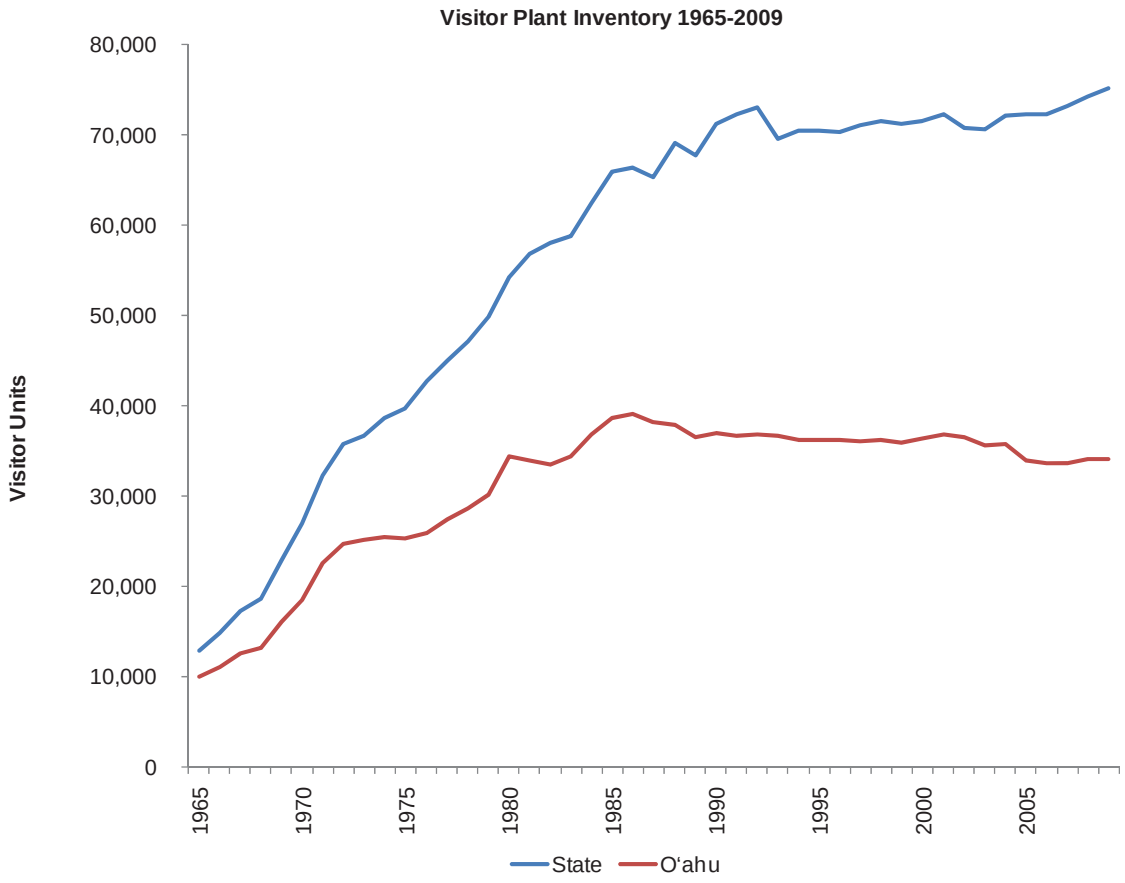
Summary Highlights

The island of O‘ahu continues to welcome the majority of visitors to the State of Hawai‘i. Its visitor accommodation inventory is generally older than that on the Neighbor Islands, but is more diverse and generally achieves higher occupancy levels. In 2009, there were 34,027 visitor units on O‘ahu, including hotels, condominium hotels, apartment hotels, timeshare, bed and breakfasts, hostels, and individual vacation units.

O‘ahu Lodging Overview

- In 1965, O‘ahu had 10,031 visitor units, or 77.7 percent of the State’s total units. By 1971, the number of units had more than doubled as tourism evolved into a major industry. Growth continued until 1986, when visitor units peaked at 39,010.

Figure 27



Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

Visitor Accommodation Types

The following table presents O'ahu visitor unit inventory by type for the years 1992, 2002, and 2009:

Figure 28

ACCOMMODATION TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Apartment/ Hotel	303	307	93
Bed & Breakfast	38	28	105
Condominium Hotel	7,530	3,088	4,695
Hostel	172	213	251
Hotel	28,432	31,178	25,786
Individual Vacation Unit	113	228	653
Timeshare	671	981	2,362
Other	20	434	82
Total	**37,279**	**36,457**	**34,027**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- Hotels continue to dominate the mix of transient accommodations on O'ahu. The number of hotel units has decreased since 2002 due to conversions to resort and/or residential condominiums, timeshare and reduction in property unit count in exchange for larger unit size.

- The number of condominium units increased to 4,695 by 2009, or 13.8 percent of O'ahu's inventory. The increase is attributable primarily to hotel conversions and new condominium development on the island.

- Clear upward trends can be seen in bed and breakfasts, individual vacation units, and timeshare units between 1992 and 2009. Bed and breakfasts and timeshare units both approximately tripled during this period, and individual vacation units increased almost six-fold.

- In 2002, hotel rooms accounted for 85.5 percent of the visitor rooms on O'ahu. By 2009, traditional hotel rooms represented 75.8 percent of O'ahu's accommodation mix. The trend of diversification in O'ahu's visitor unit supply is expected to continue in the coming years, as most of the planned future supply additions involve timeshare and condominium hotels.

O‘ahu Lodging Market Performance

- Presented below are hotel operating statistics for the O‘ahu market by class of property. Most of the luxury and upscale hotel inventory are beach front hotels or along Kalākaua Avenue. Budget through midpriced hotels are primarily off-beach hotels and are often smaller and unbranded hotels.

Figure 29 Occupancy

	YE 2009	YTD June 2010
O‘ahu Luxury	75.6%	76.9%
O‘ahu Upscale	71.3%	75.6%
O‘ahu Midprice	68.4%	69.1%
O‘ahu Economy	74.3%	75.1%
O‘ahu Budget	79.5%	80.5%
Waikīkī	74.9%	76.1%
O‘ahu Island	73.3%	75.0%

Source: Smith Travel Research, Hospitality Advisors LLC

Figure 30 Average Daily Rate

	YE 2009	YTD June 2010
O‘ahu Luxury	$202	$196
O‘ahu Upscale	$134	$127
O‘ahu Midprice	$102	$98
O‘ahu Economy	$78	$71
O‘ahu Budget	$68	$64
Waikīkī	$149	$144
O‘ahu Island	$150	$145

Source: Smith Travel Research, Hospitality Advisors LLC

Figure 31 Revenue Per Available Room

	YE 2009	YTD June 2010
O‘ahu Luxury	$153	$150
O‘ahu Upscale	$95	$96
O‘ahu Midprice	$70	$68
O‘ahu Economy	$58	$53
O‘ahu Budget	$54	$52
Waikīkī	$112	$110
O‘ahu Island	$110	$108

Source: Smith Travel Research, Hospitality Advisors LLC

Analysis by Location/District

- This section presents an analysis of O‘ahu’s existing visitor accommodation unit inventory by location and type using snapshots of O‘ahu’s accommodation inventory for the years 1992, 2002, and 2009. Future supply additions will be briefly discussed where appropriate. For the purposes of unit identification, O‘ahu has been divided into seven markets: Waikīkī, Ala Moana, Airport, Other Honolulu, Leeward O‘ahu, North Shore, and Windward O‘ahu.

Primary Urban Center

- There are currently 31,386 units in O'ahu's Primary Urban Center ("PUC"), accounting for 92 percent of O'ahu's visitor units. The PUC includes Waikīkī, as well as the Ala Moana, Airport and Other Honolulu sub-markets.

Figure 32

AREA	1992 UNITS	2002 UNITS	2009 UNITS
PRIMARY URBAN CENTER	35,512	34,651	31,386

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- The Department of Planning and Permitting (DPP) is estimating a decline in visitor units in the Primary Urban Center (PUC)/East Honolulu area, which consists of Waikīkī, Ala Moana, Airport, and Other Honolulu. By 2035, DPP is forecasting 30,142 visitor units in the PUC and 352 units in East Honolulu, for a total of 30,494 units or 77 percent of O'ahu's total visitor unit inventory.

Waikīkī

- Waikīkī had the highest concentration of inventory supply with 28,567 of O'ahu's 34,027 units, or 84.0 percent, in 2009. This is down from 32,539 units, or 87.3 percent in 1992. In the Waikīkī area, 81 percent are hotel rooms, 11 percent are condominium hotels, and five percent are timeshare. From 2002 to 2009, Waikīkī's hotel room count decreased by more than 4,000 rooms, while the number of condominium hotel units and timeshare units increased by approximately 700 units.

Figure 33

Area	Type	1992 Units	2002 Units	2009 Units
Waikīkī/Honolulu	Apartment/ Hotel	115	212	82
	Bed & Breakfast	2		5
	Condominium Hotel	6,853	3,010	3,094
	Hostel	82	153	161
	Hotel	24,846	27,241	23,060
	Individual Vacation Unit	1	106	538
	Timeshare	640	948	1,552
	Other		47	75
	Total	**32,539**	**31,717**	**28,567**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- Recent new development includes the Trump International Hotel & Tower, which consists of 462 condo hotel units and was completed in 2009. Grand Waikīkīan, a 331-unit timeshare tower in the Hilton Hawaiian Village, was completed in 2008. Hilton also is undergoing planning and permitting to add 550 units in two additional timeshare towers within the Hilton Hawaiian Village, with construction planned to start in 2013.

- The 300-room Marriott Edition Hotel, which was formerly part of the Ilikai hotel, is scheduled to reopen in late 2010.

- Kyo-ya Co. Ltd. has announced plans to redevelop the Princess Kaʻiulani Hotel and the Diamond Head Tower of the Moana Surfrider Hotel. Plans include the demolition of two older towers of the Princess Kaʻiulani and development of a 210-unit condominium hotel and residential condominium tower. The Diamond Head Wing of the Moana Surfrider is slated for demolition, replaced by a new 185-room hotel and residential tower.

- Waikīkī's visitor room supply is discussed in greater detail in Section IV.

Ala Moana

- The Ala Moana area has 1,586 visitor accommodation units. The majority of these units belong to the 1,086 unit Ala Moana Hotel, which converted from hotel to condominium hotel in 2005. Other units in the area represent economy and budget hotels.

- This area tends to attract kamaʻāina visitors, inter-island business people, and other business travelers who prefer to be closer to the downtown area. The area is also close to Ala Moana Beach Park and adjacent to the Ala Moana Shopping Center.

- In the past, developers have analyzed the feasibility of new hotels near the Hawaiʻi Convention Center. To date, none of these proposed hotels have moved forward, but could potentially be revived should convention demand strengthen sufficiently in the future.

Figure 34

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Ala Moana Area	Apartment/ Hotel	85		
	Condominium Hotel	47		1086
	Hostel			26
	Hotel	1574	1628	474
	Other		19	
	Total	**1,706**	**1,647**	**1,586**

Source: State of Hawaiʻi DBEDT, Hawaiʻi Tourism Authority

Airport

- The visitor inventory of the Airport area on O'ahu has 719 units, primarily representing three budget hotels. These hotels primarily provide transitional housing to military personnel moving to or from O'ahu, military contractors, local business demand, as well as demand from airport layovers, cancelled flights and airline crews.

Figure 35

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Airport Area	Hostel		20	20
	Hotel	716	701	699
	Total	**716**	**721**	**719**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

Other Honolulu

- The Other Honolulu area encompasses visitor units outside of Waikīkī and Ala Moana, such as the Kāhala Hotel & Resort and approximately 124 units contributed to a hotel pool at the Executive Centre in downtown Honolulu. The Executive Centre Hotel, which converted to condominium hotel in 2002, is the only hotel accommodation in Honolulu's downtown central business district. It serves business travelers and government contractors. The Kāhala Hotel & Resort is located in the exclusive residential Kāhala neighborhood and enjoys a loyal repeat market and upscale FITs. There are currently 514 units in the Other Honolulu area.

Figure 36

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Other Honolulu	Apartment/Hotel			
	Bed & Breakfast	12	8	3
	Condominium Hotel			124
	Hostel	40	40	40
	Hotel	499	513	338
	Individual Vacation Unit		5	2
	Other			7
	Total	**551**	**566**	**514**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

‘Ewa/Wai‘anae

- The Leeward O‘ahu area has 1,761 visitor units. The Leeward area consists of the Maili-Mākaha coastline, the master-planned Ko ‘Olina Resort area, and the Kapolei/’Ewa area.

Figure 37

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Leeward/Mākaha Side	Apartment/ Hotel	81	45	
	Bed & Breakfast			1
	Condominium Hotel	629	78	356
	Hotel	256	387	589
	Individual Vacation Unit	1	52	5
	Timeshare	31	33	810
	Other	12	348	
	Total	**1,010**	**943**	**1,761**

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- The Maili-Mākaha area has sunny weather and beautiful beaches, but is largely residential in character. The area has limited dining and shopping options for visitors. The 173-room Mākaha Resort & Golf Club is the only hotel in this area and is popular among golfers and local business. Its inland location has been considered a drawback, as visitors to Hawai‘i generally prefer proximity to a beach. In recent years, the property has been partially converted to fractional ownership, targeting the long-staying Canadian snow bird market.

- In April 2010 it was announced that the owners of approximately 300 acres in Mākaha Valley, including the Mākaha Valley Country Club (one of two golf courses in Mākaha Valley), would be donated to Kamehameha Schools and the State of Hawai‘i Department of Hawaiian Homelands for development of a learning center and housing for native Hawaiians.

- The donation and planned conversion of the golf course out of recreational use to educational and residential use, the apparent low occupancy of the existing hotel, and the lack of development activity of additional entitled visitor units in Mākaha Valley suggest that demand for accommodations in Mākaha does not at this time support further resort development.

- In contrast to Mākaha, the pace of development within the Ko ‘Olina Resort & Marina has accelerated in recent years. Previously, the JW Marriott Ihilani Resort hotel was the only hotel built in this master-planned resort which originally was envisioned to support six hotels. However, over that past several years, the resort has seen the completion of the Beach Villas at Ko ‘Olina resort condominium project, and the partial completion of

the Marriott Ko ʻOlina Beach Club timeshare property. As part of this project, Marriott plans to continue to add additional timeshare units, for a total of 750 by 2013.

- Disney's Aulani Resort is currently under development and is expected to be completed in late-2011 with 360 hotel rooms and 481 timeshare units. With the arrival of Disney's Aulani, the vision of Ko ʻOlina as a world-class destination resort will move closer to realization. The build-out of additional visitor units on the remaining development parcels is anticipated to occur as market conditions warrant.

- In ʻEwa, the new Hoakalei Resort - the western portion of the new Ocean Pointe residential community - is beginning to take shape. The Ernie Els-designed golf course has opened, dredging is underway on the 600 to 800-slip marina and approximately half of the total project's 5,000 unit master-planned community has been built. Developer Haseko has entitlements to build up to 950 hotel rooms in resort portion. Current plans call for 250 visitor units to be built by 2014, adjacent to the marina.

- The type and mix of visitor units to be built (hotel, timeshare, etc.) has not been determined and will depend on market conditions. Demand for the planned accommodations is expected to be generated by marina users and those visiting friends and family who live in Hoakalei and the surrounding area. While Ko ʻOlina could be described as a destination resort with a marina component, Ocean Pointe/Hoakalei Resort appears to be primarily a master planned residential community and large-scale recreational marina with a hotel component.

- Developer DeBartolo Development LLC has announced plans to build 300 new hotel rooms as part of its proposed Ka Makana Aliʻi shopping center in Kapolei. In early 2009 DeBartolo announced a project completion date in 2013, Hotel demand is expected to come from business and military/government travel, as well as other community-based demand as Kapolei evolves into the "second city" of Oʻahu.

Koʻolauloa/North Shore/Central Oʻahu

- The North Shore of Oʻahu has 736 visitor units. The majority of these are associated with the Turtle Bay Resort and the Inn at Schofield Barracks. The North Shore also has 66 individual vacation units.

Figure 38

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
North Shore	Apartment/ Hotel	5	50	2
	Bed & Breakfast	4		3
	Condominium Hotel			35
	Hostel	50		4
	Hotel	486	684	626
	Individual Vacation Unit	93	27	66
	Other	3	17	
	Total	**641**	**778**	**736**

Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

- Expansion of the Turtle Bay Resort has been stalled for many years and faces additional challenges. The original EIS was approved in 1985 and allowed for an additional 2,500 hotel rooms and 1,000 condominium units for future development. In 2010, the Hawai‘i State Supreme Court ruled that a new EIS will need to be completed, and future plans currently remain uncertain.

    - Turtle Bay’s remote location and climate are considered to be major challenges for development at the resort, including the ability of the resort to compete effectively against Neighbor Island resorts which generally have more favorable location and weather dynamics.

- The 49-room Lā‘ie Inn was demolished in early-2010, with plans to develop a 220-room hotel in its place. Construction is expected to start in 2011, and would serve the BYUH campus, Polynesian Cultural Center, and other North Shore visitors.

- Castle & Cooke has announced plans to include a 150-room hotel as part of its proposed 3,500 home Koa Ridge community in Central O‘ahu. The planned hotel is envisioned to serve demand from the surrounding residential communities, as well as demand generated by Schofield Barracks and other area military facilities.

- DPP is forecasting visitor units for this area to more than double by 2035. Visitor unit inventory is expected to increase to 1,630 or 4 percent of O‘ahu’s total visitor units.

<u>Ko‘olaupoko</u>

- The Ko‘olaupoko district had a reported total of 144 visitor units in 2009, compared with 85 in 2002. All but ten of these units are either B&B or IVUs. It should be noted that that the official census of B&Bs and IVUs may be understated. Because the data are self-reported in the property census conducted for the annual State of Hawai‘i Visitor Accommodations Inventory, it is possible that some operators are no longer participating

in the survey, or are under-reporting units due to concerns about the legal status of their operations.

Figure 39

AREA	TYPE	1992 UNITS	2002 UNITS	2009 UNITS
Windward Side	Apartment/ Hotel	17		9
	Bed & Breakfast	20	20	93
	Condominium Hotel	1		
	Hotel	55	24	
	Individual Vacation Unit	18	38	42
	Other	5	3	
	Total	**116**	**85**	**144**

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- The launch of websites, such as Vacation Rentals by Owner ("VRBO"), has made it easier and less expensive for operators of B&B and IVUs to market their properties globally. The VRBO website listed 59 different available vacation rental properties in the residential neighborhood of Lanikai alone during a recent review of the site.

- Unlike the bed and breakfast industry on the Big Island and Kaua'i, the industry on O'ahu appears more fragmented with respect to representation by an authoritative association body or advocacy group.

Bed & Breakfast/IVU Submarket

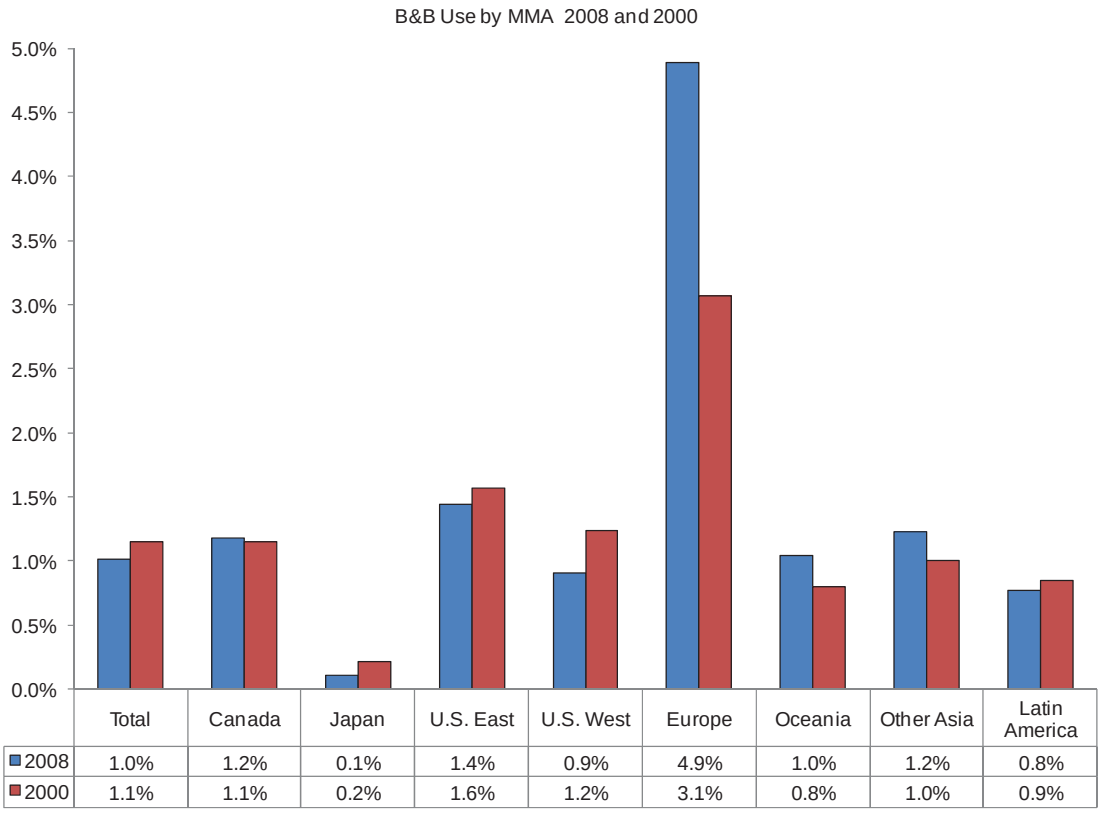
- The Hawai'i Tourism Authority defines Individual Vacation Units (IVUs) and Bed & Breakfast (B&B) accommodations as follows:
  - Individual Vacation Unit (IVU): An individual condominium unit (not in a hotel rental operation), house, cabin, villa or cottage with very limited service, often with only basic cleaning supplies provided.
  - Bed & Breakfast (B&B): A lodging facility with a limited number of guest units, which include breakfast in the daily rental rate. Typical bed and breakfast facilities are either small, quaint inns or family homes.

- B&Bs appeal to a more adventurous traveler interested in small scale accommodations within the community. IVUs range from condominiums in Waikīkī to single family vacation rentals located in residential neighborhoods around the island. IVUs are attractive as they appeal to families that prefer full kitchen facilities and room accommodations suitable for large party size.

- With its residential neighborhoods and miles of white sandy beach, the Windward side of O'ahu accounts for the vast majority of B&Bs. In 2009, 93 of the island's reported 105 units, or 89 percent, were located in Windward O'ahu. Reported B&B units on the

Windward side increased four-fold between 2002 to 2009; however, the count is likely understated due to the self-reporting nature of the data.

Figure 40

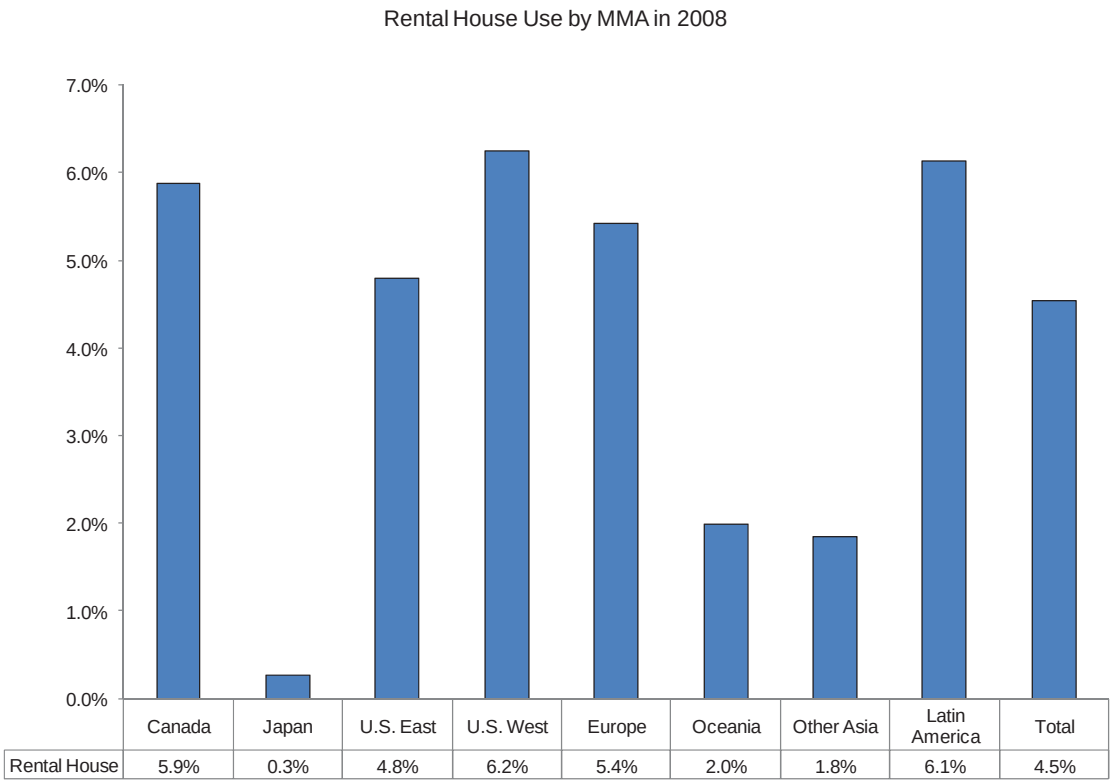


	Total	Canada	Japan	U.S. East	U.S. West	Europe	Oceania	Other Asia	Latin America
2008	1.0%	1.2%	0.1%	1.4%	0.9%	4.9%	1.0%	1.2%	0.8%
2000	1.1%	1.1%	0.2%	1.6%	1.2%	3.1%	0.8%	1.0%	0.9%

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority, Year 2009 data not available

- Europeans, by far, have the highest preference for B&Bs and IVUs with 4.9 percent of visitors staying in a B&B and 5.4 percent staying in a rental house during 2008. The U.S. West and Canadian markets had the next highest preference for these types of accommodations.

Figure 41



	Canada	Japan	U.S. East	U.S. West	Europe	Oceania	Other Asia	Latin America	Total
Rental House	5.9%	0.3%	4.8%	6.2%	5.4%	2.0%	1.8%	6.1%	4.5%

Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority, Year 2000 and Year 2009 data not available

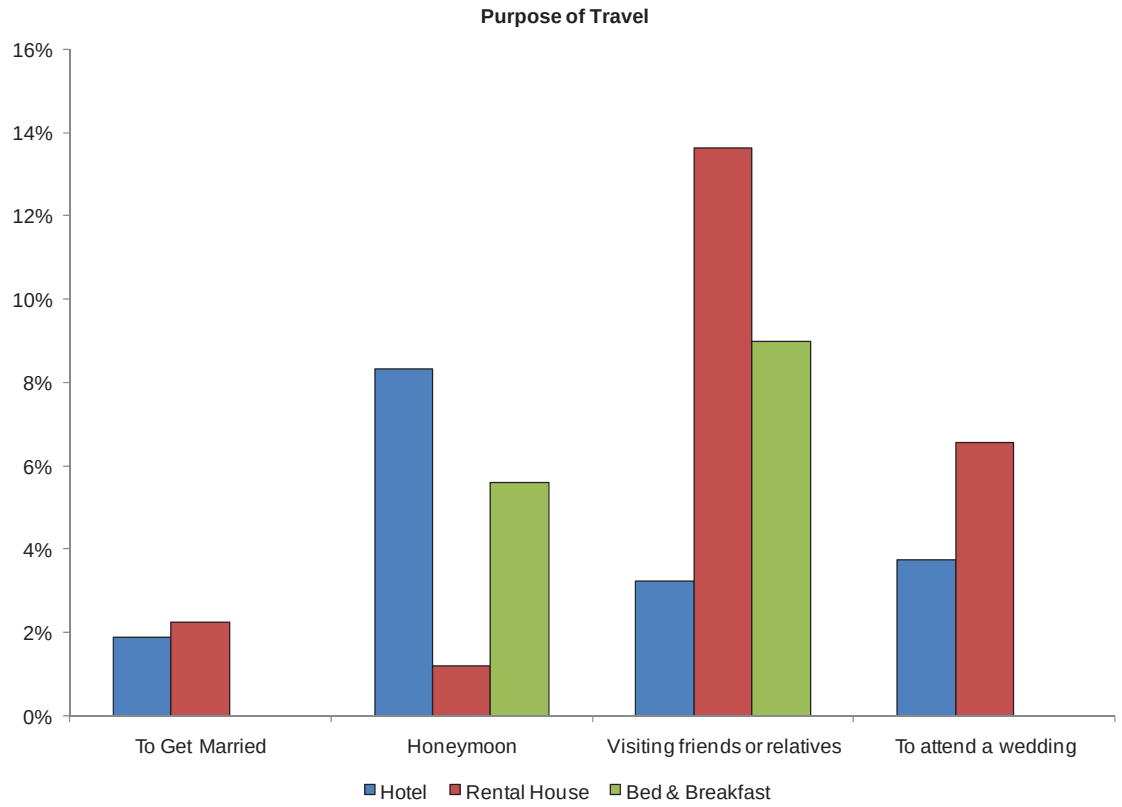
- B&Bs and IVUs can appeal to value-oriented visitors. For example, the average room rate for a Waikīkī hotel approximates $150.00. For the same rate however, a visitor could alternatively rent a one-bedroom detached cottage near Kailua Beach.

- Visitors that stay in rental vacation homes have the longest length of stay of 13.93 days in 2009, compared with 6.45 days for visitors staying in hotels. Rental visitors had relatively low per person per day spending of $110.70, and a larger party size of 4.32 persons. B&B visitors had a shorter length of stay of 6.98 days. B&B visitors had a higher per person per day spending of $169.80, but have a smaller average party size of 2.43.

- The majority of rental house visitors are repeat visitors at 58.1 percent, while B&Bs attract more first-time visitors at 56.7 percent. Rental house and B&B visitors are much more likely to be independent travelers than hotel users, with 84.5 percent of rental house visitors and 69.2 percent of B&B travelers traveling independently, compared with 36.3 percent of hotel visitors.

- Rental house and B&B visitors are more likely to be visiting friends or relatives than are hotel visitors.

Figure 42



Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority

- In recent years, the increase in B&Bs/IVUs has created controversy in local communities. Some residents of neighborhoods with a high proportion of B&Bs/IVUs are opposed to such units, citing noise, congestion, parking issues, and loss of residential neighborhood character. Others voice concern regarding the potential impact on property values. Supporters of B&Bs/IVUs maintain that such accommodations are simply responding to demand, and that the B&B industry contributes to the local economy. Amid much controversy, a bill proposing to lift the ban of new B&Bs failed to pass in late-2009.

Section IV: Analyses of Selected O‘ahu Lodging Market Topics

Waikīkī Life Cycle Analysis

- Waikīkī continues to be the primary visitor destination in the state and on O'ahu. Waikīkī's viability is, therefore, critical to the success of Hawai'i's tourism industry. Various models of resort destination life cycles have been posited based on observations of resort destinations around the world. One of the most widely-cited of these models was proposed by Butler (Canadian Geographer, 1980), which describes six phases of resort evolution, briefly described as follows:

1. **Exploration:** an isolated and attractive beach with no hotels or tourism infrastructure is 'discovered' by adventurous travelers.
2. **Involvement:** The first hotels and other tourism infrastructure are built.
3. **Development:** More hotels are built. Additional housing is also built to accommodate the destination's workforce. Food is imported, as the area can no longer produce enough for the growing numbers of tourists and residents.
4. **Consolidation:** Larger high rise hotels farther from the beach are built. Residential areas continue to grow. Much of the economy is now tourism-related. The growth rate of the number of visitors starts to slow.
5. **Stagnation:** The destination has become urbanized, altering and degrading the environment that had made it appealing to the early, adventurous travelers. Although the destination is well-known, existing hotels could start to become less valuable.
6. **Post-Stagnation:** The destination either declines or is rejuvenated.

- Based on the above, we have prepared a market profile regarding the life cycle of Waikīkī below.

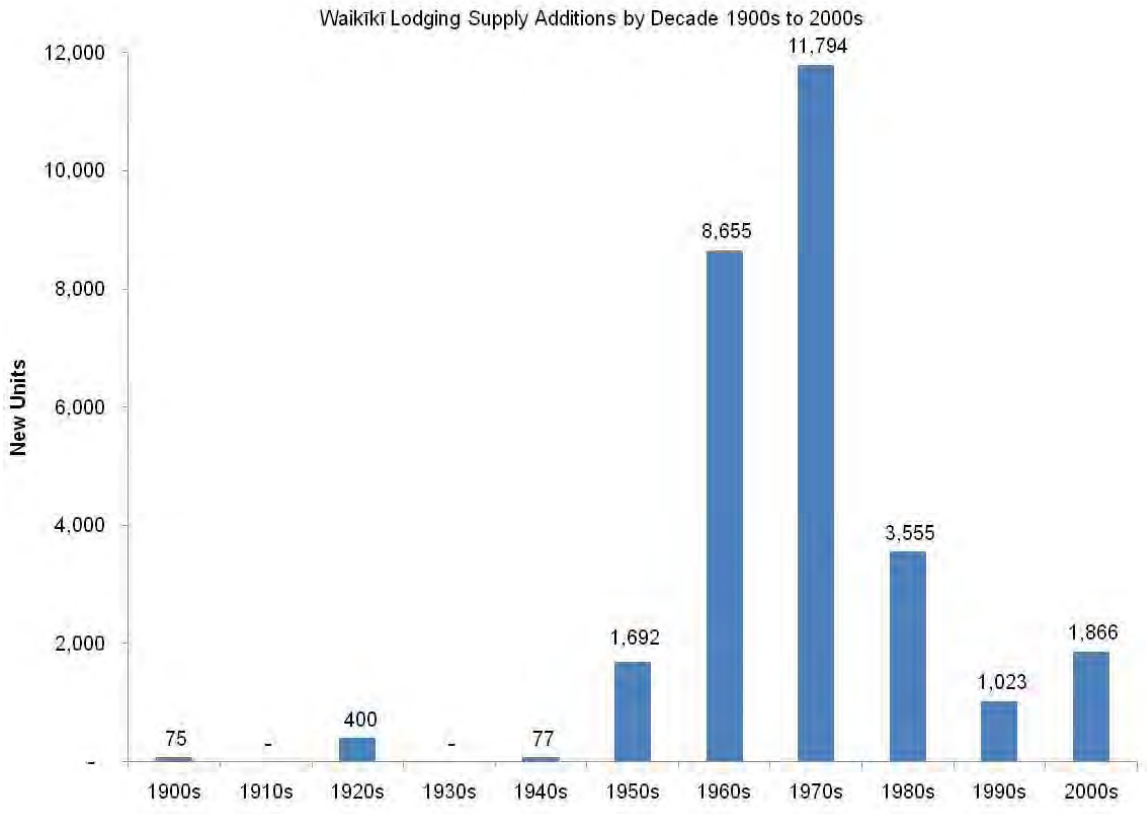
Aging Visitor Plant

- The construction of new visitor rooms in Waikīkī peaked in the 1960s and 1970s, as outlined on the chart below. According to data from the Visitor Plant Inventory, 8,655 new rooms were added during the 1960s and 11,794 rooms were built during the 1970s, comprising the majority of the rooms in Waikīkī.

- New construction fell to 3,555 units during the 1980s, with 1,023 units built in the 1990s. Although 1,866 new rooms were added during the past ten years it should be noted that 616 of these 'new' units were redevelopment of hotels constructed during in the 1950s and 1970s. These redeveloped hotels include the Embassy Suites Beach Walk and the Wyndham at Waikīkī Beach Walk timeshare resorts.

- As most of the inventory in Waikīkī is between 30 and 50 years old, a number of challenges arise. Consumer expectations of hotel rooms have evolved over time and a number of such older rooms no longer meet visitors' expectations. The guestrooms in many of the Waikīkī hotels built during the 1950s and 1960s tend to be smaller than current standards.

Figure 43



Source: State of Hawai'i DBEDT, Hawai'i Tourism Authority, Hospitality Advisors LLC
Note: Of the 1,866 units added during the 2000s, 616 were conversions of hotels built in the 1970s (former OHANA Waikīkī Village and Waikīkī Tower, now Embassy Suites at Beach Walk) and 1950's (former OHANA Reef Towers, now Wyndham at Waikīkī Beach Walk).

Reinvestment

- The map on the following page illustrates the re-investment in Waikīkī hotels and retail projects that have taken place over the past ten years, as well as planned and likely projects that will likely be undertaken during the coming five years. As can be seen on the map, substantial reinvestment has been made in many of Waikīkī's major properties.

- Between 2000 and 2010, an estimated $2.85 billion in private investment has been made in Waikīkī's hotel and retail properties. Total budgets for selected projects planned for the period 2011 to 2015 raises the value of improvements to approximately $3.59 billion for the 15 year period.

Figure 44 Estimated Waikīkī Hotel & Retail Investment 2000 to 2010, and 2011 to 2015 Planned

Periods	Hotel	Retail	Total
2000 to 2005	$119,325,000	$150,000,000	$269,325,000
2006 to 2010	$1,850,580,000	$733,000,000	$2,583,580,000
2011 to 2015 Planned	$740,000,000	$0	$740,000,000
Total	**$2,709,905,000**	**$883,000,000**	**$3,592,905,000**

Source: Hospitality Advisors LLC

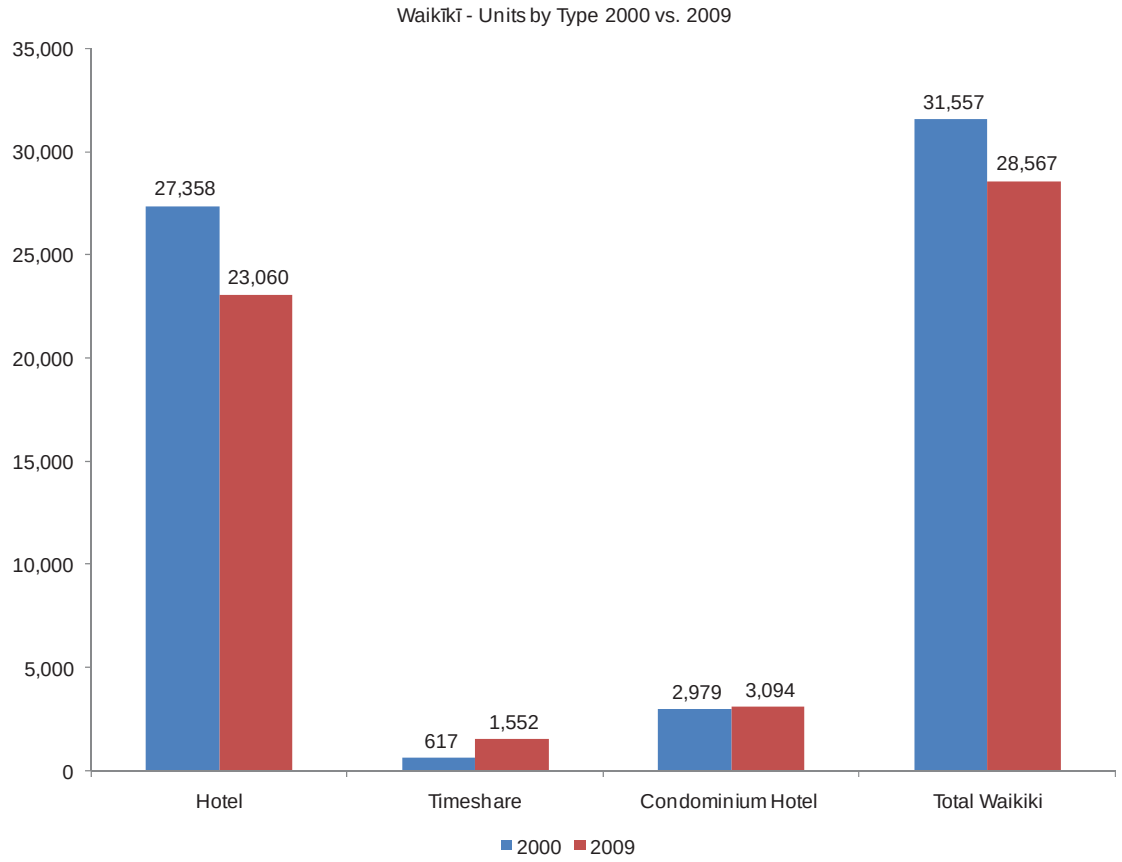
- Hotels continue to be the dominant form of visitor accommodations on O‘ahu, although there has been recent investment in Waikīkī in timeshare and condo-hotel construction and conversion. The chart below illustrates the change in the hotel room count in Waikīkī between 2000 and 2009, as well as the corresponding increase in timeshare and condo-hotel units.

- The second chart on the following page provides examples of recent projects that have resulted in lower hotel room counts in Waikīkī.

Figure 45

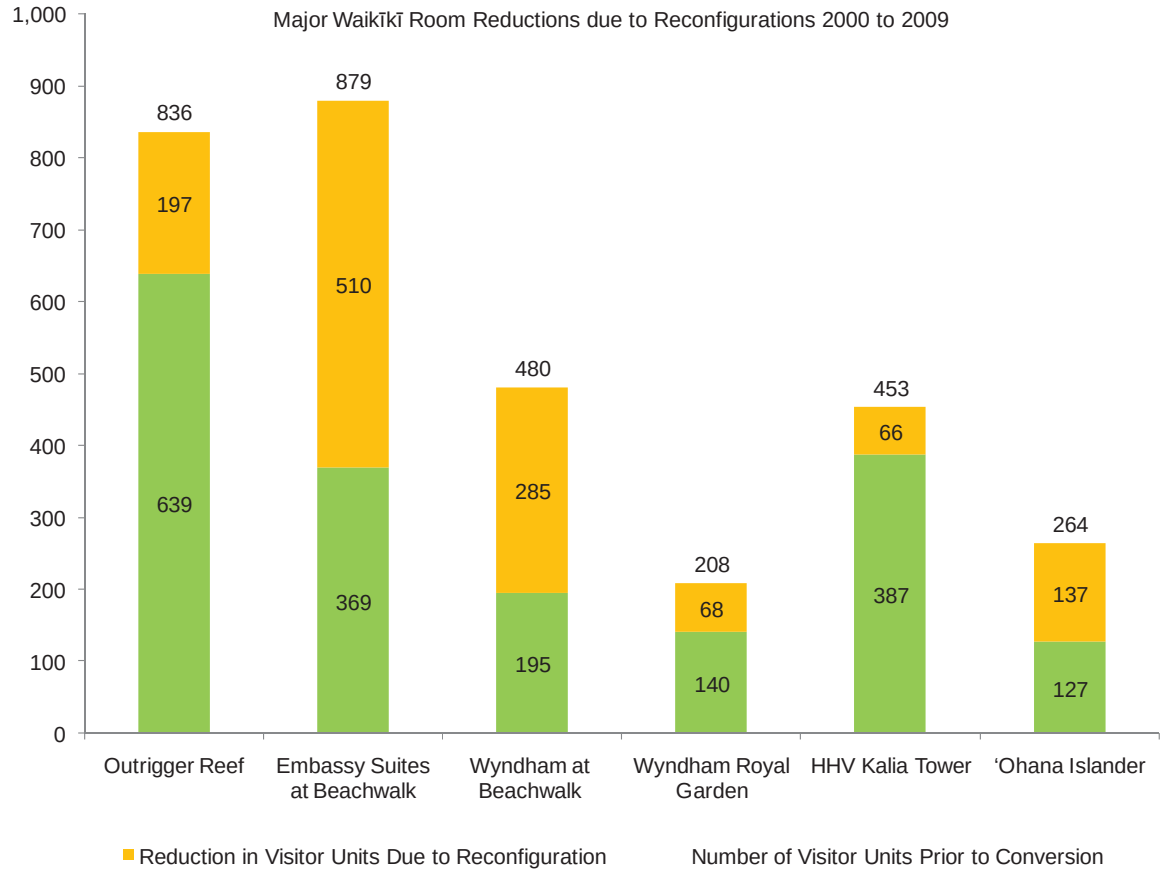
Source: Hospitality Advisors

Figure 46



Source: State of Hawai‘i DBEDT, Hawai‘i Tourism Authority

Figure 47



Source: Hospitality Advisors LLC

- The current wave and scale of investment in Waikīkī indicates that it is in the midst of rejuvenation that has substantially extended its life cycle. The new and redeveloped physical product of Waikīkī has positioned the destination to better meet the market demands over the medium term.

Potential for New Waikīkī Units

Future Potential New Development and Conversion Sites

An analysis conducted by staff of the Department of Planning and Permitting of the City & County indicates that approximately 1,000 new units in Waikīkī are possible based on existing zoning. Additional hotel development would likely require zoning changes or variances.

- The most likely sites are believed to include the Beach Walk area, the vicinity *mauka* of the Hyatt Regency Waikīkī and the Kealohilani/Ohua block.

- The Beach Walk area *mauka* of Trump Tower between Saratoga Road and Beach Walk includes sites currently occupied by small walk up hotels and apartment buildings built in the 1940s, 1950s and 1960s. The potential development site consists of a number of parcels in the 5,000 square foot range, some leasehold, belonging to several different owners. Although off-beach, the location across the street from Ft. DeRussy would afford ocean views from units in a future high rise. In addition, the potential for future development has likely been enhanced by completion of Trump Tower.

- The area between Ka‘iulani Avenue and Uluniu Avenue, near the Hyatt Regency Waikīkī, is currently improved with mostly low-rise buildings, including apartments and hostel units. Because of its proximity to the beach and potential for viewplanes between the two towers of the Hyatt Regency, it could offer an opportunity for a developer to consolidate smaller lots into a larger development site.

- The block between Kealohilani and Ohua Avenues, including the St. Augustine Church site and its small amount of frontage on Kalākaua Avenue, also has future development potential. With unobstructed ocean views and a Kalākaua St. address, this is considered a prime future development site, should the Catholic Church reconsider its earlier decision not to sell its portion of the block.

- Two smaller areas with Resort Mixed Use zoning also have at least some redevelopment potential. One is just east of Uluniu Avenue, along Prince Edward Street; the other is midblock on both sides of Cartwright Road.

O‘ahu’s Tourism Carrying Capacity

- With a limited amount of land and a tourism-based economy, O‘ahu’s tourism carrying capacity is a critical issue. There is, however, no objective, definitive answer to the question of how many visitors O‘ahu can or should accommodate.

- Most recently, the State of Hawai‘i Department of Business, Economic Development & Tourism (“DBEDT”), along with the State of Hawai‘i Office of Planning and the Hawai‘i Tourism Authority, studied the issue in “Planning for Sustainable Tourism,” a multi-year project that concluded in 2006. Among other findings, this study concluded that the major private sector constraint on O‘ahu’s visitor industry was, “an impending shortage of hotel rooms.”

- Alternate projections of Waikīkī occupancy that take into account the dynamic nature of the variables involved, including length of stay and Waikīkī hotels decreasing share of O‘ahu’s transient room night demand, show occupancy in Waikīkī stabilizing in the mid-to-high 80 percent rate.

- If visitor arrivals continue to increase at some rate, as projected by DBEDT, and the supply of visitor rooms does not keep pace, market occupancy will increase. Under this scenario, at a certain point Waikīkī hotels will start seeing more sold-out, 100 percent

occupancy during peak periods. Operators can be expected to respond to these market conditions by increasing room rates, to maximize revenues.

- Hospitality Advisors prepared an overview room demand model that takes into account DBEDT projections for visitor arrivals and growth rates, visitors' average length of stay, known future additions to supply, and Waikīkī's share of O'ahu's hotel room supply.

- Our model forecasts annual occupancies for Waikīkī hotels to exceed 90 percent in 2027. A more aggressive forecast approach shows occupancies exceeding 90 percent in 2019. Although demand does not exceed supply on an annual basis in these forecasted scenarios, there will many peak days and periods when hotels are sold-out or become prohibitively expensive, the impact of which would need to be considered in future planning.

- The current policy of the HTA focuses on visitor spending as the key metric for Hawai'i tourism. During the growth phase of Hawai'i's visitor industry, goals were defined in terms of visitor arrivals or visitor days. In recognition of the growth constraints that are inherent to being an island state, the focus has shifted to managing the yield from tourism, in form of visitor spending, rather than the number of 'bodies.'

- The issue of hotel capacity is complex and dynamic. A formal analysis and projection of hotel capacity is well beyond the scope of the current assignment. Therefore, our model and analysis presented here is overview in nature and is intended to provide a basis for general discussion only, and are not to be relied upon for any other purpose.

- Several developers have considered plans for small inns or alternative lodging products outside of designated resort areas. However, high development costs, unfavorable economics of small lodging facilities, and community opposition represent challenges for such developers. Nonetheless, demand for such products appear to be growing as visitors increasingly seek alternative and low density accommodations.

Resort Accommodations versus Community-Based Accommodations

- As discussed previously, the increase of community-based visitor accommodations in the form of B&Bs and IVUs has emerged as a contentious issue in some communities on O'ahu. The policy has been for visitor accommodations to be confined to designated areas, including Waikīkī, downtown, the Honolulu International Airport and other designated resort areas around the island. The growth in B&Bs and IVUs in neighborhoods such as Kailua and the North Shore shows that demand exists for visitor units outside of the previously-designated resort areas, but there is an absence of data to determine the impact of this industry segment.

- The proposed hotels in Kapolei and Koa Ridge (and to a lesser extent the primarily residential community of Hoakalei) reflect interest in including hotel accommodations as part of the commercial component of residential communities. The proposed Courtyard by Marriott in Lā'ie is an example of a community-based hotel that is envisioned to

primarily serve demand generated by the nearby BYUH campus, the Mormon Temple, and friends and family visiting area residents. The adjacent Polynesian Cultural Center is also expected to generate some leisure demand for the hotel but is not expected to be its primary demand generator. Currently, transient demand generated by BYUH, the Mormon Temple and the Lā‘ie resident population is accommodated either in private homes or the resort hotel at Turtle Bay, which is approximately seven miles away.

- The carrying capacity of O‘ahu’s tourism industry will likely continue to be a complex and critical issue for the residents of O‘ahu. In the past, mechanisms such as the Waikīkī room cap and the policy of confining hotels to designated areas around the island were employed to prevent unbridled hotel development around the island.

- The debate over O‘ahu’s tourism carrying capacity has shifted. Previously, the debate focused on how many hotel rooms should be allowed in Waikīkī and the designated resort areas. For Windward residents, the issue currently centers on the emergence of growing numbers of visitor units in their community, in the form of B&Bs and IVUs.

Impact of Rail Transit on Tourism

Rapid Transit EIS

- As observed earlier in this report, O‘ahu’s average daily visitor census is more than 81,000, which pushes the *de facto* population of O‘ahu close to the 1 million mark. Visitors therefore are expected to be major users of O‘ahu’s transportation infrastructure.

- According to the Final EIS for the Honolulu High-Capacity Transit Corridor Project, trips by visitors are projected to total 430,700 daily trips (Daily trips includes all modes of transportation, including private vehicle, public transit, taxi, bicycle, walking and tour bus) by 2030 if the project is not built. This would represent approximately 10.7 percent of all daily trips. Under the three rail alignment alternatives considered, total daily trips by visitors were estimated to be between 431,200 and 431,400.

Figure 48 Islandwide Mode Shares – 2030 No Build and Build Alternatives

Trip Type	2030 No Build Alternative		2030 Project	
	Number	Percent	Number	Percent
Trips by Residents				
Automobile – private	2,815,800	81.5%	2,767,600	80.1%
Transit	205,400	5.9%	255,500	7.4%
Bicycle and walk	432,800	12.5%	431,700	12.5%
Total Trips by Residents	**3,454,000**	**100%**	**3,454,800**	**100%**
Trips by Visitors				
Automobile – private	160,100	37.2%	157,800	36.6%
Transit	19,700	4.7%	23,500	5.5%
Taxi	9,700	2.3%	9,600	2.2%
Bicycle and walk	163,600	38.0%	163,600	38.0%
Tour Bus	77,500	18.0%	76,200	18.7%
Total Trips by Visitors	**430,600**	**100%**	**430,600**	**100%**
Ground Access Trips by Air Passengers				
Automobile – private	27,500	26.5%	26,800	25.8%
Transit	1,200	1.2%	3,500	3.4%
Taxi	16,400	15.8%	15,800	15.2%
Bicycle and walk	20,800	20.0%	20,800	20.0%
Tour Bus	38,000	36.6%	37,000	35.6%
Total Trips by Air Passengers	**103,900**	**100%**	**103,900**	**100%%**
All Daily Trips				
Total daily automobile trips - private	3,003,400	75.3%	2,952,200	74.0%
Total daily transit trips	226,300	5.7%	282,500	7.1%
Total daily bicycle and walking trips	596,400	15.0%	595,300	14.9%
Total daily trips – other modes	162,400	4.1%	159,300	4.0%
Total Daily Trips (All)	**3,988,500**	**100%**	**3,989,300**	**100%**

Source: Honolulu High-Capacity Transit Corridor Project Final EIS

- According to the EIS, five percent of visitors' daily trips were taken on public transit in 2007, compared with six percent of total daily trips for residents. Visitors are less likely to make trips by private automobile than residents (32 percent of trips and 82 percent of trips, respectively) and more likely to travel by walking or bicycle than residents (45 percent versus 12 percent for residents. In addition, about 15 percent of visitors' daily trips were estimated to be taken by tour bus.

Figure 49 Islandwide Person Trips by Trip Purpose - 2007

	Daily Person Trips	Percentage of Total Daily Trips
Trips by Residents		
To and from work	933,000	28.6%
While at work	173,300	5.3%
To and from school/university	288,200	8.8%
To and from shopping/other	995,000	30.5%
Do not end at work or home	401,800	12.3%
Total Trips by Residents	**2,791,300**	**85.6%**
Other Trips		
Trips by truck	44,700	1.4%
Ground access trips by air passengers	60,000	1.8%
Trips by visitors	364,400	11.2%
Total Daily Trips (All)	**3,260,400**	**100%**

Source: Honolulu High-Capacity Transit Corridor Project Final EIS
Numbers are rounded to nearest hundred.

Figure 50 Daily Trips by Mode – 2007

	Daily Trips by Mode	Percentage of Total Daily Trips
Residents		
Automobile – private	2,291,800	82%
Transit	166,400	6%
Bicycle and walk	333,000	12%
Total Daily Trips by Residents	**2,791,200**	**100%**
Visitors		
Automobile – private	116,400	32%
Transit	17,600	5%
Bicycle and walk	165,100	45%
Taxi	9,300	3%
Tour Bus	56,000	15%
Total Daily Trips by Visitors	**364,400**	**100%**

Source: Honolulu High-Capacity Transit Corridor Project Final EIS
Numbers are rounded to nearest hundred.

Proposed Rail Line and Tourism

We analyzed the proposed rail transit alignment with respect to tourism by considering visitor accommodations and potential visitor destinations within walking distance of the proposed line. The findings are presented in the map and tables on the following pages. Although the ultimate impact of the proposed rail system on tourism will depend on the location of the station, we have identified possible impacts on visitors' transportation options as follows:

- **Transportation to and from the Airport:** The rail transit system is currently envisioned to have a station serving Honolulu International Airport ("HNL"). There are several hotels within walking distance of proposed transit stations, including the Aston Executive Center Hotel in Downtown Honolulu and the Ala Moana Hotel. There is a planned future extension into Waikīkī, which would connect Waikīkī's 28,000 plus visitor rooms with HNL. The proposed first phase will end at Ala Moana Shopping Center. At present, there are several municipal bus routes connecting Ala Moana Shopping Center with Waikīkī's hotels. Current policies, however, do not permit large suitcases on TheBus. The Ko 'Olina Resort, which is expected to have approximately 2,405 visitor units at the time the initial phase of the system is operational, is located approximately seven miles from the western end of the proposed rail transit line. Some sort of resort shuttle service could be provided to link the resort and the Kapolei rail station.

- **Transportation to Visitor Attractions:** There are a number of major visitor destinations that will be served by nearby rail transit stations, including:

  - The Arizona Memorial (World War II Valor in the Pacific National Monument in Pearl Harbor), the most popular visitor attraction on the island, with over one million visitors each year.
  - Aloha Stadium, which hosts major sporting events such as the Pro Bowl, and the popular Swap Meet.
  - Downtown Honolulu/Honolulu Civic Center, which is near visitor attractions such as the Mission Houses Museum and Kawaihao Church, 'Iolani Palace, the statue of King Kamehameha and Aloha Tower, where a number of dinner cruises embark.
  - Kaka'ako, which is within walking distance of Ward Warehouse, Ward Center and Kewalo Basin, which is the embarkation point for a number of tour boats.
  - Kapolei, which as previously discussed is seven miles from the end of the rail transit line, is similarly located to two popular commercial lū'au grounds, Germaine's and Paradise Cove.

- The proposed rail transit system will provide an alternate means of transportation for visitors making trips to destinations near transit stations, including the popular World War II Valor in the Pacific National Monument in Pearl Harbor. The proposed rail transit system will also benefit residents who work in Waikīkī and live in areas served by the transit line.

- We have not performed a detailed analysis of the expected impact of the proposed rail transit system on O'ahu tourism, as defined in the project's EIS. Our overview analysis indicates that the proposed system will provide a new option to visitors seeking transportation to certain popular destinations, but will not likely represent a significant tourism driver for the island. We do not expect the proposed rail transit system to have a meaningful impact, positive or negative, on the decision-making process of potential visitors choosing a vacation destination.

Figure 51

1. Ko Olina Resort (1,230 current lodging units; 2,405 units by 2018)
2. Paradise Cove Luau
3. Germaine's Luau
4. Wet 'n' Wild Hawaii
5. Hoakalei Resort at Ocean Pointe
15. OHANA Airport Hotel
16. Best Western Plaza Hotel
17. The Shower Tree Hostel
18. Pacific Marina Inn
19. Various helicopter tour operators

Source: Google Maps, State of Hawaii Visitor Plant Inventory

F

KEY PLANNING ISSUES

June 2011

KEY PLANNING ISSUES

O‘ahu 2035: General Plan Focused Update.
Your Island.
Your Future.

City and County of Honolulu
Department of Planning and Permitting

KEY PLANNING ISSUES

O‘ahu 2035: General Plan Focused Update.
Your Island. Your Future.

PROJECT PURPOSE

The General Plan is a guide for all levels of government, private sector organizations, and individual citizens, with specific guidance for 11 areas:

1. Population
2. Economic activity
3. Natural environment
4. Housing
5. Transportation and utilities
6. Energy
7. Physical development and urban design
8. Public safety
9. Health and education
10. Culture and recreation
11. Government operations and fiscal management.

The current General Plan was adopted in 1977, and was last updated in 2002.

This current revision being conducted by the Department of Planning and Permitting is focused on updating objectives and policies related to O‘ahu’s overall growth, the economy, affordable housing, and sustainability. The following summarizes the key planning issues, or “hot topics,” noted by the Department of Planning and Permitting to be the critical concerns for the future development of O‘ahu.

Table of Contents

1. *Future Growth Pressures and Constraints.....2*
2. *Regional Population Distribution..... 4*
3. *Regional Employment and Mobility Patterns..... 6*
4. *The Changing Character of Population and Housing 8*
5. *Affordable Housing Needs..... 9*
6. *Economic Strength and Prosperity.....11*
7. *Waikīkī’s Future Role as a Visitor Destination..... 13*
8. *Other Changes in the Visitor Industry 15*
9. *Keeping Agriculture’s Future Healthy..... 17*
10. *Preparing for the Impacts of Global Warming 19*
11. *Adding Sustainability as a Fundamental City Policy 21*

1. FUTURE GROWTH PRESSURES AND CONSTRAINTS

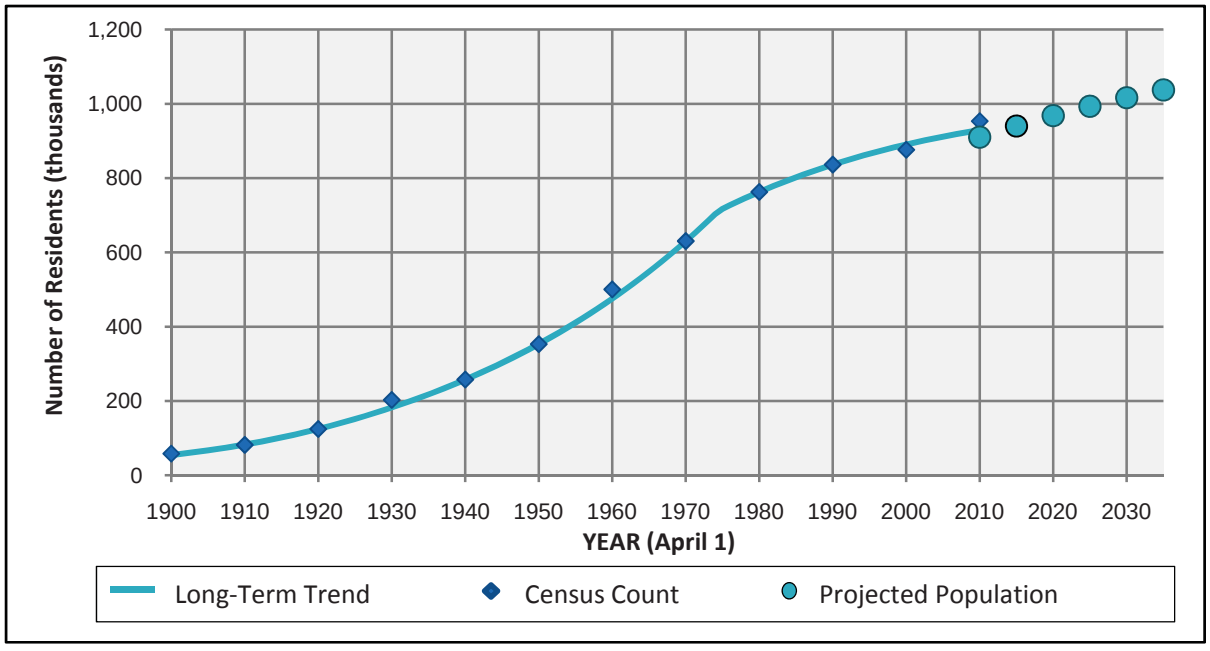
Defining the Issue

Over the past century, O'ahu has seen its population increase more than 15 times since 1900 (from about 58,500 in 1900 to 953,207 in 2010). Although projections indicate a slower rate of growth in the future due to an aging population and a mature economy, some growth will occur. One of the fundamental objectives of the General Plan is to direct growth to appropriate areas of O'ahu.

Key Trends

Since 1960, O'ahu has seen explosive development and the near doubling of its population. However, since 1975 the pace of growth has slowed drastically. As Figure 1 shows, our total population has risen from an estimated 500,000 in 1960 to about 953,000 in 2010, but the growth per year has dropped from 13,000 in the 1960s and 1970s to about 6,000 per year over the last two decades. Furthermore, O'ahu has been in the "mature" stage of economic growth since around 1990, and periods of flat economic growth are becoming common.[1] As a result, the State government has been revising its population projections for O'ahu downward, and the long-term trend line (see Figure 1) suggests that increasingly slower growth will continue.

Figure 1. O'ahu's Long-term Population Growth Trends 1900 to 2035



Sources: U.S. Census Counts, State DBED&T Projections

[1] State Department of Business, Economic Development & Tourism. State of Hawaii Data Book, 2009. Table 13.03

1. FUTURE GROWTH PRESSURES AND CONSTRAINTS

Prospects for the future are that resident births and deaths will add fewer people in decades to come, and future economic growth will continue to attract in-migrants. With our military population projected to remain stable, the population is expected to see net in-migration add 3,000 more people a year up through 2035, while the natural increase (births minus deaths) should drop from 3,000[2] per year today to only 1,000 people per year by 2035, for a total population gain of only 4,000 more residents a year by 2035.

O'ahu will continue to grow, but at a slower rate than previously experienced due to an aging population and a mature economy.

General Plan Issues

The General Plan requires the City to plan for future population growth and, to the extent possible, to control the pace and geographic distribution of development through the City's regulatory and fiscal powers. Both goals are being achieved. On the first matter, the City's land use and infrastructure plans are striving to provide sufficient land and infrastructure capacity to satisfy the State's population projections. On the second matter, City regional plans and zoning controls along with City and State permitting processes and capital improvement budgets are influencing the pace and location of physical development and population growth.

Source: http://www.soest.hawaii.edu/coasts/data/oahu/oblique_south/images/057_ala_moana_park_jpg.jpg

[2] Recent evidence from the 2010 Census suggests that net in-migration will be higher than previously projected.

2. REGIONAL POPULATION DISTRIBUTION

Defining the Issue

The City adopted the current General Plan in 1977. The plan initiated the City's "directed growth" policy, which calls for: (1) greater intensity of use in the urban core; (2) a new "second city" in ʻEwa; and (3) strict limits on development in the rest of the island, especially in rural areas. A later revision added parts of Central Oʻahu as a growth area for housing.

The City's ongoing program to update the eight regional Development Plans and Sustainable Communities Plans is finding that the General Plan's directed growth policy has been effective, except for some discrepancies in the population percentages for the Primary Urban Center (PUC), ʻEwa and Waiʻanae.

Key Trends

Since 1980, ʻEwa, Central Oʻahu and the PUC have been the three main growth areas, just as the General Plan's directed growth policy calls for. ʻEwa has seen significant growth since 1990; Central Oʻahu continues its rapid growth; and the PUC, which grew rapidly during the 1980s, is now only seeing infill developments and redevelopments at higher densities. As a result, growth in the other five development plan areas (East Honolulu, Koʻolau Poko, Koʻolau Loa, North Shore and Waiʻanae) has slowed greatly, as the General Plan calls for.

In the last three decades, the PUC, ʻEwa and Central Oʻahu together have received the majority of the island's growth, increasing their share of island-wide growth from 69% to over 85% of all new residents and all new homes, and rising from 88% to 98% of all new non-construction jobs. In contrast, growth has slowed greatly in Koʻolau Poko, Koʻolau Loa and the North Shore areas; only East Honolulu and Waiʻanae are still growing steadily. Population projections for the year 2035 indicate that two areas – Koʻolau Loa and the North Shore – will grow more and more slowly, while Waiʻanae will continue to grow slightly, and populations in Koʻolau Poko and East Honolulu may even decrease beginning in 2020.

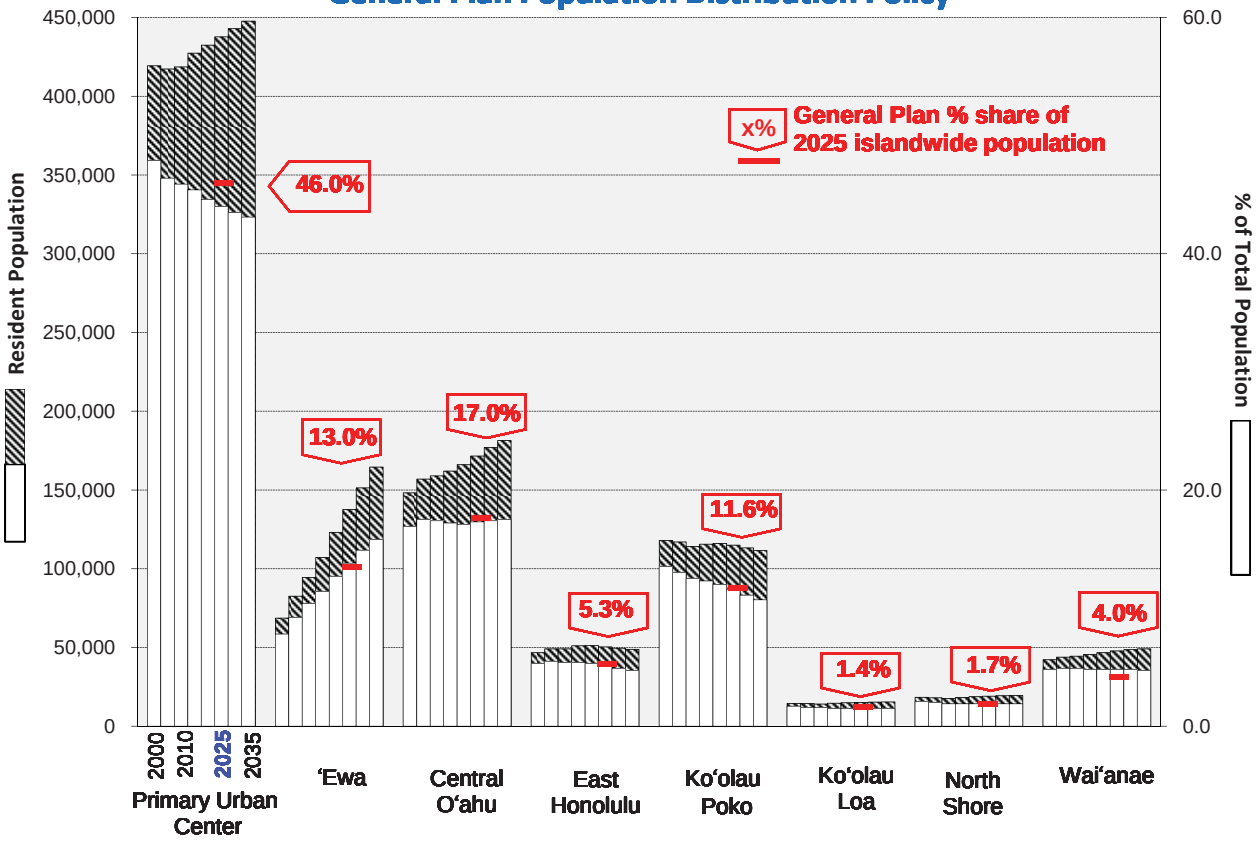
General Plan Issues

To guide the implementation of this "directed growth" policy, the General Plan provides a set of population percentages (in Objective C Policy 4) to describe the desired distribution of the island's population amongst the eight planning areas for the year 2025. These percentages are intended to serve as "markers" to measure how well the directed growth policy is being achieved. Figure 2 displays the area population growth trends from 2000 to the year 2035, both in terms of population numbers and in terms of each area's share of the total Oʻahu population. Superimposed on the graph are the General Plan markers, which have been placed at the year 2025. The graph shows clearly that all the planning areas are trending in the direction envisioned by the

2. REGIONAL POPULATION DISTRIBUTION

General Plan, except Wai'anae, which appears unlikely to approach its General Plan marker. The graph also shows that the PUC population share is expected to decline faster than the GP vision, while 'Ewa's share is expected to increase slightly faster. The other areas are essentially "on target," except again for Wai'anae. At issue is whether the General Plan markers for the PUC, 'Ewa and Wai'anae should be revised to better reflect current land use and demographic realities.

Figure 2. Population Growth Trends and General Plan Population Distribution Policy



3. REGIONAL EMPLOYMENT AND MOBILITY PATTERNS

Defining the Issue

The General Plan calls for 'Ewa to become O'ahu's second major center for economic activity. This is indeed happening, but slowly. Since 1990, 'Ewa has achieved only about 30% of the new permanent jobs projected by 2035. The percent of residents who live and work in 'Ewa is also projected to increase from 17% in 1990 to 46% by 2030. Even with this increase of residents who both live and work in 'Ewa, it is anticipated that a majority of residents will still commute to jobs outside the region. Considering future mobility trends, the current policy to add jobs and economic growth in 'Ewa will continue to be an important strategy to reduce the demand on regional highway networks.

Key Trends

Since the 1970s, the City's policy has been to direct growth to 'Ewa and to support the development of Kapolei as O'ahu's second city. The physical transformation of the 'Ewa plain from agricultural to urban use is apparent, as new residential communities, commercial and office complexes, and a major resort area are being built on lands once used for sugarcane production. More than 7,000 new homes were constructed in the region between 1997 and 2005, and the region accounted for over half of O'ahu's population growth between 1990 and 2005. In addition, 1.5 million square feet of new commercial space and 4,500 new jobs were added between 1990 and 2002. By 2035, the number of homes and residents living in the 'Ewa region is projected to more than double from 2005, increasing from 25,400 homes and 82,600 residents in 2005 to an estimated 56,300 homes and 164,600 residents by 2035. Projections also indicate greater employment opportunities in the region, with employment projected to increase from 37,900 jobs in 2005 to 103,400 in 2035.

Since the late 1970s, growth has been directed to 'Ewa, in support of developing Kapolei as O'ahu's second city.

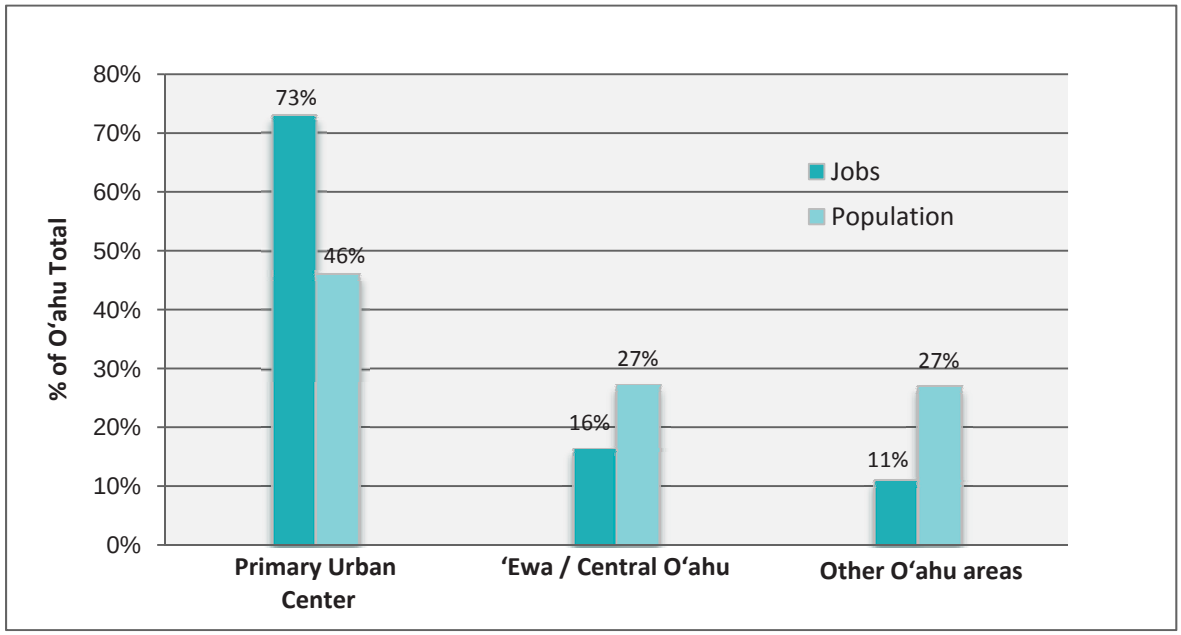
Although the projections for future job growth remain optimistic, area residents are presently living with the reality that the majority of jobs are still centralized within the Primary Urban Center, and that regional job growth has not occurred in concert with the pace of residential development in 'Ewa and Central O'ahu.

3. REGIONAL EMPLOYMENT AND MOBILITY PATTERNS

Figure 3 shows the percent share of the island's population and jobs in the 'Ewa and Central O'ahu areas, as compared to those in the PUC in 2007. The PUC had 73% of the island's jobs, but only 46% of the island's population. In contrast, the 'Ewa and Central O'ahu areas had a combined 27% of the population, but only 16% of the jobs. This concentration of employment in the PUC, combined with the significant population base in the 'Ewa and Central O'ahu areas, has resulted in severe gridlock for commuters.

Traffic congestion and long travel times between West O'ahu and Downtown Honolulu negatively affect the quality of life for O'ahu's residents, and future highway commuting times are expected to be no better than the present, even with planned transportation system improvements. In planning for the future, the City is supporting public infrastructure projects and private sector developments to encourage regional job growth in 'Ewa and Central O'ahu. Providing alternative modes of transportation, including the Honolulu Rail Transit project, to connect Downtown Honolulu and 'Ewa is an alternative strategy that addresses the demand for residents working outside the region.

Figure 3. Share of O'ahu Population and Jobs in 2007



Source: DPP Estimates.

QUESTION

Should the General Plan emphasize the need for additional jobs and economic growth directed towards 'Ewa?

4. THE CHANGING CHARACTER OF POPULATION AND HOUSING

Defining the Issue

Future demographic trends indicate that household sizes on O'ahu will continue to decrease. These trends include fewer children per household, the aging of O'ahu's population, the rise in "empty nest" households, and the rise in single-occupant households. These factors will lead to changes in demand for both the type and location of housing units and the services necessary to support various elements of the population. In addition, these factors suggest that demand for housing will continue to exceed the rate of population growth. Since 2000, the increase in housing units has been 1.7 times faster than population growth.

Key Trends

As the first of the baby boomer generation (those born between 1946 and 1964) reach retirement age, the 65+ age cohort will increase rapidly. Projections estimate that the proportion of O'ahu's population over 65 years old will increase from 13.4% to 23.9% between 2000 and 2035. Hawai'i's percentage of elderly already exceeds the national average, so in the future overall housing and service priorities and programs may shift as a consequence of this aging population.

Among Hawai'i's elderly population, 2000 census data reveal that 21.9% are considered low income and qualify for public housing assistance. Moreover, 18.9% of elderly homeowners and 48.7% of renters spend over 30% of their income on housing, indicating that housing affordability remains a burden on much of the elderly population. As this cohort increases, the affordable housing stock will have to be adjusted for elderly needs, including accommodations for wheelchair-accessible units and housing located convenient to public transit, social and medical services and shopping areas. Also, the aging population will increase the demand for medical and health-related services, such as nursing homes, assisted living, hospitals and outpatient clinics, as well as housing with pedestrian access to social services and public transportation.

QUESTION

Does the General Plan give enough direction on population and housing, given continuing demographic changes and their implications for future housing and service needs?

5. AFFORDABLE HOUSING NEEDS

Defining the Issue

The issue of adequate affordable housing has been a compelling concern in Hawai'i for decades. Existing language in the General Plan supports the desire to provide all O'ahu residents with safe, affordable places to live. Although the City has recently formalized long-practiced policies regarding the provision of affordable housing through approvals for residential zone changes, solutions for all of our affordable housing problems, including homelessness, require continual effort. Many of the forces that affect the affordability of housing are shaped by factors beyond the County's control, such as development-financing practices and policies.

Key Trends

In 2009, the median price of a single-family home on O'ahu was $570,000, and Honolulu had the second highest housing prices in the nation, exceeded only by the San Francisco metropolitan area.[3] The need for affordable housing is indisputable, as approximately 53% of O'ahu residents spend more than 30% of their income on housing (i.e., overspending)[4] and Hawai'i was ranked in 2008 as having the third largest homeless population after Oregon and Nevada.[5]

Since the 1970s, the City has been able to deliver more than 14,000 affordable housing units by requiring developers to build such units when they receive zoning approvals for residential development projects.

[3] State Department of Business, Economic Development and Planning, Office of Planning. *Hawai'i Statewide Comprehensive Economic Development Strategy 2010 Prefinal*. Honolulu. 2010.

[4] Helber Hastert & Fee, Planners. *Honolulu General Plan Update Affordable Housing Trend Report.* Honolulu, 2010.

[5] Department of Housing and Urban Development. *The 2008 Annual Homeless Assessment Report to Congress.* July 2009.

5. AFFORDABLE HOUSING NEEDS

Another longstanding source of homes for qualified Native Hawaiians is the State Department of Hawaiian Home Lands (DHHL). On O'ahu, DHHL has homestead communities in Wai'anae, Nānākuli, Kapolei, Waimānalo and Papakōlea. Over the last decade, DHHL has increased the number of homes built by pursuing an aggressive development program.

In urban Honolulu, where land values are higher than other parts of the island and affordable housing is in high demand, gentrification[6] and higher-density redevelopment may reduce the supply of lower-cost housing over time. This is especially true in low-rise areas such McCully, Mō'ili'ili, Kaimukī, Kapahulu, Liliha and Kalihi. Given that low-income residents depend on relatively low housing costs in these neighborhoods, any large-scale changes which significantly increase rents or property taxes may displace a significant number of lower-income families and workers.

QUESTIONS

What aspects of the continuing demand for affordable housing need to be added to the General Plan?

Should the City's role in addressing the problem of homelessness be addressed in the General Plan?

Should the General Plan facilitate the maintenance and construction of affordable housing units when existing urban areas are redeveloped?

[6] The Brookings Institution Center on Urban and Metropolitan Policy defines gentrification as "the process of neighborhood change that results in the replacement of lower income residents with higher income ones, changing the essential character and flavor of that neighborhood" (Kennedy and Leonard, 2001).

6. ECONOMIC STRENGTH AND PROSPERITY

Defining the Issue

Chapter II of the General Plan lays out a framework for a healthy economic environment for O'ahu. It pays special attention to the visitor industry, federal spending, agriculture and ocean activities, and the geographic distribution of employment centers. Since the General Plan was initially conceived, there have been many changes to O'ahu's economy, including: (1) the evolution of the agricultural industry away from plantation agriculture to smaller farms; (2) technological advancements that have reshaped our ability to conduct business; (3) higher energy and transportation costs; (4) potential changes in the pattern of federal spending; and (5) the vulnerability of Hawai'i's economy to global events. It is important to re-evaluate the General Plan Objectives for economic activity in this context.

Key Trends

Tourism has been Hawai'i's major industry since the early 1970s, when it surpassed federal spending and agriculture as Hawai'i's primary industry. It is currently an approximately $11 billion industry, representing about one-third of Hawai'i's total Gross State Product.[7] O'ahu hosts about 4 million visitors annually, with an estimated 81,000 visitors on the island on any given day (accounting for roughly 10% of O'ahu's de facto population). Although concerns that we are overly dependent on tourism are not new, public discussions about tourism's dominant role in our economy and the need for economic diversification are increasing, largely due to an industry subject to fluctuating visitor levels and international economic forces such as the recent downturn in tourism caused by the global recession.

Despite the recent global downturn in the travel industry, tourism continues to be Hawai'i's primary industry, accompanied by federal spending and construction. In 2007, total visitor spending of $13 billion was well over the $9 billion in federal salaries and military expenditures.[8]

[7] Hospitality Advisors LLC. *Visitor Industry Analysis City and County of Honolulu General Plan Update.* Prepared for Helber Hastert & Fee, Planners. Honolulu, September 2010.

[8] State of Hawai'i Department of Business, Economic Development and Tourism. *State of Hawai'i Data Book* 2009.

6. ECONOMIC STRENGTH AND PROSPERITY

While Hawai'i will always be an essential strategic location for U.S. military defense programs, reduced federal spending is likely in the near future due to new national policies aimed at reducing the federal deficit.

Following the closure of O'ahu's sugar cane and pineapple plantations, the diversified agricultural industry continues to grow as small farms emphasize the value of locally-grown agricultural products. Sales of farm products grown on O'ahu have steadily increased from an estimated $107 million in 1997 to almost $168 million in 2008.[9]

General Plan Issues

Tourism and federal spending will likely continue as our major economic drivers because Hawai'i's natural beauty and mild climate, cultural and racial diversity, and strategic location between Asia and the U.S. Mainland create a strong competitive advantage for these sectors. Even so, it is the long-term interest of our community to move towards a more diverse and resilient economy capable of withstanding volatility and substantial changes in global economic conditions. Components of a sustainable economy are built upon industries that promote economic self-sufficiency and sustainable trade, environmental stewardship, and competitive locally-produced goods to reduce imports into the State (even though total economic self-sufficiency and self-reliance are very ambitious goals for an island state like ours). Industries that support a sustainable economy and are compatible with Hawai'i's natural assets include diversified agriculture (including aquaculture grown for both local consumption and export), innovation and science-based industries, health care, film and digital media, and renewable energy to reduce our dependence on imported oil.

[9] State of Hawai'i Department of Business, Economic Development and Tourism. *State of Hawai'i Data Book 2009.*

7. WAIKIKI'S FUTURE ROLE AS A VISITOR DESTINATION

Defining the Issue

The General Plan currently identifies Waikīkī as one of the key drivers of the City's economy. Waikīkī has matured as an international visitor destination. In order to remain competitive with other destinations, over the last several years there has been a significant amount of re-investment in Waikīkī to redevelop properties and to revitalize aging buildings. This re-investment, along with changes to provide larger, high-end visitor units, has resulted in fewer but often larger visitor units in Waikīkī. It has also resulted in a more "up-scale" ambience for Waikīkī. The end result is a visitor destination area re-positioned to better compete with other tourist destination areas around the world. This re-investment comes at an important juncture of Waikīkī's life cycle as a visitor destination.

Waikīkī accounts for approximately half of the State's 75,000 hotel rooms and is the anchor for the State's visitor industry.

Key Trends

Waikīkī is a major employment center for O'ahu, accounting for nearly half of the State's hotel rooms and employing nearly 32,700 workers and paying total wages of $881 million in 2008. Waikīkī's effectiveness in competing for visitors and providing them a satisfying vacation experience is important for the stability and growth of both the state's and island's economy.[10] Completed and planned investment in Waikīkī between 2000 and 2015 total over $3.6 billion.[11]

The transformation and destination market repositioning of Waikīkī has been dramatic and crucial in maintaining its position as a world-class destination. Within the short-term, a significant percentage of Waikīkī's hotel and commercial properties will have undergone renovation or redevelopment, positioning the entire Waikīkī beachfront as a diverse urban resort that attracts more upscale visitors. Approximately 57% of O'ahu's visitors units in 2010 were in the luxury and deluxe price ranges, marking a period of ongoing rejuvenation rather than decline, in comparison

[10] State of Hawai'i Department of Business and Economic Development. "The Economic Contribution of Waikīkī E-Report." May 2003.

[11] Hospitality Advisors LLC. *Visitor Industry Analysis City and County of Honolulu General Plan Update.* Prepared for Helber Hastert & Fee, Planners. Honolulu, September 2010.

7. WAIKIKI'S FUTURE ROLE AS A VISITOR DESTINATION

to 2000 when the number of luxury and deluxe units accounted for about 27% of O'ahu's total inventory.

While traditional hotel units continue to represent the majority of Waikīkī's visitor units, there has been a shift in the mix and number of units away from traditional hotel inventory towards timeshare and resort condominium inventory. This is reflective of the shift in visitor preference to larger units driven in part by an expanding family travel segment. The number of visitor units in Waikīkī has dropped over 12% between 1992 and 2010, from 32,539 to 28,546. Although the number of units has declined, market demand for accommodations in Waikīkī had been gaining momentum, with occupancy rates and room rates rebounding from 2008-2009 recession-period lows, until Japanese visitor arrivals fell sharply immediately following the March 11, 2011 catastrophic earthquake and tsunami in Japan. Despite such fluctuations, Waikīkī continues to be a major employment and income center and also a central component to the overall economic health of the City and County of Honolulu.

QUESTIONS

Should the General Plan continue to support Waikīkī as O'ahu's primary resort area?

Given the trend toward larger, but fewer units, is there still a need to prohibit further growth in the permitted number of hotel and resort condominium units in Waikīkī?

8. OTHER CHANGES IN THE VISITOR INDUSTRY

Defining the Issue

Policies for the visitor industry in the *General Plan* also focus on identifying appropriate areas for resort destinations. Specifically, the *General Plan* recognizes Waikīkī as O'ahu's primary resort area, and recognizes secondary resort areas at West Beach (Ko Olina Resort), Kahuku[12], Mākaha, and Lā'ie. One of the proposed large-scale resort areas identified in the General Plan is successfully being developed, but as two other areas that have been previously identified as secondary resort areas (Mākaha and Kahuku) have not expanded much beyond their original hotels, and there are concerns about the scale of resort development that infrastructure can support in those rural areas. Against the backdrop of planned resort areas, two market-driven trends for smaller non-resort visitor facilities have emerged: (1) proposals for smaller hotels to serve existing demand in select communities around the island; and (2) continuing debate about the negative impacts of bed and breakfast units (B&Bs) and transient vacation units (TVUs) in certain residential neighborhoods that have appeal for visitors.[13]

Key Trends

Ko Olina Resort has clearly been successful, and is approaching the halfway mark in its overall development. The Turtle Bay Resort began as a single hotel and golf course (with some resort condominiums), as the Del Webb Kuilima Resort and Country Club in the 1970s. Since that time, there has not been any major progress on the resort master plan approved in 1985. Mākaha Valley Resort has had difficulties attracting visitors, and in recent years converted some of its units to fractional ownership. One of the resort's golf courses (300 acres) is being donated to Kamehameha Schools and the State Department of Hawaiian Home Lands for the development of a learning center and housing for Native Hawaiians. This is one more sign that the market does not support further resort development at Mākaha at this time.

[12] The General Plan defines Kahuku as the area encompassing Kuilima (currently Turtle Bay Resort).

[13] Hospitality Advisors LLC. Visitor Industry Analysis City and County of Honolulu General Plan Update. Prepared for Helber Hastert & Fee, Planners. Honolulu, September 2010.

8. OTHER CHANGES IN THE VISITOR INDUSTRY

There appears to be an evolving interest in "community based" hotels that serve community needs rather than the tourism industry. Such hotels include the Lā'ie Inn (currently proposed for redevelopment into a 220-room hotel to better serve the Brigham Young University-Hawai'i and the Ko'olau Loa community), the proposed 150-room Koa Ridge hotel to serve Central O'ahu demand (including military, sports and health and wellness travel), and at least two hotels proposed in Kapolei to serve military, government, and business demand.

In recent years, the increase in B&Bs/TVUs has created controversy in local communities. Some residents of neighborhoods with a high proportion of B&Bs/TVUs are opposed to such units, citing noise, congestion, parking issues, and loss of residential neighborhood character. Others voice concern regarding the potential impact on property values. Supporters of B&Bs/TVUs maintain that such accommodations are simply responding to demand, and that the B&B industry contributes to the local economy. Amid much controversy, a bill proposing to lift the ban of new B&Bs failed to pass in late-2009.

QUESTIONS

Should the General Plan recognize small, community-based hotels as appropriate in some neighborhoods?

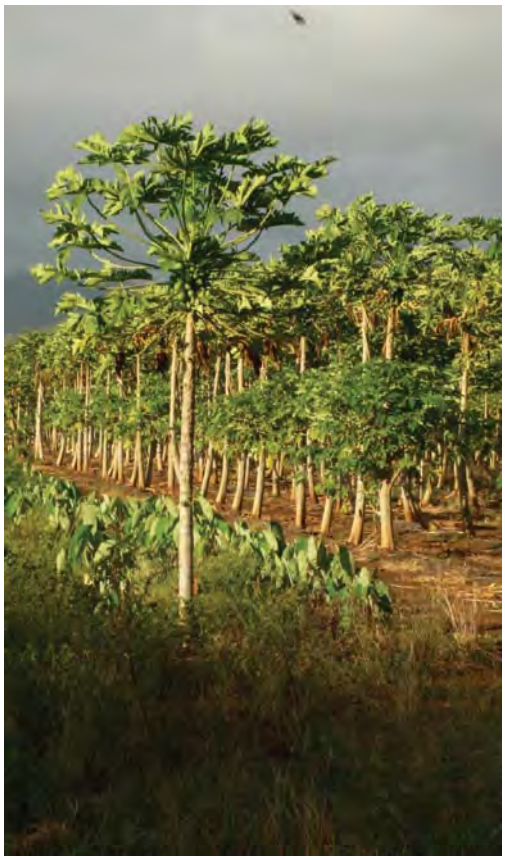
Should the General Plan recognize the changes in the visitor industry that have created a demand for smaller de-centralized visitor accommodations?

9. KEEPING AGRICULTURE'S FUTURE HEALTHY

Defining the Issue

The agricultural industry has undergone a fundamental shift since the General Plan was originally conceived. This was due to the demise of plantation agriculture. Acreage in agricultural production has declined by almost 37,000 acres since 1980; livestock production has decreased by at least 70% since 1980; and O'ahu's last major dairy closed in 2008. There are also serious concerns about food security and the ability to grow our own food in an international agricultural marketplace where many out-of-state food products are cheaper than locally-produced commodities.

Considering that approximately 30,000 acres of productive agricultural land on O'ahu are fallow or used for low-value grazing, and that the agricultural industry has been slow to find new uses for former plantation land, the City's challenge is to identify and preserve O'ahu's agricultural resources (land, water resources, irrigation systems and road networks) for future generations. The systemic issues that are preventing existing and aspiring farmers from accessing and making productive use of fallow acreage need to be addressed, along with proactive measures that enable the growth of food production on O'ahu. Another challenge is to balance the preservation of agricultural land and the diversification of the industry against the demand to urbanize for future growth.



Key Trends

As of 2008, there were approximately 11,000 acres of land in agricultural production, with a majority of that acreage (over 6,000 acres) being used for specialty crops (primarily seed corn, pineapple, and floriculture and nursery products).[14] This amount includes about 2,425 acres in 'Ewa and Central O'ahu designated for future urban growth. Over 9,500 acres are slated to stay in agricultural use. Statewide, Hawai'i farmers supplied about 32% of the fresh fruit consumed locally, about 34% of the fresh vegetables and melons, about 20% and 10% of the eggs and milk respectively, and less than 5% of the beef and pork consumed.

[14] Plasch Econ Pacific, LLC. *O'ahu Agriculture: Situation, Outlook and Issues.* Prepared for Helber Hastert & Fee, Planners. Honolulu, February 2011.

9. KEEPING AGRICULTURE'S FUTURE HEALTHY

About 85% of total farm and livestock sales in 2008 were sold for export, indicating that agricultural exports continue to make up the majority of agricultural sales.

This data suggests that a greater volume of local food products could be consumed locally. Anecdotally, local retail grocers have said they could sell more local produce than is currently available. The language in the current version of the General Plan is left over from the days when sugar cane and pineapple were the two leading crops that were grown on tens of thousands of acres ("*Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries*"). Emphasis has been placed on agriculture as an economic activity, and not as a sustainable practice that feeds island residents.

QUESTIONS

Should the General Plan be amended to recognize that the era of plantation agriculture has ended?

Should the General Plan be amended to suggest that agriculture on O'ahu has a sustainable role that includes providing a larger market share of the food products consumed by its residents?

Should the General Plan be amended to underscore the importance of defining and protecting high-quality agricultural land, similar to how it underscores the need to define urban growth areas?

10. PREPARING FOR THE IMPACTS OF GLOBAL WARMING

Defining the Issue

Significant scientific research and data indicate that average temperatures around the world are rising, and there is concern about the effects these changes may have on coastal communities susceptible to a rise in sea level. These effects include increased shoreline erosion, increased exposure to devastating tsunamis and storm surges, and flooding in low-lying areas due to higher water tables. Projections are also being made for possible changes in rainfall patterns on O'ahu. Global warming is a relatively recent concern, and was not obvious in the 1970s when the General Plan was written. Suggestions that these concerns be included in City policy documents have increased.

Key Trends

Scientists at the University of Hawai'i School of Ocean and Earth Science and Technology estimate that a one meter rise in sea levels (which is predicted to occur at the end of this century) will have a dramatic effect on O'ahu's developed areas. It is projected that coastal areas such as Waikīkī, Māpunapuna/Airport and 'Ewa Beach/Kapolei will be flooded at high tide when the sea level increase reaches the one meter mark. Furthermore, projections indicate that wetlands may develop in *mauka* areas such as McCully and Makiki due to the higher water table and the lack of drainage capacity. O'ahu's windward communities along the coastal Kamehameha Highway are also at risk. Given this scenario, it is necessary to consider the long-term effects that rising sea levels will have on O'ahu's physical development. Planning for the future should consider the need to safeguard our existing developed areas and should ensure adequate protection for future developments. Strategies to address this concern include increasing shoreline setbacks to encourage future development away from coastal areas, infrastructure investments to protect or re-locate coastal roadways, and drainage system improvements.

In addition to adapting to the effects of global warming, reducing greenhouse gas emissions that contribute to global warming is also important. Assuming that global warming is a worldwide problem that needs to be addressed, there is a major effort by governments and individuals to promote sustainability and "green" practices. Some examples of these strategies include reducing

10. PREPARING FOR THE IMPACTS OF GLOBAL WARMING

energy consumption through building design and the use of alternative energy sources, reducing automobile dependency by providing transportation choices and encouraging mixed-use developments, reducing waste by encouraging recycling, and emphasizing the importance of consuming local products.

A number of critics remain unconvinced that human activities are influencing global warming, and question the value of investing in strategies to protect against rising sea levels. This opposing viewpoint debates the accuracy of the scientific predictions and the need to take action to reduce the impacts global warming.

QUESTIONS

Should the General Plan recognize that O'ahu is a contributor of greenhouse gases, and include policies to reduce emissions that contribute to global warming?

Should the General Plan include policies to modify existing land use patterns as needed to help communities adapt to the potential effects that rising sea levels and increased flooding may have on coastal areas?

11. ADDING SUSTAINABILITY AS A FUNDAMENTAL CITY POLICY

Defining the Issue

Over the last few decades, there has been worldwide recognition that communities large and small must recognize that there are limits to the complex network of systems (social, economic, and environmental) that define our lives. Within this context, we all must strive to achieve a balance between using the resources necessary to move society forward and leaving sufficient resources for future generations. While this is a very simplistic definition, this paradigm is widely called "sustainability." Several recent City programs, projects, and plans have been imbued with some discussion of sustainability. However, the General Plan (the County's overarching land use planning document) is currently silent on this subject, although taken as a whole, its objectives and policies reflect many sustainability principles.

Sustainability strives to balance environmental, economic and social conditions without compromising the ability of future generations to meet their own needs.

Key Trends

The movement to promote sustainability is influencing the choices we are making in our daily lives and is also shaping future development on O'ahu. Some examples of land use planning strategies that promote sustainability are:

- land use development forms that encourage compact and mixed-use development at higher densities
- multi-modal transportation networks and transit-oriented developments to reduce automobile use
- energy-efficient building design and technology to reduce energy consumption
- increased public awareness about reducing consumption and expanding reuse/recycling to promote waste stream reduction
- renewable energy sources to reduce dependence on imported fossil fuels
- emphasizing a diversified, resilient economy, and
- preserving and protecting agricultural, natural, and open space resources.

Encouraging self-sufficiency and self-reliance at the local level – including using local resources to generate energy, consuming locally-grown food, and minimizing waste – are major elements of sustainability.

11. ADDING SUSTAINABILITY AS A FUNDAMENTAL CITY POLICY

As participants in a modern economy, O'ahu residents and businesses import products that cannot be produced in Hawai'i (e.g., items made from metals, plastics, etc.). Thus, it is not possible for O'ahu – or Hawai'i as a whole – to be an entirely self-sufficient, self-contained entity. We are currently unable to produce all of our food and goods consumed in the State (about 80-90% of our goods are imported), and imported fossil fuels provide almost 90% of our energy. In addition, the State economy is heavily dependent on the tourism industry and Federal spending. Despite the major barriers to self-sufficiency, Honolulu can – like many other cities have done– embrace an ethic of long-term sustainability that strives to balance environmental, economic and social conditions without compromising the ability of future generations to meet their own needs.

QUESTIONS

Should the General Plan specifically reference sustainability?

Should the General Plan continue to focus on reducing our dependence on imported fossil fuels and on conserving energy, or should they be broadened to address increased self-sufficiency to the extent economically feasible?

Given Hawai'i's overall dependence on imports and the barriers that keep us from being completely self-sufficient, what are the specific policies and measures that are appropriate for O'ahu and its General Plan?

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FOCUS GROUP MEETINGS

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY **October 12, 2010**

Date:	September 14, 2010	**Project Name:**	General Plan Update
Time:	4:00 to 6:30 pm	**Recorded by:**	Corlyn Orr
Location:	Fasi Municipal Building, 9th Floor Conference Room		
Subject:	Tourism Focus Group Meeting		
Attendees:	Antya Miller (North Shore Chamber of Commerce) Barry Wallace (Outrigger Enterprises Group) Daniel Dinell (Hilton Grand Vacations Company) Jim Mak, (UH Economics Dept., Retired) Marsha Weinert (Governor's Tourism Liaison) Paul Kosasa (ABC Stores) Peter Apo (Peter Apo Company) Sandi Weir (Norwegian Cruise Lines/ Roberts HI) Suzanne Case (Nature Conservancy) Hal Senter, Kathy Sokugawa, Mike Watkins, and Randy Hara (DPP) Joe Toy (Hospitality Advisors) Corlyn Orr and Scott Ezer (Helber Hastert and Fee Planners) Mike Hamasu, Colliers Monroe Friedlander		

Scott Ezer convened the meeting at 4:10 pm. Kathy Sokugawa opened the meeting and thanked everyone for participating. Introductions were completed, then Scott Ezer provided a brief overview of the General Plan and the project purpose.

The meeting purpose was to discuss the future of tourism on O'ahu and any possible revisions that may be needed to the existing General Plan. Meeting participants were emailed several items to be reviewed and considered in preparation for the meeting discussion, including: (1) 1992 General Plan; (2) Visitor Industry Analysis Report prepared by Hospitality Advisors; (3) draft meeting agenda; and (4) a list of possible discussion questions. (See attached for meeting agenda, discussion questions, and policy evaluation questionnaire that was handed out at the end of the meeting.)

Scott Ezer facilitated the meeting discussion, which is summarized as follows:

Evolving Markets

The assumption that tourism will overwhelm O'ahu without proper management is intrinsic to the 1992 General Plan. The perspective of needing to "control" the growth of tourism's physical plant is no longer needed. Current economic conditions are much different than when the General Plan was originally written. Tourism is not growing like it was during the 1970s timeframe, and future significant growth is not expected. O'ahu is seeing a reduction in hotel room counts, particularly because hotel rooms are being renovated and enlarged (combined with other rooms) or converted to condos. Incentives to stimulate investment in the industry may be more appropriate than the current perspective of control. Update should encourage entrepreneurship and not try to control the market.

Visitors are choosing destinations in Asia. Hawai'i cannot compete with the new infrastructure and amenities being built in Asia. Renovating properties and redeveloping Waikīkī's physical plant is the most important element to maintaining O'ahu as a viable tourist destination, since most buildings in Waikīkī were built in the 1960s and 1970s.

80% repeat visitors is an unhealthy industry. Need to grow new markets and consider the type of visitors we are attracting. Composition of tourism will be different in the future. Hawai'i share of the Japanese market has fallen drastically since 1997, and is flattening out. Like the Japanese market, Hawai'i's U.S. mainland visitor market has faced growing completion from other destinations. For example, U.S. travelers have found foreign (overseas) destinations becoming relatively more attractive to visit than Hawai'i. Future increases for visitors more likely to be Chinese and Korean.

Major tourism growth of the late 1940s-1970s was due primarily to technological advancements in airplane travel that made it easier to reach Hawai'i. Technology has since changed the airline industry and affected Hawai'i's attractiveness as a destination. Planes can now travel greater distances, and no longer have to stop here to fuel up, on trips between Asia and the U.S. Mainland, such that Hawai'i is no longer the "Crossroads of the Pacific." A slow down in air travel is predicted unless major transportation innovations occur. High travel costs to Hawai'i will limit visitor markets, and Asia will continue to be primary market.

Tourist-Related Activities and Attractions

Discussion of tourism in the General Plan should be expanded to include the visitor experience, and not be limited to visitor accommodations. The visitor experience is not a current measure used by visitor industry executives in Hawai'i like in other international markets (typical indicators are generally limited to economic factors such as jobs, sales, etc.). Honolulu has been a terrible host, and is not taking proper care of the visitor. Poor signage makes navigation difficult, park/restroom facilities are inferior, visitor information is lacking in most communities outside Waikīkī. Emphasizing the overall visitor experience would encourage physical improvements and investment in supporting facilities and infrastructure.

Existing tourist activities and attractions are not being upgraded, and there is nothing new for visitors to see or do. Marketing efforts should emphasize experiencing the whole island, and not be limited to a certain area or a few attractions.

Integration Among Plan Elements

1992 General Plan addresses each subject area in isolation, resulting in obvious inconsistencies and contradictions between the objectives and policies of the varying Plan elements. An acknowledgement of where the Plan elements clash is missing, and there is no indication that there are limitations among the various Plan elements (i.e., not realistic to have tourism, transportation and affordable housing, while still preserving agriculture and the natural environment). Important for the Update to recognize the integration between the various Plan elements, and consider tourism's impacts on other subject areas discussed in the Plan (i.e., tourism and agriculture).

Updated General Plan Should Prioritize Residents' Needs Above Tourism
Updated General Plan should address tourism from the residents' perspective, and include a clear objective statement that the "well-being of O'ahu's residents is paramount." With this perspective, the priority will be investing in infrastructure and facilities that residents enjoy, and protecting our natural resources for future generations. For example, improvements at beach parks and other county facilities that are popular with locals directly benefits residents, while also expanding/enhancing the visitor experience.

Portland is a good example of a city that balances tourist needs with the needs of the local population.

Hawai'i has a natural competitive advantage (i.e., its natural beauty) that has made tourism our top industry. It is dangerous and unrealistic to think that another industry can replace tourism. Within this context, open space preservation, protecting the natural resources that attract visitors, respecting urban growth boundaries, and ensuring stability to replace the industry's current volatility become increasingly important. George Kanahele advocated taking care of the place since the place is fundamental to the quality of the visitor experience.

Agriculture currently provides open space. Tourism can be leveraged as major market in support of sustainable agriculture. In addition to food production, renewable energy is another future potential industry in Hawai'i that can be integrated with tourism (e.g., marketing green initiatives to visitors).

Visitors are looking for opportunities to experience the natural environment, such as Hanauma Bay, Pūpūkea Marine Conservation District, and Diamond Head hiking trail. Creating a lei of underwater parks around the island and investing in recreational facilities would help to relieve pressure on existing marine areas, and benefit both visitors and residents.

Transportation networks to move visitors should be identified and developed. Bus service for visitors could help to alleviate North Shore traffic.

Recognition of the Native Hawaiian Culture
Native Hawaiians are the greatest host society in the world, yet they are not a major player involved with or benefitting from tourism. Local festivals and events are not shared/marketed to visitors.

Current tourism model is hotel-based, limited to resort areas and large hotel footprints. Other models – such as the community tourism model (where the community becomes part of the visitor's experience) – should be considered as possible approaches to maintain Hawai'i's viability. The community tourism model is one way to integrate the Native Hawaiian culture with tourism. Mākaha Resort owners marketed the hotel and golf course as the destination. In hindsight, Mākaha may have been successful if the surrounding community was interfaced with the hotel and was part of the destination (because of the culture and nature of Mākaha residents).

Harbor Facilities
Updated General Plan should address harbor facilities and ocean-based accommodations. Cruises and ocean activities are an important sector of the tourism industry.

Relationship to Tourism Strategic Plans
Emphasis of HTA's recent Strategic Plan is branding. In theory, the General Plan should drive HTA's Strategic Plan. State Tourism Strategic Plan also needs to be updated.

Secondary Resort Areas (Visitor Accommodations Outside Waikīkī)
Current resort model supported by the General Plan requires a significant amount of rooms to be successful. This model is often referred to as a "Destination Resort." Examples include Kāʻanapali, Kapalua, Wailea, Poʻipū, Princeville, and Ko ʻOlina. Typical resort areas are large urban developments with golf courses, retail complexes, and second homes that change the entire landscape. The effect of this type of development is like the wave of a nuclear bomb spreading.

The emphasis of the original General Plan was to create markets for future resorts. Ko ʻOlina/West Beach Estates, which was originally proposed about 40 years ago, is only now being built. Other secondary resort areas (e.g., Mākaha, Lāʻie and Turtle Bay Resort) have not developed as expected. Ko ʻOlina and Waikīkī are the "successes." Suggested revisions to secondary resort areas include:

- Defining the size, scale and number of rooms that comprise secondary resort areas
- Using the term "destination resort" (defined as a place where people spend extended time), which is more appropriate than "secondary resort area"
- Demarcating Ko ʻOlina and Waikīkī as Oʻahu's resort destinations, and specifying "no new resort areas." Land preservation and limited development would be the focus of previously-identified resort areas
- Decentralizing decision-making about where small-scale visitor accommodations can be built.

Current trend has seen an increase in the number of vacation rentals operating illegally in residential communities such as the North Shore. This trend is not unexpected as return visitors typically look for other types of accommodations, and there are no real alternatives to supplement the concentration of WaikĪkĪ hotels. Small community-based hotels (or inns) may be an appropriate mechanism to accommodate this market.

The City needs to do a better job regulating and enforcing illegal vacation rentals.

Various communities, including Mililani and Kapolei, have discussed the possibility of hosting a small hotel that would serve out-of-town relatives and business travelers. Each community should have a chance to decide if a small hotel is appropriate for their community. There is currently no provision in the LUO to allow a hotel outside of Resort zoning. A business hotel is a commercial establishment that should be allowed in a commercial-zoned area. There should be a permitting process for small community-based hotels based on community dialogue and input.

Meeting Wrap-Up
Each participant was asked to take home and complete a policy evaluation questionnaire, and return it to HHF in the pre-addressed/stamped envelope.

Meeting was adjourned at 6:30 pm.

TOURISM FOCUS GROUP, POLICY EVALUATION QUESTIONNAIRE Summary Findings

This questionnaire was distributed to focus group participants to gather feedback on the validity and timeliness of the current General Plan objectives and policies relating to affordable housing.

Six completed questionnaires were returned. The following is a summary of those responses. The first column lists the objective or policy statement in the current General Plan. The numbers in the next five columns indicate the total number of responses received in each category. The letters (A-E) below the number indicate the individual's response and the suggested changes submitted by the individual respondents (as documented in the last column).

Under Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Objective B ***To maintain the viability of Oahu's visitor industry.***	**3** C D E	**0**	**2** A B	**0**	**1** F	A. To encourage a successful visitor industry that honors the culture, enhances and protects the environment, creates meaningful employment and stimulates the economy (or something like this) B. Change approach that issue isn't unconstrained growth, but long-term sustainability. We need a diverse mix of visitor product (hotel, timeshare, B&B, small lodges, etc.). Let the market decide and allow most any use in any commercial district. It is after all a legitimate legal business. (Totally get why you do not want to allow in residential zoned areas, but what harm does Pagoda hotel have on Kaheka area?)
Policy 1 ***Provide for the long-term viability of Waikiki as Oahu's primary resort area by giving the area priority in visitor industry related public expenditures.***	**3** C D E	**0**	**2** A B	**0**	**1** F	A. Provide for the long term success of Waikiki as Oahu's primary resort area. (It's more than giving the area priority in visitor industry related expenditures though. It's supporting the number one industry on the island.) Also need to add something about the balance between residential community and vibrant resort area. B. Don't limit to Waikiki. All infrastructure island-wide needs to be addressed. Good improvements for residents (e.g. clean beach bathrooms), help visitors too.
Policy 2 ***Provide for a high quality and safe***	**3**	**2**	**0**	**0**	**1**	A. It's also about protecting B. The Waikiki BID (something we didn't discuss) has done a

Under Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
environment for visitors and residents in Waikiki.	C D E	A B			F	great job. Kind of sad though when you think about it - the businesses have to self assess themselves (tax) and then do the work themselves. Still the model has worked and should be encouraged wherever such a need exists.
Policy 3 ***Encourage private participation in improvements to facilities in Waikiki.***	**2** D E	**1** B	**0**	**0**	**3** A C F	A. Develop public private partnerships that will enhance Waikiki as a visitor destination and residential resort area B. As a General Plan, you want to remain broad, but the BID, tax incentives, the PD-R process, all are helpful to encourage private investment. Just need to mention and highlight.
Policy 4 ***Prohibit major increases in permitted development densities in Waikiki.***	**1** E	**0**	**4** A B C D	**0**	**1** F	A. This was not discussed but prohibiting means that there is not much room for economic growth B. Density isn't the issue - open space is. Waikiki, as many participants said, is good in that it's bounded by the Ala Wai canal/Kapiolani Park ... the Waikiki Special District does just fine. C. Disagree. Waikiki's designation is urban resort. I prefer incentives to remove older, aging, inefficient buildings with thinner, taller, prettier (opinion) buildings. I constantly run into restrictions on density for a simple two story nonconforming building on a small parcel. With setbacks and open space requirements, the end result is to do nothing. An architecturally pleasing building is far more beneficial, both economically and aesthetically. D. Encourage renovation of low rise to high rise with more open space at ground level. Use financial (tax) incentives.
Policy 5 ***Prohibit further growth in the permitted number of hotel and resort condominium units in Waikiki.***	**0**	**0**	**3** A	**2** B	**1** F	A. The market will dictate the needs of accommodations in Waikiki. No one is developing hotels. Properties are now 'mixed use' with timeshare, condominium and hotel units. All

Under Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
			C D	E		sharing common elements of the facility. B. It's already been dropped in the zoning – policy makers didn't take care of this, the economy did. C. If there is to be growth, Waikiki is it. D. Condition growth. Allow/encourage higher heights but more open space footprint.
Policy 6 ***Permit the development of secondary resort areas in West Beach, Kahuku[1], Makaha, and Laie.*** ***[1]Kahuku is the area encompassing Kuilima***	**0**	**1** C	**2** A B	**2** D E	**1** F	A. Discussion centered around the need to allow for some community based lodging accommodations in non-resort areas. B. Should be community driven. Define a process. C. Need to allow access for the community. Not gated resorts. Beachfront homes should not be the primary mechanism for development.
Policy 7 ***Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.***	**1** C	**2** E	**1** A B	**1** D	**1** F	A. Discussion centered around the need to allow for some community based lodging accommodations in non-resort areas B. Nice statement, platitudes. Is it real? E. "Manage the development of ~~secondary~~ resort areas <u>outside of Waikiki</u> in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area."
Policy 8 ***Preserve the well-known and widely publicized beauty of Oahu for visitors as well as residents.***	**4** B C D E	**0**	**1** A	**0**	**1** F	A. This doesn't say anything. Preserve and protect the lifestyle and environment of the island for Oahu residents and visitors will benefit. B. Absolutely. F. The islands' natural beauty is the single highest value and most "sold" or "marketed" product by the visitor industry on Oahu

Under Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						and across the State. Yet very little is invested in the care and maintenance of this product when compared to the built infrastructure of Waikiki and other visitor accommodations, attractions, facilities, and services. Nature and the benefits it provides to people are not free or limitless. We can and are exhausting them. The State, County and private visitor industry should invest in the direct management and care of its most marketed product by investing in forested watersheds, streams, coastlines, nearshore areas, and coral reefs to ensure that they are healthy, functioning and free of invasive pests and diseases. Healthy natural areas not only maintain their beauty for visitors and residents, but they are also better able to continue to provide direct benefits to people like fresh water, clean air, food, quality of life, and protection against runoff and high surf during storms.
Policy 9 Encourage the visitor industry to provide a high level of service to visitors.	**3** C D E		**1** A	**1** B	**1** F	C. Not sure this belongs in a planning document; if a business that operates in a competitive environment doesn't provide a good/useful/desired service, it will go out of business.

Please provide comments on any other existing objectives and policies in the General Plan, as follows:

Suggestions for new General Plan policies under Chapter II. Economic Activity, Objective B:

A. Ag tourism should be encouraged as a way to expand agricultural activities on the island.

B. Encourage the diversification of Oahu's visitor accommodations in order to provide a stable, market-driven base for Oahu's economic vitality.

Comments on General Plan Chapter #7 Physical Development and Urban Design:

C. Generally, my personal observation of this part of the plan is that the developers are not working with the various agencies to implement the existing

policies. If the objectives are "to create and maintain attractive, meaningful, and stimulating environments... ", then the grade is an "F".

Take Kapolei commercial centers as an example. The back of the retail centers are billboards on the freeway with massive parking lots, which are pedestrian unfriendly. It is mandatory to drive from one retailer to another. These cookie cutter developments may work in Texas, but should not be designed for Oahu.

The Ewa plains and Kapolei have very little rainfall, therefore, planning must include water capacity. Trees provide buffers between roadways and buildings, but if there is a water shortage, then the plan should address these issues. Generally, water is a limited resource and developments must evaluate the potential strain.

Residential and Commercial developments should not be visible from the freeways if at all possible. Pali Highway and Likelike Highways are examples.

Neighborhood roadways should not be wide. Traffic flows too fast on wide open streets. Comer rounding promotes faster speeds and should not be implemented.

Many medical facilities are near bankrupt and may need to consolidate facilities. The plan must address the economic realities rather than placing a hospital on paper for development purposes.

Suggestions for any other new General Plan objectives or policies:

A. Need to address and encourage re-development.

As a part of tourism's redevelopment encourage the enhancement of Oahu's older towns and.

Develop, maintain and update emergency disaster plans in conjunction with state and federal agencies.

Create, update and maintain a comprehensive visitor disaster plan in conjunction with state and federal agencies and the private sector.

B. Mention sustainability and stability. The GP is devoid of life/emotion/people. Start with a principle and build from that. Daniel Burnham like!

E. State prominently: "The General Plan shall be developed in a manner which places the well-being of O'ahu's residents first."

Any other comments:

B. Focus group should have been moderated more - I wanted to hear more from Sandi (NCL) and Barry (Outrigger).

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY March 22, 2011

Date:	February 23, 2010	**Project Name:**	General Plan Update
Time:	4:00 to 6:30 pm	**Recorded by:**	Corlyn Orr
Location:	Fasi Municipal Building, 9th Floor Conference Room		
Subject:	Agriculture Focus Group Meeting		
Attendees:	Alenka Remec, City and County of Honolulu Office of Economic Development David Arakawa, Land Use Research Foundation Dean Okimoto, Nalo Farms / Hawai'i Agriculture Foundation Earl Yamamoto, Department of Agriculture Eric Enos, Kaala Farm Fred Perlak, Monsanto / Hawai'i Crop Improvement Association Gary Maunakea-Forth, MA'O Organic Farms Giorgio Caldarone, Kamehameha Schools James Hollyer, UH CTAHR Dr. Peter Garrod, Evaluation Research Consultants Ron Nishihara, Trinity Management Group Tammy Yoshino, Foodland Stores Claire Sullivan, Whole Foods Tim Law, FAT Law's Farm Kunia Tisha Uyehara, Armstrong Produce Wayne Ogasawara, Mililani AG Park Bruce Plasch, Plasch Econ Pacific Kathy Sokugawa, Mike Watkins and Randy Hara, Dept. of Planning and Permitting Jiro Sumada, Deputy Director, Department of Planning and Permitting Corlyn Orr and Scott Ezer, Helber Hastert and Fee Planners		

Scott Ezer convened the meeting at 4:00 pm. He thanked everyone for participating, and provided a brief overview of the General Plan and the project purpose. The meeting purpose was to discuss how the current General Plan could be improved to address agriculture on O'ahu. Meeting participants were emailed several items to be reviewed and considered in preparation for the meeting discussion, including: (1) 1992 General Plan; (2) Draft Agriculture Trend Report; (3) draft meeting agenda; and (4) a list of possible discussion questions. (See attached for meeting agenda, discussion questions, and policy evaluation questionnaire that was handed out at the end of the meeting.)

After introducing the planning team, Scott asked focus group members to introduce themselves and summarize their primary concern for the agricultural industry. Introductory comments are summarized:

- There needs to be a paradigm shift from the plantation agriculture model of farming to the high-value and specialty crops model of farming.
- Market demand for fresh farm produce is major predictor of local agriculture's potential success; if the market accepts a crop at a profitable price, farmers will grow it.
- Kamehameha Schools is committed to agriculture and wants to see industry thrive.
- Globalization has changed the business of agriculture, and has increased the competition that Hawai'i's agricultural products face. The world market and the cost of commodities are currently in turmoil because of globalization. For example, cotton is priced at $2/lb (alarming

because the last time it went above $1/lb was in the mid-1990s). Corn and soybean prices are also high. There is less overall acreage in production worldwide, resulting in higher margins on agricultural products.

- Goal is to grow our own food and be competitive in the global market. Need to utilize available lands. Other issue is changing the mindset so people want to farm. Industry needs to thrive to attract new entrepreneurs.
- Majority of products I'm growing are for the export market. Experiencing problems with water and insects that are affecting crop production and sales.
- There is a lack of local products to meet supply. Need local certified organic to address import substitution.
- Agriculture is important to watershed health, as well as to people's cultural, spiritual and physical health. Looking at agriculture from a cultural perspective, the disconnect from the land affects the cultural and spiritual health of Native Hawaiians, ultimately affecting their physical health.
- The challenge in expanding farm production is getting good labor. One farmer has recently started using labor from Waiawa Correctional Facility because no other labor source is available.
- Weather affects local supply and good pricing. Pricing is an issue because it is hard to pass on higher prices to the consumer. Store wants to work with local farmers.
- The demand for locally-grown products is greater than the available supply. As a wholesale distributor, product mix is about 25% local to 75% import. Always looking for local sources because local demand is high, but supply is lower. Have asked farmers to increase products, but farmers not always willing or able to increase crop production. Finding the labor and investments needed to increase production (e.g., land prep, building shade houses, etc.) is not always worth the effort.
- Developing local farmers and growing crops locally is not a new concept. These were concerns noted in 1915, almost 100 years ago. UH works with almost 220 farms in the state, and is encouraged to see small-scale agricultural successes in various venues (including garages, rooftops).
- Important that decision-makers understand the support needed to make agriculture successful. Issues range from food safety, labor, water and land availability and pricing, capacity level of farms (how much they can produce), and permitting issues.
- Concerned about water and land issues on the North Shore.
- Believe that IAL designation and water issues will determine the future of agriculture. Fake farms should be pushed to less productive agricultural lands.

Scott Ezer facilitated the meeting discussion, which is summarized as follows. He opened the discussion with an observation that the policies for agriculture in the current General Plan are found in the Economic Activity chapter, as opposed to having its own section specific to agriculture. He then proceeded to ask two questions: (1) What would you like to see in the City's policy for agricultural land? and (2) Is our lack of food production a result of an inability to compete with out-of-state imports, a lack of small farm availability, a lack of agricultural land with adequate facilities (i.e., water, roads, etc.), a lack of farmers, or a combination of all of the above?

LACK OF FARMERS / NEED FOR EDUCATION

Lack of farmers is the main reason for our lagging food production. People don't want to farm because it is too hard to commit to the lifestyle. Younger generation is not interested in farming (farmer's son is working related to agriculture, but not directly farming).

Our long history of plantation agriculture has left us with few agricultural entrepreneurs capable of farming. Truck drivers who transported sugar cane did not train to be farmers, and could not easily transition to becoming agri-business people. Biofuels and seed production are not creating entrepreneurs, only maintaining corporate culture. Need to shed plantation mindset to fully develop agriculture industry. (DOE administrators still feel agriculture is for remedial students, so gifted and talented are not encouraged to work in the school gardens). Education is a key factor for agricultural promotion. Agriculture industry is dependent on growing a new generation of entrepreneurs.

Need to teach younger generation how to farm. There is no K-12 school teaching agriculture, no agricultural training in our schools. Except for those few who grow up in a farm family, high schools students have nowhere to learn farming skills. Also need to teach other related skills needed to run a farm (farming is a multi-faceted job, requiring skills like marketing, branding, business knowledge, tractor repair, value added products), so that they can have a lucrative, enjoyable agricultural career. Knowing how to be an entrepreneur and how to grow a business to make money and be viable is important.

Agriculture is the basis of our society. If we lose agriculture, we lose all connection to the land.

LACK OF SMALL FARM AVAILABILITY

Oʻahu has 42,000 acres of high quality agriculture land available, but only 12,000 acres are being actively farmed. Large acreages are concentrated in Kunia and North Shore, with small farms scattered throughout Waimanalo, Waianae and Koʻolau Loa. Hawaiʻi agriculture is in an interim transition period, slowly adjusting to life without the plantations. Small farm lots are needed to support farmers.

Richard Ha, a Big Island farmer, has said many times that "Farmers will farm if they can make money." Young people will farm if there is money to be made, but they need land that is affordable.

FOOD PRODUCTION, AGRICULTURE, AND DEMAND FOR LOCALLY-GROWN PRODUCTS

According to retailers, the higher price for local produce in comparison to imported produce is not a major issue for consumers. The issue is not having enough supply to meet demand. Armstrong Produce buys from an estimated 100 local growers statewide. Foodland is the largest locally-owned and operated grocery retailer in Hawaiʻi. Foodland works with some farmers directly. A handful of growers can meet Foodland's demand and deliver to all stores statewide; others choose to work through a wholesale distributor. Whole Foods buys from about 75 farms. Farms range from between 2-20 acres. Their Kahala Store stocks about 33% local produce; their Maui Store about 44%.

There is no systemic support for farmers to be successful. Examples of this include: (1) the failure of the Oʻahu dairy industry due to the dairy processor's inability to allow product differentiation, and (2) the recent closure of Oʻahu's largest commercial kitchen (the closure limits the industry's capacity for value-added products).

There is an untapped demand for locally-produced, niche-market, value-added products that showcase Hawai'i produce and that supplement Hawai'i's tourist industry.

Subsistence farming is another component to agriculture. The tradition of growing, preparing and cooking as a family unit, and learning about food from family members, is no longer standard practice in our modern-day society. It is alarming that there is no farm-to-table restaurant along the Waianae Coast that cooks/serves fresh food that is grown/caught in the region.

The Victory Gardens common during WWI and WWII are one strategy to growing our own food.

JOB CREATION
Agriculture Trend Report estimates that agriculture generates about 1 job per 9 acres. Would like to relook at this – 1 job per 9 acres undervalues what agriculture can offer in terms of job creation. Ratio on small farms may be closer to 1 job per 1 acre. Small farm labor requires being able to perform a number of different skills, not specialized, repetitive jobs like the plantations. Small farms can be economically viable, enjoyable work, offering a lifestyle choice.

COST OF AGRICULTURAL LAND / AGRICULTURAL SUBDIVISIONS
Ideal cost of land – when purchasing land for farming – is between $10,000 and $15,000/acre, if the farm is to be economically viable. This price range may be possible with large tracts of land, but small tracts that come up for sale are not in this price range.

Agricultural subdivisions of gentlemen estates are making agricultural land unaffordable. Although this issue affects all counties, it is not as much of a problem for O'ahu as it is on other islands. Nevertheless, the presence of agricultural subdivisions on O'ahu has affected land prices, and farmers can no longer afford to purchase land. Two agricultural subdivisions on O'ahu (Waialua and Poamoho) are prime examples of fake farms. The majority of homeowners in each subdivision are not actively farming (Whole Foods purchases from one farmer in each subdivision).

Solution is to push gentlemen estates to rural lands, so they don't use valuable agricultural lands.

City's Agricultural Development Task Force unsuccessfully tried to address gentlemen's farms. City has strict policies in place that require farm dwellings on AG-zoned land to show income derived from the land. Difficulty comes in enforcing policies.

Agricultural land pricing is also influencing older farmers to sell their land. Selling the land at market value is viewed as a way to fund retirement, especially when no one from the younger generation wants to continue to farm. Small family-owned farms on the outskirts of urbanized areas are particularly vulnerable.

Farm families who own agricultural land want to keep their land as a legacy for their families, and are proposing to use their land to build homes for their children. The dilemma faced by the City is whether or not to allow residential use of AG-2-zoned agricultural land as a way to keep families on the land and the loss of ag land over time due incremental urbanization of smaller parcels of ag land.

Government can help by addressing the cost of agricultural lands. Possible strategies may include tax policies to encourage agriculture, such as penalties to discourage the sale of agricultural lands and tax

incentives for different agricultural uses. Policies should be structured to consider the cost of agricultural land in relation to the purpose its being used for. There will be no food production in the future if costs are not equalized. For example, land being used for pasture/grazing may be valued at $30/acre, while vegetable production may yield $200/acre. Landscape plants may be higher ($600-700/acre), along with seed corn and bio-energy fuels.

PERMITTING REQUIREMENTS

Structures and property improvements have to be affordable. The current burdensome infrastructure requirements for farm-lot developments should be reduced. Development of a processing facility took 2 years to complete, at a cost of $1.6 million due to permitting requirements. Project was originally estimated to cost $350,000. Delays and cost-overruns negatively affected economic viability of farm operations.

DESIGNATING IMPORTANT AGRICULTURAL LANDS

IAL will give farmers some stability because it will make the landowner's intent about the future use of the land clear. Once lands are designated for IAL, landowners and the State/City can work to prioritize much-needed infrastructure improvements. Landowners have until July 1, 2011 to designate their lands. After July 1, the counties will be able to submit their proposed IAL maps to the Land Use Commission for consideration.

There is no mechanism in place to require active agricultural use of the land once it is designated IAL. Theoretically, a landowner could allow the land to sit fallow, since there's no mechanism to enforce that the land is farmed.

The criteria to designate lands IAL are stringent. 800 acres of vacant land at Waiawa cannot be designated IAL because there is no water available.

WATER

The lack of water is a major impediment to expanding agriculture. In many areas where land is available, the old plantation infrastructure needs major improvements, and very few landowners can afford the costs. Water availability is the main obstacle preventing Kamehameha Schools (KS) from leasing its vacant North Shore lands. These lands would be quickly leased if reasonable-cost water (both quality and quantity) were available. KS is paying taxes on fallow, unproductive agricultural land, and is investing millions of dollars in dam modifications and surface water irrigation improvements, including installing BWS meters. Of 6,000 acres in the North Shore, about 2,500 acres are currently irrigated. KS plans to expand its acreage in agriculture in Punalu'u, but water is a major issue there also.

Upgrading Lake Wilson to R-1 treated effluent would establish a source of irrigation water for North Shore agricultural lands.

USE OF AG LANDS FOR SUSTAINABLE ENERGY PROJECT

Solar and wind energy facilities can be complementary with agriculture. Such facilities can be directed to less productive lands. In addition, HECO will limit the amount of electricity generated by sustainable sources to protect the integrity of the electrical grid. For large landowners, sustainable energy projects can be a source of income to support the expenditures spent on agricultural infrastructure improvements.

SUSTAINABLE AGRICULTURE

Industrial agriculture (large-scale agriculture) differs from sustainable agriculture. Large agriculture operations will always rely on cheap labor to survive. The opposing viewpoint is that there is no conflict between large-scale and small-scale agriculture, and that industrial agriculture can be part of the diversified agriculture market.

Seed corn is a labor-intensive endeavor that involves hand pollination. Monsanto currently owns about 2,300 acres in Kunia, and has a large work force (between 400-500 employees). About 400-500 acres are in production at any one time. Growing seed corn requires small plots in isolated areas, with limited intensity (1.25 crops/acre/year). Although seed companies are currently a major agricultural producer in Hawaii, there is the possibility that other parts of the world may become more competitive for seed corn production.

POSSIBLE GENERAL PLAN REVISIONS

Agree agriculture should be a separate section in the General Plan, not clumped as a sub-section in the Economic Activity chapter.

Other suggestions for revisions include:

- Right-to-farm language to address encroaching urban uses
- Recognition of IAL
- Encouraging people to continue farming and emphasizing the importance of the farmer
- Keeping land in agriculture (discouraging people from selling their land)

Lands are already designated for agricultural use, and there are existing policies for agriculture, yet farmers are not wanting to farm. City's role should be to make it so farmers can farm. City should focus on critical issues, such as investing in infrastructure to attract farmers to the land; finding opportunities to purchase/lease land; and developing access to water.

MEETING WRAP-UP

Each participant was asked to take home and complete a policy evaluation questionnaire, and return it to HHF in the pre-addressed/stamped envelope. The questionnaire would also be emailed to participants.

Meeting was adjourned at 6:30 pm.

AGRICULTURE FOCUS GROUP, POLICY EVALUATION QUESTIONNAIRE Summary Findings

This questionnaire was distributed to focus group participants to gather feedback on the validity and timeliness of the current General Plan objectives and policies relating to affordable housing.

Five completed questionnaires were returned. The following is a summary of those responses. The first column lists the objective or policy statement in the current General Plan. The numbers in the next five columns indicate the total number of responses received in each category. The letters (A-E) below the number indicate the individual's response and the suggested changes submitted by the individual respondents (as documented in the last column).

Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED MAJOR REWRITE	NOT USEFUL; DROP	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Objective C **To maintain the viability of agriculture on O'ahu.**	**2** **A** **B**	**1** **C**	**2** **D** **E**		C. Needs clarification of types of agriculture "food growing" E. To ensure that agricultural entrepreneurs and community-based projects have viable land and water resource options on Oahu.
Policy 1 Assist the agricultural industry to ensure the continuation of agriculture as an important source of income and employment.	**2** **A** **B**	**2** **C** **D**			C. Again, clarify types of agriculture E. Assist viable agricultural entrepreneurs who can contribute to income generation and employment.
Policy 2 Support agricultural diversification in all agricultural areas on O'ahu.	**2** **B** **C**	**2** **A** **D**		**1** **E**	A. Replace "diversification" with "production". The word diversification no longer has any meaning for Oahu as sugarcane is gone and pineapple is less than 20% of total non-pasture production acreage on Oahu (2008 stats) E. Too much like Policy 1.
Policy 3 Support the development of markets for local products, particularly those with the potential for economic growth.	**2** **B** **D**	**1** **C**	**2** **A** **E**		A. Revise wording – "Support the development of market opportunities and increased consumer demand for local-grown fresh and processed agricultural products." County shouldn't be responsible for determining what products have potential for economic growth. Supporting the establishment and maintenance of venues for farmers to sell their product

Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED MAJOR REWRITE	NOT USEFUL; DROP	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
					may increase more farm income. C. Add "markets for locally grown food crops" D. I think the message is getting across. It just is economically tough to do. E. This is unclear, are we talking about farmers markets, local markets such as wholesalers, or export markets?
Policy 4 Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.		**1** **B**	**2** **A** **E**	**2** **C** **D**	A. Revise wording – "Protect agricultural land in Central Oahu, North Shore, northern Koolauloa, southeast Koolaupoko, and central Waianae to encourage the maintenance and growth of agriculture as a viable industry." Existing smaller lot ag areas (Laie/Kahuku, Waimanalo, Nanakuli/Mikilua, Waianae, etc.) remain important for agricultural production and the opportunity for start-ups. B. This needs to be updated/revised because we are no longer competitive in these areas. E. Provide financial and tax incentives to land owners on Oahu, large and small, to keep agriculture-zoned land in agriculture or left open for green space in perpetuity.
Policy 5 Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for truck fanning, flower growing, aquaculture, livestock production, and other types of diversified agriculture.	**2** **B** **D**	**2** **A** **C**		**1** **A**	A. Thoughts here are encompassed above. C. Add "organic agriculture" and Hawaiian culture restoration E. Strictly monitor and enforce current zoning laws and tax requirements and encourage IAL conversions when land is proposed for rezoning. Establish and enforce green/open-space setbacks of 500 ft from the road of any large sale that would be sold for real estate development. (especially along the H2 corridor leading to Haleiwa from Honolulu)

Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED MAJOR REWRITE	NOT USEFUL; DROP	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Policy 6 Encourage the more intensive use of productive agricultural land.	1 B	1 A	3 C D E		A. Delete "the more". C. "Intensive" is problematic….don't want intensive feed lots (CAFO) NO! Use "sustainable" D. Highly intensive agriculture is very difficult and hard to sustainably manage. It is a razor's edge that requires skill, significant experience and constant attention. I do not think it is feasible here. E. Support and encourage the use of efficient technology and effective practices that led to profitable agricultural businesses.
Policy 7 Encourage the use of more efficient production practices by agriculture, including the efficient use of water.	2 B D	2 C E		1 A	A. As in any other business, farmers employ production practices that minimize waste. Similarly, they employ irrigation methods suited to the crop. C. Add "water reuse" ….recycling, reclaimed E. Support and encourage the use of efficient technology and effective practices that conserve natural resources such as fresh water and soil.
Policy 8 Encourage the more efficient use of non-potable water for agricultural use.	1 B	4 A C D E			A. Revise wording – "Encourage the availability and use of high quality non-potable water for irrigation." There was discussion about the need to clean up wastewater discharge into Lake Wilson to R-1 quality to allow its use as irrigation for directly edible crops. C. Add "water reuse" ….recycling, reclaimed. Also "Improve/clarify" D. These are major infrastructure costs that the county cannot currently afford. E. Support and encourage the use of non-potable water for agriculture.

Chapter II. Economic Activity	OK	NEED MINOR REVISION	WEAK; NEED MAJOR REWRITE	NOT USEFUL; DROP	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Objective D **To make full use of the economic resources of the sea.**	1 B	1 A	2 C E		A. Revise wording – "To encourage the development of land and ocean-based aquaculture." This is to separate aquaculture from other economic/recreational activities. C. Sustainably use resources. Recognize fisheries management D. Have no expertise here. E. To prudently and effectively use the resources of the ocean surrounding the Hawaiian Islands.
Policy 1 Assist the fishing industry to maintain its viability.	1 B	1 A	2 C E		A. Not sure what, if any, direct role the county can play in ocean-based aquaculture C. Needs to reflect world issue of overfishing E. Support and encourage the use of efficient technology and effective practices that help keep commercial fishing viable and compatible with good ocean stewardship.
Policy 2 Encourage the development of aquaculture, ocean research, and other ocean- related industries.	3 A B E				C. Add "sustainable"
Policy 3 Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those which are compatible with preserving the area's unique environmental, marine, and wildlife assets.	1 B	1 A	1 C	1 E	A. Replace "development" with "management", delete "on those" C. Does not reflect the new Northwestern Hawaiian Sanctuary Papahanaumoku E. This is too narrow.

Please provide comments on any other existing objectives and policies in the General Plan, as follows:

Suggestions for new General Plan policies under Chapter II. Economic Activity:

None

Comments on General Plan Chapter _II_____, Objective _C____, Policy _new____:

A. Add a new policy – "Encourage fair access to agricultural resources used for food production or renewable energy facilities and biomass production." This is a hot button issue that may disappear in time, but, currently, renewable energy facilities and biomass production have sought and achieved higher prioritization for use of agricultural lands and water over traditional agricultural production.

Add a new policy – "Encourage permanent preservation of agricultural land with high productivity potential for agricultural production." SCPs, zoning, and subdivision rules do not provide long-term protection of agricultural land from encroachment by or conversion to non-agricultural uses. Voluntary ag conservation easements are only tool available to extinguish development rights on ag lands.

Suggestions for any other new General Plan objectives or policies:

C. What is connection of General Plan to community sustainable plans…. because possibility of contradictions.

Any other comments:

D. For diversified agriculture to survive in Hawaii there will have to be some mechanism to provide incentives to farmers. It is too tough economically to attract the types of innovative and dedicated people into agriculture. Either that is a system of "tariffs" or premiums or tax benefits that provide a significant economic edge versus imported food. If the current trend is not reversed you will find an increasing number of part time farmers that sell direct at "Farmers markets" where regulation is minimal and taxation is non existent.

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY **October 12, 2010**

Date:	September 16, 2010	**Project Name:**	General Plan Update
Time:	4:00 to 6:30 pm	**Recorded by:**	Corlyn Orr
Location:	Fasi Municipal Building, 9th Floor Conference Room		
Subject:	Affordable Housing Focus Group Meeting		
Attendees:	David Arakawa, Land Use Research Foundation Marvin Awaya, Pacific Housing Assistance Corporation Bob Bruhl, D.R. Horton, Schuler Division Carleton Ching, Castle & Cooke Homes Hawai'i Mike Flores, US Housing and Urban Development Gordon Furutani, US Housing and Urban Development Gail Kaito, Dept. of Community Services Ben Kudo, Imanaka Kudo and Fujimoto Josh Stanbro, Hawai'i Community Foundation Janice Takahashi, Hawai'i Housing Finance & Development Corp. Jesse Wu, Stanford Carr Development Renee Espiro, Randy Hara, Hal Senter and Kathy Sokugawa, DPP Corlyn Orr and Scott Ezer, Helber Hastert and Fee Planners		

Scott Ezer convened the meeting at 4:15 pm. Kathy Sokugawa opened the meeting and thanked everyone for participating. Introductions were completed, then Scott Ezer provided a brief overview of the General Plan and the project purpose.

The meeting purpose was to discuss how the current General Plan could be improved to facilitate affordable housing in Honolulu. Meeting participants were emailed several items to be reviewed and considered in preparation for the meeting discussion, including: (1) 1992 General Plan; (2) Draft Affordable Housing Trend Report; (3) draft meeting agenda; and (4) a list of possible discussion questions. (See attached for meeting agenda, discussion questions, and policy evaluation questionnaire that was handed out at the end of the meeting.)

Scott Ezer facilitated the meeting discussion, which is summarized as follows:

INTENT OF THE GENERAL PLAN UPDATE

This effort will focus on revising the objectives and policy statements. Current budgetary constraints do not allow for the extensive comprehensive review that would be involved in modifying the document's structure and organization.

City ordinance requires the General Plan to be updated once every 10 years, although the City has not been consistent in meeting this requirement. Important for the City to obey the 10-year review schedule; community wants consistency and predictability in the review process.

The General Plan is intended to guide all aspects and levels of decision-making within the City. Permit applications approved by City agencies and the City Council are supposed to be in compliance with the General Plan, as are all the lower tiers of plans and ordinances.

Current policies and objectives are "motherhood and apple pie" statements. Problem is not with the language in the existing General Plan – it is generally acceptable (nothing glaringly inappropriate that needs to be changed). Problem is that the policies and objectives are not being executed. In reality, it seems that developers only consult the General Plan for guidance on regional population projections.

Efforts to improve the General Plan should focus on implementation. Emphasis should be on improving the lower tier of plans that provide regional and/or functional guidance for interpreting the General Plan (i.e., focus on the Development/Sustainable Communities Plans and Housing Functional Plan). Nevertheless, it was agreed that updating the General Plan to enhance clarity and address current issues could be beneficial by providing better guidance for the next level of plans.

COMMENTS ON THE DRAFT TREND REPORT

Discussion about for-purchase affordable market is missing from the Draft Trend Report. Factors affecting affordability for the for-purchase segment – including economic conditions, job stability, housing production – are very different than the factors that influence the rental market.

Important for the Trend Report to distinguish between the different affordable housing segments (i.e., homeless housing, public housing, rental and for-purchase), and recognize how the objectives and goals, funding and development mechanisms, and operating strategies differ for each group.

COMMENTS ON SPECIFIC LANGUAGE IN THE 1992 GENERAL PLAN (CHAPTER IV. HOUSING)

*"**Objective A** To provide decent housing for all the people of O'ahu at prices they can afford."*
Suggested revision: *"To promote housing opportunities for all the people of Hawai'i."*
Comments: "Provide opportunities" implies giving resources or direct support for housing construction. The use of "promote" is passive and implies less involvement, and takes away the City's direct responsibility for housing.

*"**Objective C, Policy 4** Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity."*
Comments: Statement is counter to transit-oriented development (TOD).

***Objective A Policy 10** "Promote the construction of affordable dwellings which take advantage of O'ahu's year-round moderate climate."*
Suggested revision: "Promote the construction of affordable and livable dwellings which minimize impact on the environment…."

Comments: Revise to address the current movement of incorporating green building practices and sustainability concepts into home construction. (See Green Housing section for additional discussion).

Use of the term *"handicapped"* in ***Objective A Policy 13*** is outdated. "Disabled" is appropriate term.

Use of *"discourage"* and *"prohibit"* sets a negative tone ***(Objective B Policy 2, Objective B Policy 5, and Objective C Policy 5)***. Suggest rewriting using positive terminology.

Homelessness, special needs housing for the different groups within this category, TOD and green building/sustainability are issue areas not addressed in the 1992 General Plan that should be added to the Updated Plan.

HOMELESSNESS

Better coordination of services between State, City and non-profit sectors is needed to address homelessness. Under previous administrations, the City was involved in providing services for the homeless. The current administration has taken a position that homelessness is not a City issue, counter to the opinion of the Mayor's Affordable Housing Advisory Group. Addressing homelessness should be City policy and added to the Updated General Plan.

SPECIAL NEEDS HOUSING

Department of Community Services (DCS) currently receives and allocates funding for homeless and special needs facilities, including spouse abuse shelters, group homes for developmentally disabled, mentally ill, substance abuse clients, transitional housing shelters, and emergency shelters. Additionally, the two IHS homeless shelters are on City-owned land. Formal recognition of DCS efforts to service homeless and special needs population is needed in the Updated General Plan.

HUD, State and non-profit organizations recently participated in a community meeting to discuss a new mental health group living facility opening in 'Ewa. City's absence from meeting and lack of participation in affordable housing for mentally ill was evident.

1992 General Plan implies that the special needs population is limited to the elderly and handicapped. Update needs to consider identifying the other groups that fall into this category. On the other hand, identifying special needs groups may cause problems for groups not being identified, and may create impractical financial and administrative obligations for the City. The term "general welfare" is broad enough to encompass special needs groups. (It was noted that a recent court decision recognized that affordable housing was a worthy objective under the "general welfare" clause.)

FAIR DISTRIBUTION

1992 General Plan includes policy (Objective C, Policy 2) for fair distribution of affordable housing. This remains a desirable objective, although not realistic.

AFFORDABILITY FACTORS

Homelessness and the demand for affordable housing has increased drastically in recent years. Economic and employment pressures are greater, the cost of living is higher, and people are paying more for housing. Families and working class individuals are becoming homeless, where homelessness has historically been an issue for the disabled and mentally ill.

An individual's ability to afford housing is not limited to development conditions and housing supply. There are demand-side factors that need to be addressed, such as education and social programs to break the cycle of low-income housing.

GREEN BUILDING AND SUSTAINABILITY

Government mandates to build green or LEED-certified buildings is not necessary. Better approach is to allow developers to respond to market trends. Developers have started to incorporate sustainable building and design features in response to consumer demand. General Plan should provide broad guidance for sustainability and aspire for "less resource-dependent homes that have the least impact on natural resources," not restrictive planning policies that limit progress. Definition of sustainability is different for each developer. Need to be careful about how this term and green building concepts are defined in the General Plan. Advancements in technology are occurring at such a fast pace that the green building industry may be very different in the next five years (what is considered sustainable today may not be sustainable tomorrow).

Mandates for green building may affect affordability. Typical cost for a net-zero photovoltaics system for a single-family residential home is around $50,000, which may be considered unaffordable for some homebuyers.

Green building strategies such as solar water heating, high-efficiency cooling/heating systems, photovoltaics, and energy conservation measures reduce utility costs and promote affordability of living in a home. If public dollars are being used to finance housing, then developers should be required to incorporate green building strategies that minimize the homeowners' cost-burden.

Sustainability differs for the rental multi-family development. Funding limitations and the need to contain development costs makes it difficult to construct green buildings.

ALTERNATIVE OWNERSHIP

Updated General Plan needs to encourage alternative ownership strategies that address affordability and provide long-term stability (e.g., community land trusts take the land value out of ownership).

TRANSIT-ORIENTED DEVELOPMENT AND INFILL DEVELOPMENT

TOD and higher-density infill development cannot occur in Honolulu's urban core given the limitations of the existing infrastructure systems. Updated General Plan needs policies that support infrastructure system improvements that would enable TOD and infill development.

Gentrification is a risk of TOD and infill development. Older housing stock in Honolulu's urban core provides affordable rental housing. Housing for all income levels is necessary to support economic growth. Lack of affordable housing negatively affects recruitment, making it difficult for employers to attract and retain talent from outside Hawai'i.

ENTITLEMENT APPROVALS

Barriers that make entitlement approvals difficult to get are important to preserving land and reducing widespread development. Streamlining permit processes is not the main concern for housing affordability issues. Updated General Plan needs language to promote efficiency, such as the suggested policies: (1) "Allow technology to influence City's procedures and operations." (2) "Strive for continuous improvement and introduction of efficient technology to improve business practices."

OBSERVATIONS ABOUT HONOLULU VS. MAINLAND CITIES

Honolulu's affordable housing providers do not have the same type of resources that are available on the mainland. In general, resources are more readily-available on the mainland. There are more service agencies, more financing companies with access to CRA investment, more funding options, and more support for organizations building affordable housing. Public-private partnerships are also more common on the mainland.

Honolulu has higher inclusionary housing requirements than most mainland cities (30% in Honolulu vs. 16% mainland average). However, unlike many mainland cities that impose inclusionary housing requirements on commercial projects, Honolulu only requires homebuilders to construct affordable housing for zoning amendments to residential zoning districts (i.e., no affordable housing requirements for commercial or industrial projects).

MEETING WRAP-UP

Each participant was asked to take home and complete a policy evaluation questionnaire, and return it to HHF in the pre-addressed/stamped envelope.

Meeting was adjourned at 6:30 pm.

AFFORDABLE HOUSING FOCUS GROUP, POLICY EVALUATION QUESTIONNAIRE Summary Findings

This questionnaire was distributed to focus group participants to gather feedback on the validity and timeliness of the current General Plan objectives and policies relating to affordable housing.

Five completed questionnaires were returned. The following is a summary of those responses. The first column lists the objective or policy statement in the current General Plan. The numbers in the next five columns indicate the total number of responses received in each category. The letters (A-E) below the number indicate the individual's response and the suggested changes submitted by the individual respondents (as documented in the last column).

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Objective A ***To provide decent housing for all the people of Oahu at prices they can afford.***	**0**	**1** B	**1** C	**0**	**3** A D E	A. I agree with JT's and other comment during the meeting: provide housing opportunities for all the people of Oahu, drop reference to prices. B. To provide <u>opportunities</u> for decent housing…. C. I like what Ben suggested and was tweaked to something along the lines of "providing housing opportunities for all the people of Oahu." D. Clarify to focus on affordable housing targets: Promote safe and decent housing opportunities (i.e sale, rent, TOD, transitional) to affordable housing target clientele (140% and below) as established by DPP's Affordable Housing rules E. <u>Promote access to quality</u> housing for the people of O'ahu.
Policy 1 ***Develop programs and controls which will provide decent homes at the least possible cost***	**1** B	**0**	**1** C	**1** A	**2** D E	C. Following the suggested change for the objective, may want to stay away from placing a requirement that the City may not be able to achieve or may not want to play that role, e.g., developing programs and controls that will provide decent homes at the least possible cost. Perhaps "provide incentives and technical assistance to support the development of decent homes …"

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						D. Implies decent homes are low cost and cheap; re-phrase statement: Promote programs and techniques that will encourage and facilitate cost and energy efficiencies for affordable housing targets. E. Develop programs, policies and code which promote access to quality housing.
Policy 2 ***Streamline approval and permit procedures for housing and other development projects***	**3** A B C	**0**	**0**	**0**	**2** D E	A. Always good to say this. D. YES,and good luck! State and County jurisdictional battle with land entitlement process (LUC + Zoning); and City permitting and processing quagmire.
Policy 3 ***Encourage innovative residential development which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities***	**2** B C	**0**	**0**	**0**	**3** A D E	A. Consider consolidating with others and deleting "added convenience and privacy" D. Promote integration of innovative techniques that can result in energy and cost efficiencies in residential development. E. Encourage innovative residential development which will result in lower costs, greater longevity, and the more efficient use of streets and natural resources
Policy 4 ***Establish public, and encourage private, programs to maintain and improve the condition of existing housing.***	**2** B C	**0**	**0**	**0**	**3** A D E	A. City has a rehabilitation loan program for low and moderate income homeowners so OK to leave as is OR can revise to [~~Establish public, and~~] Encourage [~~private~~] programs… D. Prioritize programs and funding to maintain existing affordable housing inventory
Policy 5 ***Make full use of State and Federal programs that provide financial***	**2** C	**1** B	**0**	**0**	**2** A	A. Should not limit to homebuyers but include renters as well, revise to "make full use of …programs that provide [financial] assistance to low and moderate

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
assistance for low- and moderate income homebuyers.	D				E	income renters and homebuyers" B. Make full use of City, State and Federal programs….
Policy 6 ***Expand local funding mechanisms avail- able to pay for government housing programs.***	**3** A B C	**0**	**0**	**0**	**2** D E	A. OK. Voters approved Honolulu Charter amendment to deposit ½ of 1 percent of property tax revenues into an affordable housing fund. C. But seems to commit City to do something proactive to come up with resources to finance government-assisted housing. Housing providers like it, but is City able and/or committed. D. OK, as long this not mean "exacting NEW fees from new developments" to help pay for social programs for affordable clientele
Policy 7 ***Provide financial and other incentives to encourage the private sector to build homes for low-and moderate-income residents.***	**2** A B	**0**	**0**	**1** C	**2** D E	A. City has real property tax exemption available and revenue bond financing program though dormant. Under state law we can certify projects for general excise tax exemptions as well. Nonprofit developers can utilize surplus city land and apply for CDBG and HOME funding. C. Policy 6 calls for the City to expand the funding mechanisms. Policy 7 calls for providing financial and other incentives to encourage the private sector to build homes. Could combine with Policy 6, 7 and 8. D. OK but do not add new conditions that raise the cost of development that must be passed on/spread out to an entire development.
Policy 8 ***Encourage and participate in joint public- private development of low-***	**4** A	**0**	**0**	**0**	**1** E	A. City has real property tax exemption available and revenue bond financing program though dormant. Under state law we can certify projects for general

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
and moderate- income housing.	B C D					excise tax exemptions as well. Nonprofit developers can utilize surplus city land and apply for CDBG and HOME funding. C. Policy 6 calls for the City to expand the funding mechanisms. Policy 7 calls for providing financial and other incentives to encourage the private sector to build homes. Could combine with Policy 6, 7 and 8.
Policy 9 ***Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.***	**3** A B C	**0**	**0**	**0**	**2** D E	D. Combine with Policy 4
Policy 10 ***Promote the construction of affordable dwellings which take advantage of Oahu's year-round moderate climate.***	**1** C	**1** B	**0**	**0**	**3** A D E	A. Consolidate with the green statement discussed at length during the meeting. Promote and encourage, not mandate. B. Promote the construction of affordable and sustainable dwellings which…. Sustainable, in terms of energy efficient, water conserving. D. Combine with Policy 1. E. Promote the construction of efficient dwellings that are less dependent on natural resources and take advantage of Oahu's year-round moderate climate.
Policy 11 ***Encourage the construction of affordable homes within established low-density communities by such means as 'ohana' units, duplex dwellings, and cluster development.***	**2** A C	**1** B	**0**	**0**	**2** D E	B. Encourage the construction of affordable homes within established [~~low-density~~] communities by such means as 'ohana' units, duplex dwellings [~~and~~], cluster development, and higher density, mixed use development including transit oriented development.

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						D. OK, but infrastructure capacity and community/neighborhood acceptance is a challenge
Policy 12 ***Encourage the production and maintenance of affordable rental housing.***	**3** A B C	**0**	**0**	**0**	**2** D E	A. Combine with other policies. D. Combine with Policy 1.
Policy 13 ***Encourage the provision of affordable housing designed for the elderly and the handicapped.***	**1** C	**1** B	**0**	**0**	**3** A D E	A. As discussed in meeting, include persons experiencing homelessness and persons with special needs including the elderly and persons with disabilities. B. Encourage the provision of affordable housing designed for [~~the elderly and the handicapped~~] <u>persons with special needs including persons who are elderly or persons with disabilities</u>. D. Combine with Policy 1.
Policy 14 ***Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.***	**1** B	**0**	**0**	**1** C	**3** A D E	C. Unless this is better defined, may want to consider dropping. As it stands, it could be interpreted many ways. I read it to means that the City will ensure that in matters between "owner" and "tenant," the parties are on a level playing field. Places a lot of burden on the City to be a mediator and is that an appropriate role for the City on private transactions. D. Define "equitable relationships?"
Objective B ***To reduce speculation in land and housing.***	**1** B	**0**	**1** C	**0**	**3** A D	C. One of those that should be rewritten in the positive. Based on the policies under this objective, the objective is to "preserve and maintain" lands and housing that are serving or have the potential to

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
					E	serve as resources for affordable housing. D. Since market variables drive pricing, would it be better to state: Preserve, purchase or acquire suitable lands for affordable housing inventory.
Policy 1 ***Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.***	**2** B C	**0**	**0**	**0**	**3** A D E	D. That would be nice.
Policy 2 ***Discourage private developers from acquiring and assembling land outside of areas planned for urban use.***	**1** A	**0**	**1** C	**1** B	**2** D E	C. One of those that should be rewritten in the positive, e.g., provide incentives to encourage private developers to acquire and assemble land Inside of areas planned for urban use. D. Why? if land is cheaper could help bring on affordable housing development E. Encourage private developers to acquire lands only within those areas planned for urban use.
Policy 3 ***Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.***	**3** A B C	**0**	**0**	**0**	**2** D E	D. Only if government inserts money and takes on some risk into a development
Policy 4 ***Require government-subsidized housing to be delivered to appropriate purchasers and renters.***	**0**	**1** B	**0**	**2** A C	**2** D E	A. Required by funding source so can be dropped. B. Require government-[~~subsidized~~] assisted housing to be delivered to appropriate purchasers and rents. C. Is that not the condition imposed on government-subsidized housing and would be covered in a Use

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						Agreement. If it refers instead to wanting to preserve and maintain existing housing for appropriate purchasers and renters, that is covered in Objective A, Policy 9. Although not worded as strongly. D. See DPP affordable housing target (140% and below HUD AMI)
Policy 5 ***Prohibit the selling or renting of government-subsidized housing for large profits.***	**0**	**1** B	**1** C	**0**	**3** A D E	A. State law with buyback and shared appreciation provisions might cover this area; however, City Council imposed a moratorium on buybacks twice in the 1990s. City rental properties were proposed for sale initially without a requirement to maintain affordability. B. [~~Prohibit the selling or renting of~~] Where feasible, encourage owners of government-subsidized housing [~~for large profits~~] to maintain housing affordability over the long-term. C. Again, this is a condition to be imposed at the pre-development stage and should be covered in a Use Agreement. If it refers instead to wanting to preserve and maintain existing housing for appropriate purchasers and renters, that is covered in Objective A, Policy 9. Although not worded as strongly. If rewritten instead, what does "large profits" mean. Most times, selling price is based on Fair Market Value established through appraisals. The attorneys can argue better than I the laws on "taking" of property by limiting value. If imposed through a buy-back or shared appreciation

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						agreement, that would be established up front. D. If a project has fulfilled its financial or government obligations to provide affordable housing, then the project owner at that time should be free and clear to sell for profit. If not, then the city should have provision to buy an affordable project when obligations are completed and if the city still wants to keep the project in the affordable housing inventory.
Objective C ***To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.***	**4** A B C D	**0**	**0**	**0**	**1** E	
Policy 1 ***Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.***	**3** A B C	**0**	**0**	**0**	**2** D E	A. Important to support workforce housing for persons with incomes above low and moderate income. D. OK but this occurs per market demand and buyers financial ability and taste
Policy 2 ***Encourage the fair distribution of low- and moderate-income housing throughout the Island.***	**4** A B C D	**0**	**0**	**0**	**1** E	
Policy 3	**2**	**1**	**0**	**0**	**2**	A. Combine with transit oriented development, policy

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
Encourage residential development near employment centers.	C D	B			A E	A3, and new sustainability statement. B. Encourage residential development near employment centers and in proximity to educational, social and other support services. E. Encourage residential, mixed-use and transit-oriented development near employment centers.
Policy 4 ***Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity.***	**0**	**0**	**2** B C	**0**	**3** A D E	A. Combine with transit oriented development, policy A3, and new sustainability statement, but add that C4 should be in areas which growth is planned. B. Policies 4 and 5 need work but I'm not quite sure how to revise them. We want to discourage urban sprawl and encourage residential development in the primary and secondary urban centers. However, the City needs to upgrade offsite infrastructure in PUC/Ewa DPs and/or support financing mechanisms that will pay for infrastructure upgrades or expansion. C. May want to rewrite this piece to "Encourage residential development in areas where existing or proposed roads, utilities, and other community facilities support the additional development." This would cover TOD as well. D. Reconcile with Objective A, Policy 11 and Objective B – Policy 1
Policy 5 ***Discourage residential development where roads, utilities, and community facilities cannot be provided at a reasonable cost.***	**0**	**0**	**2** B C	**0**	**3** A D E	C. Should be rewritten in the positive and could also be combined with Policy 4. "Encourage residential development where roads, utilities, and community facilities are available or can be provided at a

Chapter IV. Housing	OK	NEED MINOR REVISION	WEAK; NEED REWRITE	NOT USEFUL; DROP	BLANK (NO RESPONSE)	PLEASE DESCRIBE ANY SUGGESTED CHANGES.
						reasonable cost. D. Reconcile with Objective A, Policy 11 and Objective B – Policy 1 E. Delete. Redundant to #4.
Policy 6 ***Preserve older communities through self-help, housing-rehabilitation, improvement districts, and other governmental programs.***	**3** A C D	**0**	**0**	**0**	**2** B E	C. But implies commitment on the part of the City to take affirmative action to preserve and to provide means to do so.

Please provide comments on any other existing objectives and policies in the General Plan, as follows:

Suggestions for new General Plan policies under Chapter IV. Housing:

A. New statement is needed on financing infrastructure in support of transit oriented development and housing: Provide infrastructure financing in support of TOD and housing, such as community facilities districts, tax increment financing. This assumes we will provide the enabling legislation to allow such financing.

I don't know what section this would fit under but there should be something like diversify and expand employment opportunities available so that our children don't have to move away. I also want a strong statement about increasing food security.

In summary, add statements in support of TOD, include recognition of need to assist those less fortunate like homeless and persons with special needs; recognize need for workforce housing; add financing for infrastructure or nothing will ever get built; include statement about wanting development that is sustainable, less resource dependent.

D. As I understand it, the GP is an general tool/outline to guide/address population growth and needs; therefore I suggest it remains fluid and flexible to address changing market, financing, demands, politics.

Comments on General Plan Chapter _____, Objective _____, Policy _____:

C. Or under a separate policy number. Under its Section 8 Housing Choice Voucher program and its Workforce Development program, the City has a successful Family Self-Sufficiency program. That program addresses the "demand" side of the affordable housing equation. What I would like to see is the City providing funding to expand the program so that all of the families that are served by any city-related affordable housing program or development are enrolled in the program, especially those enrolled in rental and temporary shelter programs. "Fund and support

programs that encourage the development of employable skills and assist families to reduce the need for public assistance."

Suggestions for any other new General Plan objectives or policies:

A. As stated in the meeting the briefing paper on housing should not be used as anything the focus group endorsed. If it's going to be given out, it needs more review and comment.
It would have been useful to know what the population section was going to say.

B. Institutional Structure figure on p. 9 of draft Honolulu GP update:
In "Federal Government" column, add ESG (Emergency Shelter Grant, a homeless program). The LIHTC isn't a HUD program; it's administered by U.S. Dept. of Treasury, Internal Revenue Services.
In "C&C Honolulu" column: Add a bullet for Homeless programs under the Dept. of Community Services

Any other comments:

D. Is GP review and update overdue? Why is this being conducted now, should it wait for new mayor and administration?

Helber Hastert & Fee
Planners, Inc.

MEETING RECORD *M. Awaya reviewed June 10, 2010*

Date:	June 3, 2010	**Project Name:**	General Plan Update
Time:	10:00 am	**Project Number:**	2009125
Location:	677 Ala Moana Blvd #702	**Recorded by:**	C. Orr
Attendees:	Marvin Awaya (Pacific Housing Assistance Corporation) Scott Ezer, Corlyn Orr (HHF)		
Subject:	Affordable Housing		

Meeting purpose was to obtain information about affordable housing issues in Honolulu, and discuss how the General Plan (GP) Update could address affordable housing.

General Plan Comments

- GP should be a general document with broad statements about Honolulu's future. Current GP has lost relevancy for planning. Current document no longer provides guidance for Honolulu's development.
- Connections between the GP and the different levels of plans should be improved. No clear guidance on how to implement the policies, and no obvious linkages between the GP, DPs and SCPs, and programs/policies being implemented.
- GP lacks guidance for the City's role/involvement in affordable housing. No connection between the GP and the City's unilateral agreements. Can the GP be improved to provide guidance for unilateral agreements?
- GP should provide guidance for what Honolulu's urban core should be like. Honolulu is not a small town anymore, and should allow for increased height limits and densities. Future TOD projects require upgraded/expanded infrastructure systems with adequate capacity to support the increased densities.

Unilateral agreements

- Need consistency in how the current program is being administered.
- Private sector (i.e., Dean Uchida; Carlton Ching, Castle & Cooke; and Debbie Luning, Gentry) recently proposed changes to DPP rules for unilateral agreements. Proposed changes were intended to address concerns about how the rules are being executed and how affordable housing credits are being calculated, not the affordable housing requirement itself.
- In the case of Makaiwa Hills (Makakilo), Campbell Estate was able to designate Kunia Plantation Camp as its affordable housing component. Developers/landowners were concerned that Campbell Estate received less affordable housing credits than they should have gotten, based on the amount of improvements they provided, and that this case would set precedence for future developments.
- Current unilateral agreement formula determines credits based on the length of affordability. Private sector would prefer that credits be given for both the number of units provided and the length of affordability. Developing lower-income rental housing should be given more credits as an incentive (i.e., rental housing should get 2 to 1 credit).
- City is requiring developers to deliver affordable housing units at the front end or at an equal rate to market-priced homes.

Affordable Housing Development

- Affordable housing development requires a different approach/mindset than typical market-priced housing. Creative solutions are often needed to fund projects.
- Groups are segmented by income: (1) extremely low income (30% median income and below); (2) low income (50% median income and below); (3) moderate income (80% median income and below); and (4) affordable (120% median income and below). Extremely low and low income groups are eligible for Section 8 and Public Housing.
- The first step – which determines the price and the product that will be built (for sale or rental) – is to identify the target population/market segment that homes are being developed for. After the price/product is identified, the next step is to figure out if the product can be built at that price (i.e., identification of development costs, funding sources, profit margin, etc.).
- Possible to build for the 120% price range and make a profit (typical profit is 5%, compared to about 20% profit margin of market-priced homes). Cannot build for the 90% price range and below without government subsidies.
- Experience has been that DPP permit counter staff are not familiar with affordable housing rules.

Development Incentives

- Since the cost of labor and materials is fixed, other strategies that reduce development costs are key, including building smaller homes on smaller lots, reducing infrastructure costs and permit/hook-up fees, reducing entitlement costs, and providing flexibility in LUO requirements.
- City Council froze sewer hook-up fees for affordable housing projects (paid about $50,000 to hook up 75 units, would be at least $25,000 more for market-priced homes).
- BWS has not lowered fees for water system connections.
- General tax exemptions and tax abatements are already in place.
- Need incentives to speed up land use entitlement process and "get to land use." Current process is stifling and expensive. Landowner/developer should be given credit for paying entitlement costs, before transferring land to an affordable housing group to develop. Credit for providing main line infrastructure and roads would further reduce development costs.
- Minimizing LUO requirements and building codes would support the viability of affordable housing projects.
    - E.g., Could not build subgrade parking in Kailua because community opposed a 5-foot height variance. Fans were needed to ventilate the parking area, which increased construction and operating costs (fans keep breaking down).
    - E.g. Could not get a 10-foot height variance in Kapolei to add another floor and increase the number of units.

Eligibility Requirements

- Affordable income group (120% median income and below) can afford up to $300,000- $350,000 home.
- State income tax level max eligibility is 140% (State subscribes to IRS Federal Program). City eligibility limit is 120%, which is inconsistent with the State's Hula Mae and other programs.
- Developers would benefit from increasing City's eligibility requirements to 140%. Concept is to maintain pricing at the 120% level, but increase eligibility to 140%, which would result in expanding the market of people who can afford to purchase a home. Current eligibility cap of 120% has shrunk market.

Rental Housing

- Funding sources for affordable rental projects include (1) Rent Housing Program; (2) CDBG program (up to 80% median income group); and (3) HOME Program.
- Developers are not interested in long-term involvement in operating/maintaining rental housing.

FHA Insurance Programs

- Single-family FHA insurance program in Hawai‘i is ok (allows for prices in the $700,000 range).
- Multi-family FHA insurance program is in flux. FHA is only insuring 30% of condo projects because of problems in other housing markets. This creates a problem because developers cannot secure financing without insurance.

Pacific Housing Assistance Corporation builds about 100 units per year (delivered 75 units last year, planning 100 units next year). Tax credit exchange program, which gave as much as 80 cents to the dollar, was a way to reduce interest on construction loan. Program is not providing developer incentives like it previously did. Construction loan lender provided tax credits for recent project.

Current and Future Housing Trends

- Re-sale activity still strong. Some homeowners are selling and buying up, others are moving into the rental market.
- Foreclosure activity also high. These individuals are moving into the rental market or going homeless.
- State HHFDC used federal foreclosure funds to build new affordable units in Waianae; should have used the funds to purchase foreclosures and increase supply of rentals. Maui is the only county where federal funds were used like the Federal government intended.

H

SUMMARY OF WRITTEN COMMENTS RECEIVED BETWEEN JUNE 2011 - JANUARY 2012

Summary of Written Comments Received between June 2011 - January 2012

January 2012

City and County of Honolulu
Department of Planning and Permitting

O'ahu 2035 General Plan Focused Update.
Your Island. Your Future.

I. INTRODUCTION

This is a summary of written comments received during the first public comment period for the O'ahu 2035 General Plan Focused Update Project. The written comments are one of the information-gathering tools being used to identify public sentiments about issues being considered for the General Plan Update, to supplement the on-line community survey conducted during Summer 2011.[1]

The material in this document is organized into two sections. The first section (I. Introduction) provides background information about the comment period, the number of comments received, and the most popular issues of concern identified by the Neighborhood Boards, organizations and individuals who submitted comments. The second section (II. Written Comments) lists the commenting parties and the main points of their comments.

Comment Period. The public comment period was announced via email on June 13, 2011, and at the project's first community meeting on July 7, 2011. Additional emails were sent on July 19, 2011 and August 26, 2011 to encourage the submittal of written comments. The project website also featured the public comment period deadline and the contact information to submit written comments.

The original comment deadline of September 30, 2011 was extended to November 30, 2011, in response to requests from community members for additional review time. Emails announcing the deadline extension were sent on September 20, 2011 and November 16, 2011.

Number of Comments. A total of 141 parties submitted written comments between June 2011 and January 2012, with more than 80% of the comments from individual citizens (refer to Table 1). Comments were received via both email and postal mail.

TABLE 1: COMMENTS BY AFFILIATION

AFFILIATION	NUMBER OF COMMENTS (% TOTAL)
Federal agency	1 (<0.1%)
State agency	6 (4.3%)
City agency	8 (5.7%)
Neighborhood Boards	5 (3.5%)
Community and Private Organizations	7 (5.0%)
Individual citizens	114 (81.0%)
TOTAL	**141 (100.0%)**

Issues of Concern. Given that the Neighborhood Boards, community and private organizations, and individual citizens accounted for almost 130 comments, an effort was made to aggregate their comments and identify any general themes in the issues of concern for these groups.

[1] Final survey results are posted on the project website: http://honoluludpp.org/Planning/GeneralPlan/GPUpdate/SurveyResults_Nov2011.pdf.

The listing on page 4 (refer to Table 3) organizes the comments from these groups into 43 distinct categories (using the same categories that were used to organize the written responses received for the Community Survey, Question 17).

If a comment letter contained remarks addressing more than one specific issue, each issue was counted separately and categorized accordingly. Based on overall category rankings, the written comments indicate that community members are concerned about the intensity and scale of future development of O'ahu (including allowing visitor units in residential areas), protecting agricultural lands and increasing agricultural production for local consumption, and protecting rural areas from future development. While the issue of visitor units in residential areas received the highest number of comments – 63 in support of visitor units in residential areas and 32 in support of a new tourism model – other issue areas that ranked high include:

- protecting agricultural lands (25 comments)
- protecting rural areas from development (20 responses)
- preserving rural character (20 responses)
- developing affordable housing across the island (16 responses)
- food security (15 responses)
- the fate of development proposals in Ko'olau Loa (13 responses to allow development, 12 responses against development), and
- support for current General Plan policies that direct growth to the Primary Urban Center, 'Ewa, PUC and Central O'ahu (24 responses across two categories).

The ten most popular categories noted in the written comments (refer to Table 2) are consistent with the topics identified as the primary issues of concern for the General Plan Update at the beginning of this effort (i.e., growth and development, economic health, tourism, housing, agriculture and sustainability), thus validating the project scope and on-going research.

For comparison purposes, the ten most popular categories identified in the written comments were compared to the ten most popular categories identified in Question 17 of the community survey. The comparison indicates some similarities between the ten most popular categories, with four categories ranked within the "top ten" for both formats (refer to Table 2, highlighted rows indicate categories ranked on both "top ten" lists).

TABLE 2: COMPARISON OF CATEGORY RANKINGS FOR WRITTEN COMMENTS AND SURVEY QUESTION 17[2]

WRITTEN COMMENTS "TOP TEN" CATEGORIES	RANKING BY SURVEY Qstn. 17
1. Allow visitor units in residential areas	1
2. Improve quality of tourist experience (new tourism model)	10
3. No conversion of agricultural lands	5
4. No development in rural areas	13
5. Preserve rural character	19
6. Develop affordable housing throughout Oʻahu	30
7. Grow more products for local consumption (food security)	8
8. Allow development in Koʻolau (Supports Envision Lāʻie and/or Turtle Bay expansion)	39
9. Preserve Koʻolau Loa (Opposes Envision Lāʻie and/or Turtle Bay expansion)	27
10. Keep and enforce existing GP (no/minor revisions)	36

[2] Highlighted rows indicate categories ranked on both "top ten" lists.

TABLE 3: ISSUES OF CONCERN BY CATEGORY

CATEGORY	TALLY	%[3]
1. Allow visitor units in residential areas	63	50%
2. Improve the quality of tourism (new tourism model)	32	25%
3. No conversion of agricultural lands	25	20%
4. No development in rural areas	20	16%
5. Preserve rural character	20	16%
6. Develop affordable housing throughout Oʻahu	16	13%
7. Grow more products for local consumption (food security)	15	12%
8. Allow development in Koʻolau Loa (Support Envision Lāʻie and/or Turtle Bay expansion)	13	10%
9. Preserve Koʻolau Loa (Against Envision Lāʻie and/or Turtle Bay)	12	10%
10. Keep and enforce existing GP (no/minor revisions)	12	10%
11. Maintain current directed growth policies (Growth in Ewa/PUC/Central Oʻahu to preserve AG/rural areas)	12	10%
12. Protect open space and public views	11	9%
13. High-paying jobs; economic opportunity	10	8%
14. Address need for affordable housing	9	7%
15. Infrastructure system improvements and address deficiencies	9	7%
16. Need more public input in the planning process; dislike survey	9	7%
17. Address carrying capacity and limits to development	8	6%
18. Limit visitor units to resort areas	8	6%
19. Anti-growth/anti-development sentiment; need paradigm shift for overcrowding/overpopulation	8	6%
20. Support diversified agriculture	7	5%
21. Protect the environment and natural resources	6	5%
22. Incorporate sustainability (increase self-reliance)	6	5%
23. Diversify economy; encourage new industries	6	5%
24. Preserve Hawaiʻi's uniqueness ("Keep Hawaiʻi Hawaiʻi")	6	5%
25. Emphasize Native Hawaiian culture	5	4%
26. Preserve natural beauty	5	4%
27. Improve quality of life; emphasis on local residents	5	4%
28. Homelessness	4	3%
29. Efficient, safe, multi-modal transportation networks (bicycle, pedestrian facilities, traffic congestion)	4	3%
30. Reduce fossil fuel dependency (renewable energy)	3	2%
31. Support current industries (tourism, federal spending)	3	2%
32. Encourage urban infill development	3	2%
33. Ensure planning for future generations (be visionary)	2	2%
34. Address climate change	2	2%
35. Promote mixed use development	2	2%
36. Improve government efficiency, effectiveness, and transparency (increase accountability/trust)	2	2%
37. Focus on education	1	1%
38. Support TOD and rail transit	1	1%
39. Allow higher densities and taller buildings	1	1%
40. No rail transit	1	1%
41. Improve business climate; encourage small business	0	0%
42. Supports planning process; appreciates survey and chance to provide input	0	0%
43. Reduce taxes	0	0%

[3] Percentage calculations are based on the comment letters from Neighborhood Boards, community/private organizations and individual citizens (126 letters).

NOTE: A handful of comments were placed into a "MISCELLANEOUS" category. This category included issues that could not be aggregated into any of the 43 categories because of the specific nature of the comment, or because the topic was unrelated to any of the categories. In some instances, the issue being raised was not relevant to the General Plan Update. A few examples of the comments in the "MISCELLANEOUS" category are listed below. (This is not an exhaustive inventory. A full summary of all the written comments is provided in Section II.)

- Address public safety, health and welfare
- Support green building and LEED construction
- Primary Urban Center is too populated/crowded. Should reduce projected population distribution for PUC and increase Ewa and Central Oʻahu.
- Stronger emphasis to protect historic and cultural sites
- Add new section to the General Plan addressing agriculture and sustainability
- Add new section to the General Plan for "definitions"
- Address aging population
- Promote the development of the Kapolei Business District and provide jobs in Leeward Oʻahu
- Add specifics to preserve the character of single family residential areas (i.e., limit development in areas with rockfall and landslide hazards, restrictions re. transient housing and care homes, sanitation issues)

II. WRITTEN COMMENTS

	Agency/Individual	Comment
FEDERAL		
1.	Naval Facilities Engineering Command Hawai'i (U.S. Navy)	Plan should recognize the importance of the role of the military (i.e. national security, economic - employment and spending, environmental stewardship, etc.).
STATE		
2.	Hawai'i Community Development Authority	Comments re. Chapter VII. Physical Development and Urban Design. • Objective A, Policy 5: Supports current language to provide for more compact development and intensive use of urban lands. Proposes new language be added to include additional height and density in urban areas. • Objective A, Policy 10 and 11 are similar; recommend combining the two. • Objective B, Policy 9: General Plan needs to acknowledge the existence of various "Community Development Districts" created by the Legislature. Should include and incorporate Kaka'ako Community Development District Mauka and Makai Area Plan by reference. Current General Plan appears to ignore HCDA's work in the redevelopment of Kaka'ako as a mixed-use, transit-oriented community with industrial, residential, and commercial uses.
3.	Department of Health Clean Water Branch	No comments. Generalized objectives and policies appear to be consistent with Clean Water Branch's mission to protect the quality of coastal and inland water resources.
4.	Department of Land and Natural Resources	• Division of Boating and Ocean Recreation: No comments. • Engineering Division: No comments at this time. • Division of State Parks: No comments. • O'ahu Land District: No comments.
5.	Department of Transportation	• References to DOT transportation facilities (airports, highways, harbors) should be consistent with DOT Hawai'i Statewide Transportation Plan (HSTP) and respective system and long-range master plans. New HSTP to be issued soon. • DOT Highways system will comment on the Public Review Draft. • RE. Chapter V. Transportation & Utilities, Objective A, Policy 13 "Facilitate the development of a second deep-water harbor…" Kalaeloa Barbers Point Harbor has yet to be fully developed. DOT needs and welcomes any means of facilitation, cooperation and coordination to assist with harbor development. • RE. Chapter VII. Physical Development & Urban Design, Objective B, Policy 8 "Foster the

	Agency/Individual	Comment
		development of Honolulu's waterfront…" About 80% of all goods and materials consumed in Hawai'i are imported, and over 90% of all imported goods are shipped through DOT's commercial harbors (including Honolulu Harbor as the hub of this commercial harbor system). Considering that major industrial operations occur in and around Honolulu Harbor in order for the harbor to perform this critical role, the balance between industrial activities and mixed use/recreation activities in and around the harbor will need careful advance review and evaluation, including considering the compatibility of such different activities. • Three DOT airports (Honolulu International, Kalaeloa, and Dillingham) have local and regional impacts that extend well beyond the facility's physical boundaries (e.g., impacts on the immediate lands surrounding each airport and roadway accesses, flight patterns effects, aircraft approach and departure paths, noise zones associated with aircraft flights, height and safety clearances for aircraft operations). Such factors influence land use and conditions for land use approvals/entitlements, and should be part of a standard review for planning land uses in the vicinity of the three airports. • DOT requests at least four copies of the Public Review Draft.
6.	Office of Hawaiian Affairs	Suggest combining the "Natural Environment" and "Culture and Recreation" chapters. Native Hawaiians consider natural and cultural resources to be one and the same, because of the culture's familial relationship with many aspects of the natural environment and because cultural practices rely upon natural resources. Add reference to recognize that Hawai'i's Constitution (Article XII, Section 7), statutes and case law direct the State and counties to protect traditional and customary Native Hawaiian rights. The Constitution (Article XI, Section 1) directs the state to conserve natural resources as a public trust for the benefit of "the people." Residents have a right to enjoy natural resources, however, decision-makers must consider the impacts of increased access on such resources and cultural practices that rely on those resources for current and future generations. Specific revisions intended to protect natural and cultural resources: • Chapter II Economic Activity, Objective B, Policy 7: "Manage the development of secondary resort areas in a manner which respects existing lifestyles, cultural practices and [~~the~~] natural and cultural resources [~~environment~~], and avoids substantial increases in the cost of providing public services in the area." • Chapter III Natural Environment, Objective A, Policy 3: "[~~Retain the Island's streams as scenic, aquatic, and recreation resources.~~] "Protect and restore ma uka to ma kai stream flow to provide

	Agency/Individual	Comment
		sufficient water in support of food production, drinking water, native stream life, healthy estuaries, ground water recharge, recreation, scenery and Native Hawaiian traditional and customary rights." • Add new policy to Chapter III Natural Environment, Objective A: "Support the use of stream flow and ground water by Native Hawaiian traditional and customary practitioners." • Chapter III Natural Environment, Objective A, Policy 6: "Design surface drainage and flood-control systems in a manner which will help preserve [~~their natural settings~~] natural and cultural resources, as well as cultural practices." • Chapter V Transportation & Utilities, Objective D, Policy 4: "Evaluate the social, cultural, economic, and environmental impact of additions to the transportation utility systems before they are constructed." • Add new policy to Chapter V Transportation & Utilities: "Evaluate the impact the development and maintenance of transportation and utility systems will have on Native Hawaiian burials." • Chapter VI Energy, Objective A, Policy 5: "Give adequate consideration to environmental, social, cultural, public health, and safety [~~concerns~~] impacts, to resource limitations, to community input, and to relative costs when making decisions concerning alternatives for conserving energy and developing natural energy resources." • Add new policy to Chapter VII Physical Development and Urban Design, Objective E: "Encourage the use of Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of mālama ʻāina and to create a more Hawaiian sense of place." • Add new policy to Chapter X Culture and Recreation, Objective B: "Identify areas that are important to cultural practices, including Native Hawaiian practices, and encourage the protection of those areas in furtherance of the preservation and continuation of those cultural practices." • Chapter X Culture and Recreation, Objective D: "To provide a wide range of recreational facilities and services that are readily available to all the residents of Oʻahu and that balance increased access to Hawaiʻi's natural resources with the protection of those resources." • Chapter X Culture and Recreation, Objective D, Policy 6: "Provide convenient access to all beaches and inland recreation areas in a manner that protects natural and cultural resources." • Add new policy to Chapter X Culture and Recreation, Objective D: "Protect and maintain our oceans and beaches to ensure a safe environment for recreational and cultural activities." Other miscellaneous revisions: • Chapter II Economic Activity, Objective C, Policy 4: "Provide sufficient agricultural land in 'Ewa, Central O'ahu, [~~and the~~] North Shore, Waianae, Koolauloa, and Koolaupoko to encourage [~~the continuation of sugar and pineapple as viable industries~~] local food production."

	Agency/Individual	Comment
		• Add new policy to Chapter XII Physical Development and Urban Design, Objective F: "Encourage the acknowledgement of the cultural and historical significance of kuleana lands and the ancestral ownership of kuleana lands." • Add new policy to Chapter IV Housing, Objective C: "Encourage financial literacy for homeownership and encourage the establishment of best practices to mitigate foreclosure." • Add new policy to Chapter IV Housing, Objective C: "Encourage the establishment of best practices to provide shelter and services to the homeless." • Chapter VIII Public Safety, Objective A, Policy 2: "Provide adequate, safe and secure criminal justice facilities and staffing for City and County law-enforcement agencies." Revisions specific to Northwestern Hawaiian Islands: • Update Preamble subsection with new paragraph (see comments for language) • Chapter II Economic Activity, Objective D, Policy 3: Delete policy – no longer possible with designation of Papahānaumokuākea Marine National Monument and federal regulations prohibiting commercial extraction of any resources "[Focus the development of ocean related economic activities in the Northwestern Hawaiian Islands on those which are compatible with preserving the area's unique environmental, marine, and wildlife assets.]" • Chapter III Natural Environment, Objective A, Policy 11: "[~~Encourage~~] Support the State and Federal governments [~~to protect~~] in the protection of the unique environmental, marine, cultural, and wildlife assets of the Northwestern Hawaiian Islands."
7.	Office of Planning	Updated General Plan should contain the elements identified in §226-58, County General Plans, HRS.
CITY AND COUNTY		
8.	Corporation Counsel	No legal issues on current adopted General Plan.
9.	Department of Design and Construction	• Generally concurs with the Sustainability Trend Report. Recommends 2035 Update planning process work to develop clear goals and understanding of success among island's residents regarding sustainability and then strive to reach that goal, as opposed to making marginal improvements to what has recently been done and forecasting the perpetuation of recent trends into the future. • Add sustainability definition, per Brundtland Report ("Development that meets the needs of the present without compromising the ability of future generations to meet their own needs)." • Adopt The Natural Step Framework sustainability principles, as referenced in the Sustainability Trend Report (adopted by Hawai'i County, 2009). • Sustainability Trend Report does not clearly express the close interrelationships and

	Agency/Individual	Comment
		interdependencies among land use and design factors such as development density, provision of commercial and industrial enterprises, variety of housing choices, circulation systems, and storm drainage. (For example, safe circulation networks that emphasize pedestrian/bicycle traffic and minimize contact with automobile traffic, as well as planned neighborhoods with convenient, walkable distances between home, work, school, shopping etc. can change people's habits and preferences to walk/bike over driving, to ultimately reduce traffic and requirements for road/parking areas. Less land surface covered with impervious road/parking surfaces would minimize related stormwater catchment and drainage systems, and create additional areas for natural drainage systems that direct stormwater towards permeable, vegetated areas, i.e., "green streets".) Sustainable community planning and design decisions require a deep understanding of these kinds of relationships to affect meaningful change (sustainability measures cannot be implemented randomly, like items on a menu). • Need more flexibility in the land use regulation and approval process to allow the innovative development patterns and technologies that support sustainability. Current codes and regulations may not support "unconventional" design standards and plan layouts.
10.	Department of Facility Maintenance	May be revising the Division of Road Maintenance's District Boundary between Wai'anae and Pearl City/Ewa Districts to reflect population growth in West O'ahu (Kapolei area).
11.	Fire Department	Chapter II. Economic Activity, Objective C, Policy 4: Is this recommendation to provide sufficient land for the continuation of sugar and pineapple still considered to be viable? Chapter VIII. Public Safety, Objective B: Suggested Additions: • Provide adequate hazardous materials response services. • Promote hurricane-resist construction for new assembly places. Chapter IX. Health and Education, Objective A: Should the plan address the recent rise in in-migrant populations to O'ahu that increases service demands on emergency responders and health care workers?
12.	Department of Human Services	Update Plan to embrace the inclusion of and accessibility for all segments of the population including: minorities, women, and the disabled. Preamble notes: "fair distribution of social benefits was held to be of paramount importance" in the preparation, pursuit and implementation of the Plan's objectives and policies. Updates should go beyond simple fairness and seek to ensure non-discrimination and inclusion of all segments of the

	Agency/Individual	Comment
		population as a guiding principle of the preparation, pursuit, and implementation of the Plan. Community participation effort should accommodate non-English speakers and persons with communication and other disabilities. Possible Plan updates: • Consider the needs and interests applicable to new immigrant populations and those of existing diverse cultures, particularly in areas of economic activity, housing, transportation, urban design, public safety, health, and education, etc. • Compliance with Americans with Disabilities Act (ADA) guidelines and standards should be a floor rather than a ceiling for the planning, design, and implementation of all undertakings. Access to and full utilization by all people should be fundamental to the future development of O'ahu. • Consider O'ahu's aging resident population and the projected increase in the number of individuals with disabilities within this aging population. Plans related to housing, transportation, urban design, etc., must include a policy focus on persons with disabilities of all ages, and the disabled elderly in particular.
13.	Department of Parks and Recreation	Reconsider the emphasis given to the probability and catastrophic consequences of sea level rise (Key Planning Issues Report references UH School of Ocean and Earth Science and Technology's prediction for a one meter rise in sea levels by the end of this century). Including such predictions in the City's formal planning document could have significant negative influence on major financial institutions that support private sector long term mortgage financing. Prediction is unproven; City should not prematurely take a position on this issue and include it in a planning document as important as the General Plan. Better approach would be schedule periodic updates to confirm whether sea levels is rising at the levels predicted, and then plan accordingly.
14.	Police Department	• General statements in the Public Safety section (Chapter VIII) are very general and consistent with HPD's vision and strategic plan. • Update photo, if possible, to reflect current equipment/uniforms and involve all public safety first responders (HPD, HFD, EMS, ocean safety)
15.	Board of Water Supply	• Objectives and policies ok. Current BWS long-range plans and policies consider the key planning issues regarding water supply that will be used to update the 2035 General Plan. • One key trend is that population growth dropped from 13,000/year in the 1960s-70s to 6,000/year over the last two decades, with increasing slower growth suggested.

	Agency/Individual	Comment
NEIGHBORHOOD BOARDS		
16.	Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 3	• Considers the majority of General Plan objectives/policies to be sound • Presents 8 draft policy statements for sustainability • Suggests revising the General Plan's population distribution to reduce density and crowding in the PUC and increase population in Kapolei as the second city. • Suggests specific objectives/policies to address Quality-of-Life issues and economic considerations (e.g., maintain established communities, recognize community-based guiding principles and plans, maintain urban and community growth boundaries, effectuate homeless…, healthy, balanced diversified island economy, tourism threshold)
17.	Kahalu'u Neighborhood Board No. 29	Oct. 12, 2011 Board resolution passed: • Add specific sections addressing agriculture and sustainability. • Agricultural policies should promote sustainable agriculture to increase local grown food and food security, and provide economic opportunities.
18.	Kailua Neighborhood Board No. 31	Suggested revisions to the Objectives and Policies statements (see 7-page comment sheet for specific revisions and proposed new statements to be added). Some suggestions include: • Add section on Definitions for various planning concepts (e.g., urban growth boundaries) • Add goals and benchmarks • Add new Sustainability Chapter • Change population distribution to include projected number of residents • Add target limit for tourism • Add film industry and information-based technologies • Add policy to conduct carrying capacity study and cost-benefit analysis of tourism • New agriculture policies Comments and questions on Trend Reports and Key Planning Issues Report • Includes specific comments on Affordable Housing Trend Report • Opposes inclusion of or reference to any part of Visitor Industry Trend Report in General Plan • Opposes inclusion of or reference to any part of Agriculture Trend Report in General Plan December 1, 2011 Board resolution passed "Requesting that the adoption of remaining Development and Sustainable Communities' Plans be deferred pending completion of the revised County General Plan"

	Agency/Individual	Comment
19.	Kuliouou/Kalani Iki Neighborhood Board No. 2	Key policy issues and concerns: (1) protect natural environment from incompatible development; (2) limit development in areas with rockfall and landslide hazards; (3) provide for safe and attractive neighborhoods (e.g., clean and safe streets, limited number of care homes in residential areas); (4) protect Conservation, Preservation and agricultural areas from development; (5) consider impacts of the Turtle Bay Resort expansion; (6) support the traditional ahupua'a land management concept; (7) recognize the cultural significance of fishponds; (8) ensure public access to shoreline recreational areas; and (9) ban commercial shark tours.
20.	Mililani/Waipio/Melemanu Neighborhood Board No. 25	• Need substantive analysis about if the General Plan worked to direct growth and population distribution. Was growth directed to the Secondary Urban Center or was it allowed to sprawl in Leeward/Central O'ahu in response to markets conditions and changes in population distribution, in order to accommodate market forces? • Need some substantive analysis on the role of the DP/SCPs in achieving directed growth and population distribution guidelines. Were plans able to control urbanization through the application of phasing, concurrency, and other tools designed to manage growth? • How will the revised General Plan be any better than the existing General Plan in controlling urbanization and managing growth?
COMMUNITY / PRIVATE ORGANIZATIONS		
21.	Association of Hawaiian Civic Clubs	Oct. 29, 2011 resolution adopted by the Association of Hawaiian Civic Clubs Convention: "Urging the City to incorporate into its planning process for 2035 both an understanding of Hawai'i's history, as well as broad national and local issues, to create a plan that acknowledges the need for clear and ethical thinking in planning for Hawai'i in the context of a changing world."
22.	Haseko Inc.	Has requested amendments to the draft Revised Ewa DP to replace the Ewa marina with a more community-oriented recreational lagoon option (Planning Commission hearing scheduled for January 11, 2012). Withholding comments until draft revised General Plan is available for review; requests notification of its availability.
23.	Keep It Kailua	Opposes vacation accommodations in residential areas. Protect O'ahu's residential zoning and locate all future visitor lodging only in resort-zoned land parcels.
24.	Land Use Research Foundation	• Address Important Agricultural Lands (IAL) law and incorporate new policies: (e.g., 1. Include IAL law and principles in County planning documents, ordinances, etc.; 2. establish and implement C&C IAL incentives; 3. designate County agricultural lands as IAL). Other new AG policies should address need for irrigation. Prefer to use the term "IAL" instead of "high quality agricultural lands" because "high

	Agency/Individual	Comment
		quality" is undefined and means different things to different people, and the term "IAL" is State law with criteria to designate IAL (IAL does not focus on quality of the land, but on productivity, which means coffee, flowers, and ranching operations may be designated.) • Clarification is needed to specify that the population distribution figures in Chapter I are "only guidelines", and that discretion and flexibility should be exercised "where circumstances may dictate acceptable population growth in areas outside 'Ewa/Central O'ahu." It is poor planning to use the "guidelines" to limit the population of other areas with populations exceeding the "guidelines," which need affordable housing for existing populations and employment to avoid long commutes. • Agree that major portion of future growth should be directed to Primary Urban Center, 'Ewa and Central O'ahu, but also strongly oppose limiting housing supply in other regions. Allow flexibility for areas with populations exceeding the GP "guidelines," such as Lā'ie , which needs affordable housing and a university with student/faculty housing needs. • Add definition of sustainability if developed with public consensus; or if no consensus on definition, then leave term undefined. • Add policies that address the effects of sea level rise, including "infrastructure investments to address potential flooding." Policies should not be limited to "increased shoreline setback to direct development away from coastal areas." (this restricts renovation and construction in Waikīkī, Ko Olina, Downtown). Should instead "encourage technological development and other infrastructure improvements to protect existing and allow further development in coastal areas." • Housing affordability can only be achieved if overly restrictive land use policies are eliminated; developers are allowed to increase the supply of affordable rental units (instead of requiring developers to build a majority of affordable units "for sale"); and by distributing affordable housing throughout the island (not concentrating it in 'Ewa and Central O'ahu)." GP should also include the recommendations of the 2 reports prepared by the Mayor's Affordable Housing Task Force, and the City should be implementing those recommendations. • Continue to strongly encourage and promote policies related to the 4 major pillars of O'ahu's economy – Visitor Industry, Federal/Military spending, Construction and Development, and Agriculture. Should add new section for construction and development, which is a vital component of planning for the future. Also add new policies to support competing in a global marketplace, new growth industries (renewable and alternative energy resources and industries), and increasing the percentage of food that is grown and consumed locally.

	Agency/Individual	Comment
25.	Pacific Resource Partnership	• Five most important issues to be addressed by update: traffic/congestion; homelessness/availability of housing; economic opportunities; upgrading/expanding capacity of infrastructure systems; and protecting important agricultural lands. • Agrees that population percentage guidelines have been effective. • Should increase housing supply in other regions outside the PUC, Ewa, and Central Oʻahu. Need to increase housing availability. • Housing affordability is the most important housing issue, achievable by eliminating restrictive land use policies. • Add the construction and development industry in the "Economy" chapter.
26.	Poamoho Organic Produce	• Need clear definition of terms: food self-sufficiency, food sustainability, food sovereignty, food security. Primary emphasis of agriculture in the General Plan should be food self-sufficiency, sustainability and sovereignty. • Focus of General Plan should be "local food for local consumption," as priority above all other uses for AG lands in order to improve food sustainability. • Need to identify and prioritize important AG lands before adjusting community growth boundaries • Cost of water and distribution systems are problematic and should be addressed. • General Plan should define priorities for improvement and growth of AG industry. Should recognize end of plantation-style sugar/pineapple production and new model of small, family diversified farms and diversity and competitiveness of industry. • Address regulatory mechanisms (e.g., overdevelopment standards for AG subdivisions, AG rules that may actually encourage fake farms; zoning; food farm safety requirements).
27.	Waikīkī Residents' Association	How does the General Plan deal with issues such as upgrading infrastructure (e.g., sewer/water/roadways/carrying capacity, etc.), sustainable energy, affordable housing and transportation to support the increased density planned for Honolulu's urban core?
INDIVIDUALS		
28.	Ann ALLRED	Supports affordable housing and careful growth in Koʻolau Loa.
29.	Toni ALTMAN	Permit short term vacation rentals and B&Bs.
30.	Amelia ARAPOFF	Permit short term vacation rentals (owner/operator).
31.	Milica BARJAKTAROVIC	Opposes development and increasing population along the North Shore, specifically Turtle Bay Resort and Malaekahana proposals. Protect rural character and preserve AG lands.

	Agency/Individual	Comment
32.	Glads BAUTISTA	Protect AG lands and preserve rural areas. Proposed developments (Hoopili and Koa Ridge) and the concept of a 4-lane highway around the island threaten rural character, open space and agricultural lands. Need to preserve agricultural lands and grow food for local consumption.
33.	David BETHAM	Support housing development, economic growth, and some roadway expansion in Koʻolau Loa.
34.	Jackie BLACK	Permit short term vacation rentals (operator).
35.	Betty BODLAK	Protect rural character. Ensure that the development proposed for Haleʻiwa town does not ruin the town's country feeling.
36.	Evelyn BRAKOPP	Permit short term vacation rentals and B&Bs.
37.	Rainie BURNS	Permit short term vacation rentals and B&Bs.
38.	Dennis CALLAN	Supports major redevelopment of the urban core (between Kapahulu-Kalihi) with high-rise, high-density communities like major cities in Asia to preserve AG lands and open space.
39.	Victoria CANNON	Leave the General Plan alone. Stop paving over Oʻahu.
40.	Dan CARPENTER	Supports legalizing short term vacation rentals (B&B, TVR and condos).
41.	Tatyana CERULLO	• Revise General Plan to recognize end of plantation agriculture and reflect new goals for diversified agricultural sustainability. Should encourage landowners to make large tracts of land available for all sizes of diversified farms. • Local diversified agriculture is an integral part of Oʻahu's sustainability. • Opposes the use of AG land for urban development (Hoopili).
42.	Doug COLE	Concerned about the future of agricultural lands and agricultural issues in general, including increased food security and self-sufficiency. Request further explanation of statistics, assumptions and conclusions in the Agriculture Trend Report before report is used to validate recommendations or support proposed changes to the General Plan: • What is the definition of 42,620 acres of "high quality agricultural land"? What about other AG lands? Is the report suggesting that lands outside this definition are not valuable for agriculture? • Report cites 11,000 acres of agricultural land currently cultivated (56.4% in specialty crop; 8.2% in non-pineapple fruit; 35.4% in vegetable/melons). Will these figures likely remain the same or be similar as agricultural lands not currently used come to be cultivated in the future? Why or why not? • Report indicates 23,000 acres are needed to grow 100% of the fruits and vegetables consumed on Oʻahu, and 30,000 acres of "high quality agricultural land" currently either fallow or used for animal

	Agency/Individual	Comment
		grazing are available for additional cultivation. If the current cultivation percentages (based on 11,000 acres) remain the same or similar moving forward, shouldn't the estimate of 23,000 acres be substantially more? For example, using the current cultivation percentages (56.4% specialty crop; 8.2% non-pineapple fruit; 35.4% vegetable/melons), and assuming all 30,000 acres of fallow and/or cattle grazed high quality AG lands came to be under cultivation, there would be: - 16,920 acres specialty crop cultivation (56.4% of 30,000 acres) - 2,460 acres non-pineapple fruit cultivation (8.2% of 30,000 acres) - 13,030 acres vegetable and/or melons (35.4% of 30,000 acres), and - 0 acres cattle grazing (0.0% of 30,000 acres) Based on this calculation, 15,490 acres would be in fruits and vegetable/melon cultivation. This is 7,510 acres less than the 23,000 acres cited for 100% self-sufficiency in fruits and vegetable. • What is the City's position about increasing self-sufficiency and reducing the amount of imported agricultural crops? Is the goal to increase self-sufficiency in all agricultural products (fruits, vegetables, beef, pork, poultry, seafood, eggs, milk,), or just fruits and vegetables? Report doesn't address amount of land needed to achieve self-sufficiency in beef, pork, poultry, eggs, or milk. • Report conclusion ("Compared to other agricultural activities, cattle grazing is a low-value use of land.") is based purely on economic analysis. Are there non-economic values to increasing local production of beef and dairy products that should be considered? (e.g. the health, safety, and welfare of O'ahu residents?) Why were such non-economic values or factors not considered? • Report cites UH CTAHR findings that "100% food self-sufficiency is impractical, unattainable." What is the citation of the CTAHR study? Were other studies with different findings considered? What is the justification for accepting the validity of the CTAHR study's conclusion?
43.	Wayne CONLEE	Permit short term vacation rentals.
44.	Thomas CONNELLY	Permit short term vacation rentals.
45.	KC CONNORS	• Protect AG lands and preserve rural areas. • Opposes major development proposals (Turtle Bay Resort, Malaekahana, Hoopili, Koa Ridge). • Food security, remaining a 1st class tourist destination, and a vibrant film/TV industry that brings in higher income jobs are important for future economic development.
46.	Leilani COOK	Permit short term vacation rentals and B&Bs.
47.	Babe DA SILVA	Permit short term vacation rentals and B&Bs.
48.	Richard DELEON	Permit short term vacation rentals and B&Bs.

	Agency/Individual	Comment
49.	Ray DEVERA	Supports short term vacation rentals.
50.	Jessica DOS SANTOS	Leave the General Plan alone. Keep City City and country country. No more paving agricultural lands.
51.	Kioni DUDLEY	• No need for major overhaul of General Plan. • Regulate in-migration and stop the issuance of water meters to control population growth and to protect the vitality of O'ahu's tourism industry. • Need to push the development of Kapolei Business District to provide jobs in Leeward O'ahu. • Ensure community representation in the planning process.
52.	Kim FALE	Support jobs and affordable housing in Ko'olau Loa.
53.	Sheila FEBALEAKI	Permit short term vacation rentals and B&Bs.
54.	Kent FONOIMOANA	• Agree with current directed growth policy. Leave rural areas rural. • Revised General Plan should reflect each community's vision as articulated in the community's DP/SCP. Plan should be community's vision, not City's vision.
55.	Paul FREEBAIRN	Support some growth and affordable housing development in Ko'olau Loa.
56.	Karen GALLAGHER	Leave the General Plan alone. No more hotels or major developments on the North Shore.
57.	Spencer GARRETT	Permit short term vacation rentals.
58.	Rene GARVIN	Protect all AG lands (both primary and secondary) from urbanization. Emphasis should be growing food for local consumption and addressing food security.
59.	Mary Jo GODWIN	Opposes development and increasing population along the North Shore, specifically Turtle Bay Resort and Malaekahana proposals. Protect rural character and preserve AG lands.
60.	Christopher GOODY	General Plan should not allow for the Turtle Bay Resort expansion or Malaekahana proposals.
61.	Alfred GRACE	Support economic growth and residential development in Ko'olau Loa.
62.	Ted GUILDNER	Need for affordable family housing
63.	Dale HAMMOND	Update General Plan to account for proposed BYUH/ PCC expansion and affordable housing.
64.	Azlina HARUN	Permit short term vacation rentals and B&Bs.
65.	Mari HARTMAN	Revise North Shore Sustainable Communities Plan (Section 3.6.4 Country Stores) to address concerns about recent proposals to modify/expand commercial uses of Kammie's Market and Chevron station.
66.	H. HATTON	Permit short term vacation rentals and B&Bs.

	Agency/Individual	Comment
67.	Jeri HAYNES	Permit short term vacation rentals (Operator, will go out of business if not legalized.)
68.	Carolyn HIATT	Permit short term vacation rentals and B&Bs.
69.	Dianne HIGGINS	Permit short term vacation rentals in Hauʻula.
70.	Steve HOAG	• Support some growth, jobs, more affordable housing and housing choice in Koʻolau Loa. • Questions appropriateness and "right size" of population guidelines. should be removed from General Plan or altered to allow for more growth in less populated areas.
71.	Steven HOSKINS	Support proposed development in Lāʻie to provide new employment and housing opportunities.
72.	Sebi JACKOVICS	Permit short term vacation rentals (regular TVU user).
73.	Mike JACKSON	Permit short term vacation rentals.
74.	Choon JAMES	• Supports current General Plan directed growth policy that designates urban and rural areas • Need City to stand a firm stance on protecting AG/Preservation and Conservation lands • Consider impacts that major developments may have on the North Shore/Koʻolau Loa's country character and rural lifestyle. • Address food security. Need to reduce the amount of food that is imported. • Before approving land use permit applications, the City should consider the City's cost to accommodate/upgrade/expand infrastructure systems (utilities, roads) needed to support the proposed development.
75.	Jeannine JOHNSON	• Preserve natural, historic and culturally important sites. • Protect significant habitats, ecosystems and watersheds to preserve water quality and supply. • Protect agricultural lands from urbanization. Increase local food grown for local consumption. • Opposes short term vacation rentals and B&B in residential areas.
76.	Ken JOHNSON	Permit short term vacation rentals (owner/operator).
77.	Daniel JUSTICE	Permit short term vacation rentals.
78.	Barbara KAHANA	• Leave the General Plan alone. Keep City City and country country. No more development of agricultural lands – food safety and food security are key. • Supports Kailua Neighborhood Board resolution requesting the Planning Commission and City Council to defer approval of any DPs/SCPs revisions until the General Plan revision is completed.
79.	Leslee KANAIAUPUNI	Permit short term vacation rentals and B&Bs.
80.	Nina KAPFER	Opposes development of the North Shore. Protect natural paradise.

	Agency/Individual	Comment
81.	Mike KEE	Permit short term vacation rentals and B&Bs.
82.	Dotty KELLY PADDOCK	Leave the General Plan alone. Keep City City and country country. No more paving agricultural lands.
83.	Marci KUNIN	Permit short term vacation rentals and B&Bs.
84.	Poka LAENUI	Comments based on "2035 Traveler's Guide to Hawai'i," which is a 9-page article describing the author's future vision of Wai'anae as a sovereign Hawaiian nation. Policies for Native Hawaiian cultural values, economy, national security, education and healthcare are presented.
85.	Frederic LARSON	Permit short term vacation rentals and B&Bs.
86.	Questor LAU	Strategies to address affordable housing need: (1) increase supply of housing with accessory dwelling units; (2) community land trusts; (3) reduce regulatory and infrastructure barriers (sewer capacity)
87.	George LAUTAHA	Support Envision Lā'ie plan to provide jobs and housing.
88.	Susu LEONG MARKHAM	Permit short term vacation rentals and B&Bs.
89.	Maureen MALANAPHY	Leave the General Plan alone. No new developments, specifically Malaekahana proposal. Protect rural areas and preserve AG lands.
90.	Janet MARTIN	Permit short term vacation rentals and B&Bs (visitor).
91.	Linda MARTIN	Permit short term vacation rentals and B&Bs.
92.	John MAUCH	Permit short term vacation rentals.
93.	Larry McELHENY	Opposes developing the North Shore, specifically Turtle Bay Resort and Malaekahana proposals. Protect rural character and preserve AG lands.
94.	Reenie MCKEAGUE	Permit short term vacation rentals and B&Bs.
95.	Mary MENCH	Tax incentives to homeowners who build mother-in-law/ohana units to facilitate affordable housing and to address scarcity of land and housing.
96.	Delsa MOE	Support affordable housing and small amount of growth in Ko'olau Loa. Allow for upgrades and expansion of Kahuku High School.
97.	Emily MURPHY-TAFITI	Support Lā'ie hotel proposal. Need jobs and economic growth.
98.	Paul NELSON	• 6:00 start time and downtown location for 1st Community Meeting was inconvenient for North Shore residents. Public meetings (times, locations) should be planned to encourage participation. • No more development in Ko'olau Loa and North Shore. Preserve rural character and local culture.

	Agency/Individual	Comment
99.	Michael NEWMAN	Permit short term vacation rentals. Owner of a vacation rental; has not had problems.
100.	Audry NICHOLSON	Permit short term vacation rentals. (Is a small business owner benefitting from industry.)
101.	Marci PADDOCK	Permit short term vacation rentals.
102.	Will PAGE	• 8/28/11 email: Do not include recommendations regarding short-term vacation rentals outside of Waikīkī in the General Plan Update. Need input from the Koʻolau Poko community before making decisions on visitor accommodations outside of Waikīkī. Community does not want "small community-based hotels or inns" in Koʻolau Poko, although past surveys have favored B&Bs and other types of visitor accommodations. Koʻolau Poko SCP community meetings did not discuss short-term vacation rentals. • 11/17/11 email: Lack of jobs and opportunities in agriculture and tourism is leading decline of Koʻolau Poko population. Recent surge in vacation rentals and B&B in our neighborhoods has brought jobs and income. Small hotels are not the answer. Permit short term vacation rentals.
103.	Kathleen PAHINUI	• Protect agricultural land. Promote/expand diversified agriculture to grow more food for local consumption. • Support a green belt where no further large scale development can occur. Protect rural areas from large scale development. • Support legal visitor accommodations that currently exist. Support legislation against illegal spot rezoning by those who run illegal transient vacation units.
104.	Geoffrey PATERSON	• Opposes current rail project • Preserve agricultural lands
105.	Lennard PEPPER	• Address issues relating to aging and the aged. • Address aging infrastructure. • Encourage sustainability and innovation. • Survey results are skewed by self-interest. Survey should not be important tool for General Plan revisions (11/16/11 email).
106.	Joshua PERKINS	Permit short term vacation rentals and B&Bs.
107.	Joshua PERKINS	Permit short term vacation rentals and B&Bs.
108.	Bill QUINLAN	Opposes Lāʻie hotel expansion. 300-room hotel is too large due to traffic/infrastructure concerns. Developer (not government) should be required to mitigate all impacts.
109.	Judith RATCLIFF	Permit short term vacation rentals.

	Agency/Individual	Comment
110.	Anson REGO	Add specifics to preserve the character of single family residential areas (i.e., what lands can't be built on (on slopes), restrictions re. transient housing, ARCHs, hospices).
111.	Mary RODGERS	Permit short term vacation rentals and B&Bs.
112.	Sara RUSH	Permit short term vacation rentals and B&Bs.
113.	Ursula RETHERFORD	• Current General Plan is a good plan, no need for major revision. • Request extension of public comment period by 3-4 months. • Protect agriculture lands and encourage crops for local food consumption. • Need to diversify O'ahu's tourism-based economy. • Opposes short term vacation rentals and B&B in residential areas.
114.	Thomas SCHUCH	Consider rural infrastructure before approving development plans for Windward O'ahu. Need to value this quality of life consideration like current residents do.
115.	Stuart SCOTT	Noted several areas of bias and potential bias in the survey.
116.	Stu SIMMONS	Remove short term vacation rentals and B&B issue from the General Plan Review. It has been rejected by the Planning Commission/City Council and it distracts from more pressing land-use issues. Opposes short term vacation rentals and B&Bs (preserve the integrity of O'ahu's residential neighborhoods).
117.	Stuart SMALL	Permit short term vacation rentals.
118.	Dianne SMITH	Permit short term vacation rentals and B&Bs.
119.	Karen STILES	Permit short term vacation rentals and B&Bs. No mini hotels in communities.
120.	Roger STILES	Permit short term vacation rentals and B&Bs.
121.	Paulette TAM	• Opposes Hawaiian Memorial Park Cemetery expansion because of trespassing concerns and because conservation lands should be protected from development. • Promote locally-grown food and food security in Kāne'ohe by prohibiting housing and subdivision of agricultural and conservation lands in Kāne'ohe. Opposes zone changes from AG/Conservation to any type of residential zoning. • Use lands in Ko'olau Loa for Hawaiian taro and other types of farms, not for residential or resorts.
122.	Representative Cynthia THIELEN	Current process lacks transparency and public outreach. Three months to comment, one community meeting and an online survey is unrealistic. Survey is limited tool that does not adequately reflect community's desires, need to include communities and neighborhoods boards.
123.	Evita TOVEY	Support proposed development in Lā'ie. Need additional housing.

	Agency/Individual	Comment
124.	Jim TURSE	• Supports B &B and TVUs. • Survey results invalidated by skewed response rate from Kailua residents.
125.	Steve WHEELWRIGHT	Support steady modest growth in Koʻolau Loa to provide affordable housing and job opportunities, and infrastructure and public schools improvements.
126.	Nerissa WONG-VANHAREN	Permit short term vacation rentals.
127.	Anonymous	Permit short term vacation rentals and B&Bs.
128.	Anonymous	Supports short term vacation rentals (part-time resident).
129.	Anonymous	Permit short term vacation rentals and B&Bs.
130.	Anonymous	Permit short term vacation rentals.
131.	Anonymous	Permit short term vacation rentals.
132.	Anonymous	Permit short term vacation rentals and B&Bs.
133.	Anonymous	Permit short term vacation rentals and B&Bs.
134.	Anonymous	Permit short term vacation rentals and B&Bs.
135.	Anonymous	Permit short term vacation rentals.
136.	Anonymous	Permit short term vacation rentals and B&Bs.
137.	Anonymous	Permit short term vacation rentals.
138.	Anonymous	Permit short term vacation rentals and B&Bs.
139.	Anonymous	Permit short term vacation rentals.
140.	Anonymous	Permit short term vacation rentals and B&Bs.
141.	Anonymous	Permit short term vacation rentals and B&Bs.

COMMUNITY QUESTIONNAIRE RESPONSES
NOVEMBER 2011

Community Questionnaire Responses

O‘ahu 2035 General Plan Focused Update. Your Island. Your Future.

November 2011

City and County of Honolulu
Department of Planning and Permitting

INTRODUCTION

This report summarizes the results of a community questionnaire conducted during Summer 2011 for the O'ahu General Plan Update. The on-line questionnaire (i.e, survey) was intended to be one of the information-gathering tools to gauge public perception about the issues being considered for the General Plan Update. Such issues, which are critical to residents' quality of life, include economic health, regional population and growth, agriculture, affordable housing and sustainability.

METHODOLOGY

The on-line questionnaire was posted on the Department of Planning and Permitting's (DPP's) project website between June 13, 2011 and September 1, 2011. The original deadline of July 14, 2011 was extended to September 1, 2011, in response to requests from community members.

The on-line questionnaire consisted of 17 questions, most of which were closed-end questions (i.e., rating type questions or Likert scale questions). Six of the closed-ended questions included an "Other" choice where respondents could write in their response. Only one question – Question 17 – was a true open-ended question asking respondents to answer in their own words.

This is NOT a scientific survey (i.e., does not represent an unbiased representative sample of the population). Participants were self-selected, meaning participation was based solely on an individual's willingness to take the survey. Respondents do not reflect a representative sample of O'ahu's resident population, and this fact should be considered when reviewing the responses.

Notice of the questionnaire's availability was circulated primarily through email using the project's email distribution list. Three emails announcing the on-line questionnaire and the website address were sent on June 13, 2011, July 19, 2011 and August 26, 2011, and email recipients were encouraged to forward the announcements to other interested parties. The questionnaire and the project website address were also announced at the July 7, 2011 community meeting.

This is a non-scientific survey that only reflects the views of individuals who chose to respond. Survey responses do not measure or represent public opinion, and should not be used to endorse any particular viewpoint.

RESPONSES

A total of 2,413 persons responded to the questionnaire, with a of 1,942 respondents (80.5%) completing all 17 of the questions. The total number of responses for each question varies, since the questionnaire format did not require respondents to answer a question before proceeding to the next question and some respondents chose to skip individual questions.

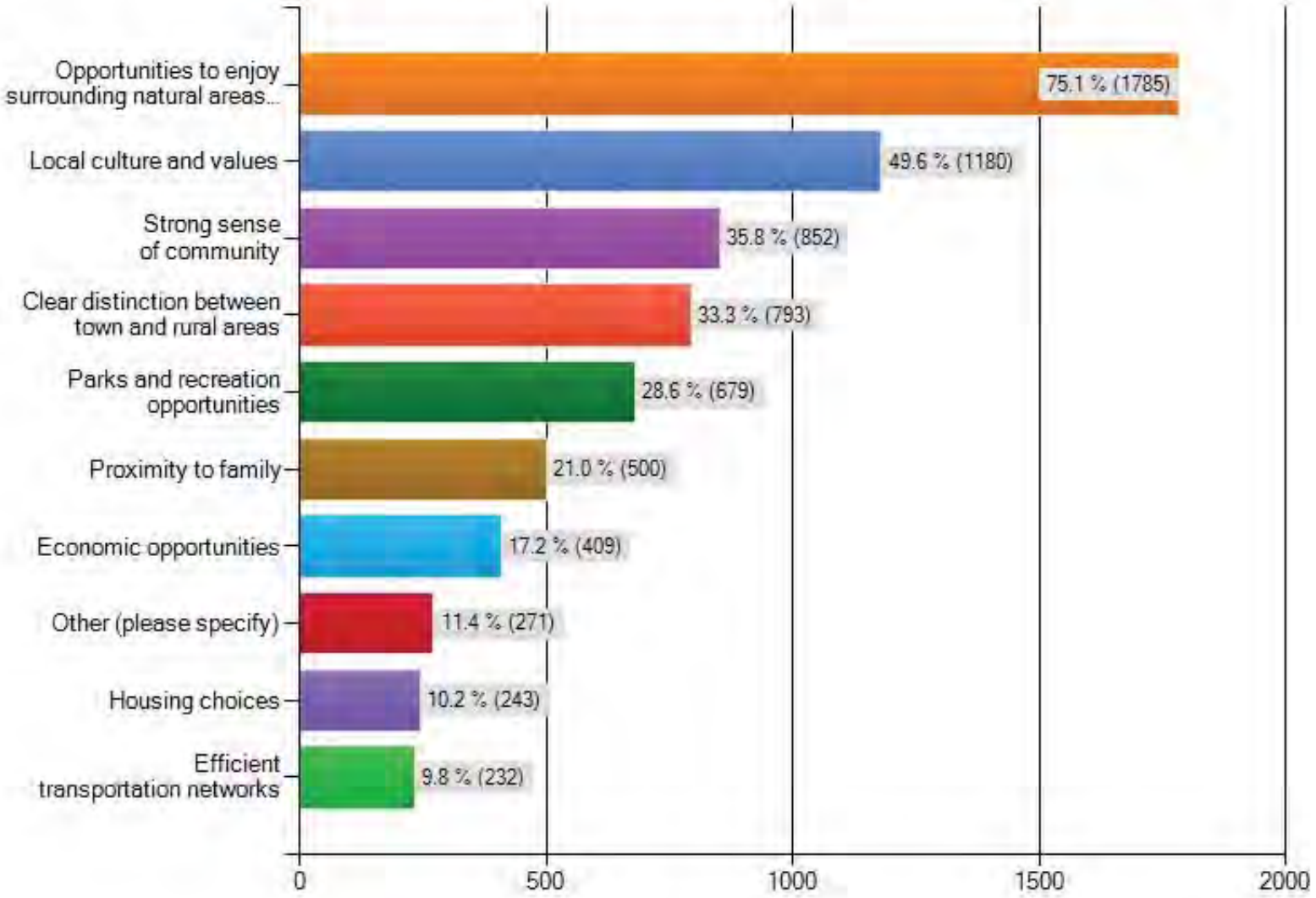
Certain areas of O‘ahu were over-represented in the responses. Except for military bases and industrial areas, all Oahu zip codes had at least 14 responses (out of 2,133 total), but the response rate for the Windward and North Shore areas (except in one case) was at least double their share of the island’s population. For example, 225 Lā‘ie residents responded, which represents 10.5% of the total survey responses, whereas Lā‘ie has only 0.7% of the island’s population. Similarly, 416 Kailua residents responded, which is 19.5% of the total responses, whereas Kailua has only 4.7% of the island’s population. The high response rate by these two communities is generally attributed to the ongoing debate in Kailua concerning short-term visitor accommodations in residential areas, and the residential and resort development projects proposed for Ko‘olau Loa.

REPORT ORGANIZATION

This report is organized into three sections. The first section presents the responses for each question. All responses (Questions 1-16) are reported in graph or tabular form, except for Question 17 which is summarized in narrative form. Most of the graphs indicate the number of respondents answering each response, and the percentage of total respondents. The second section of this report documents the open-ended responses, where questionnaire participants were allowed to write in their comments. The third section includes the actual questions.

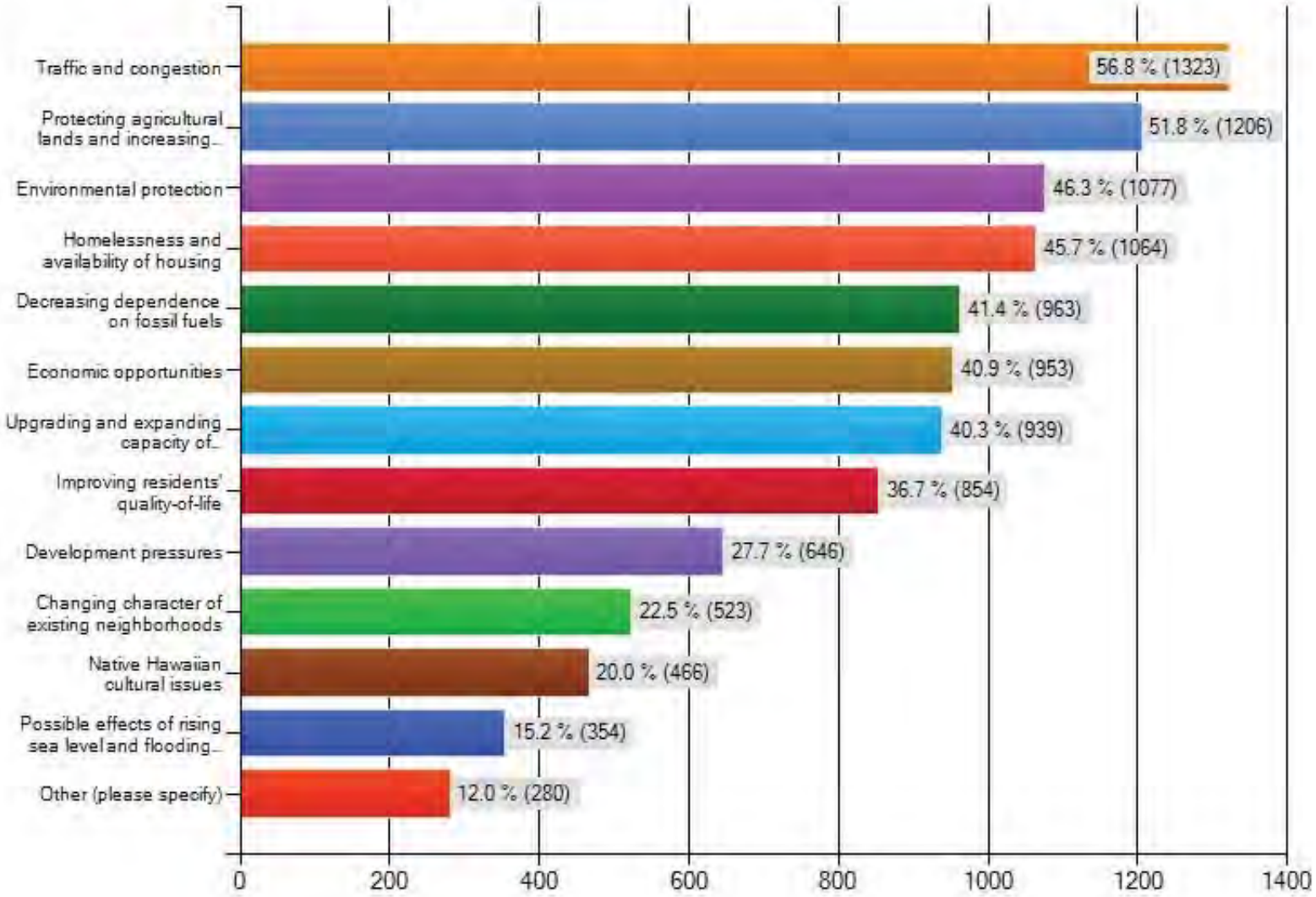
Efficient transportation networks

1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three)



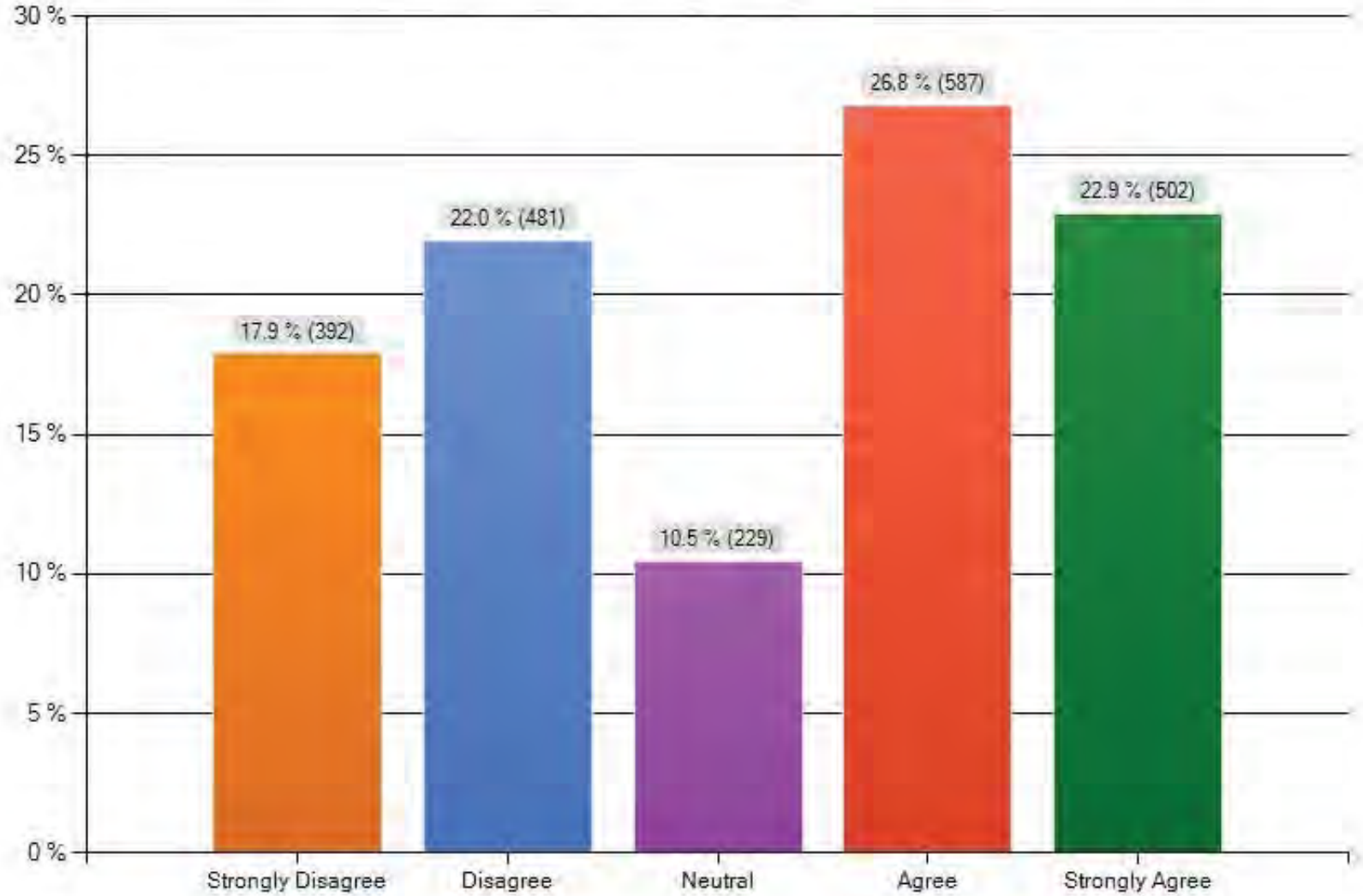
Other (please specify)

2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

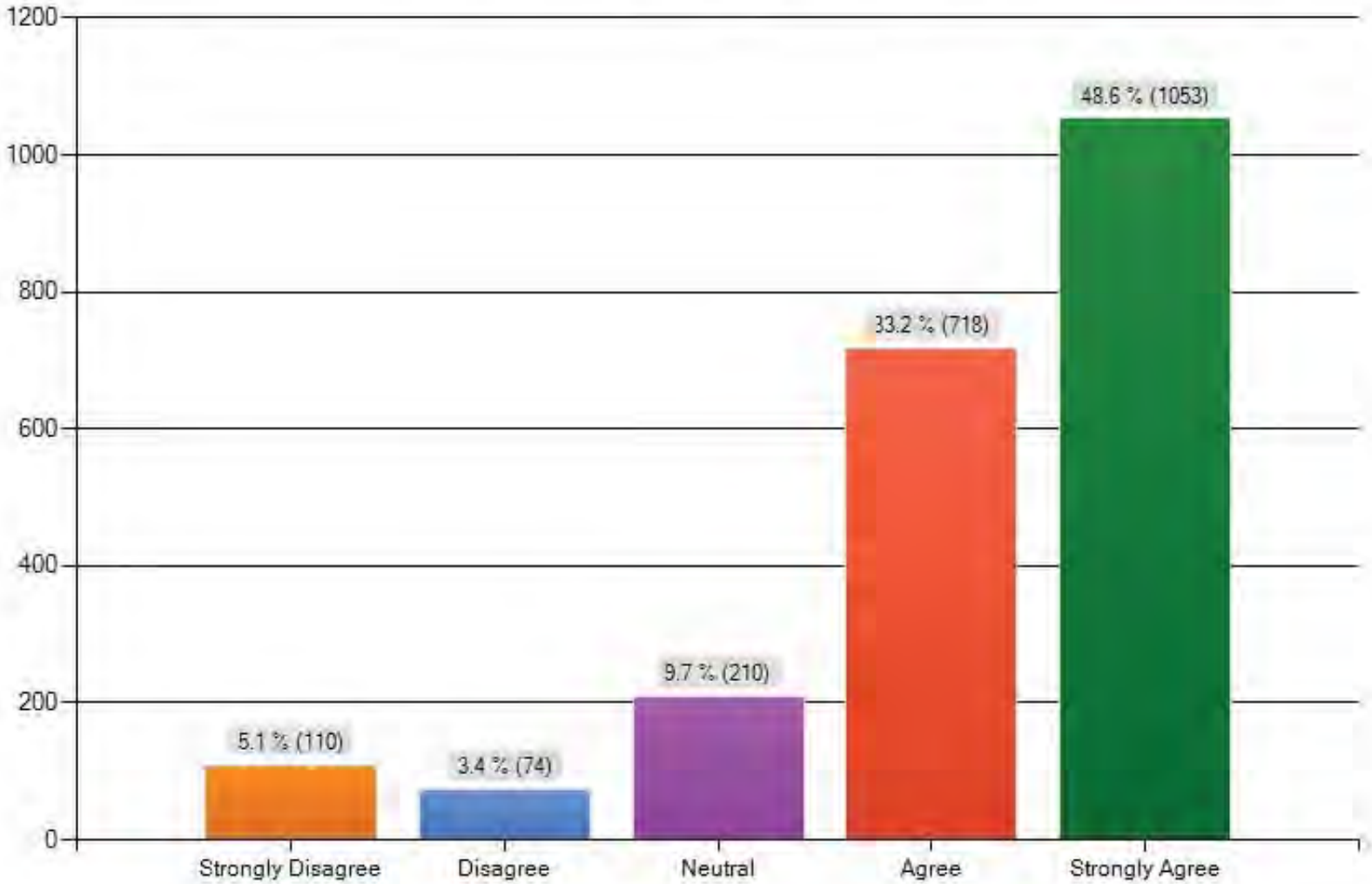


3. Do you agree that these population percentage guidelines have been effective in achieving the General Plan's directed growth?

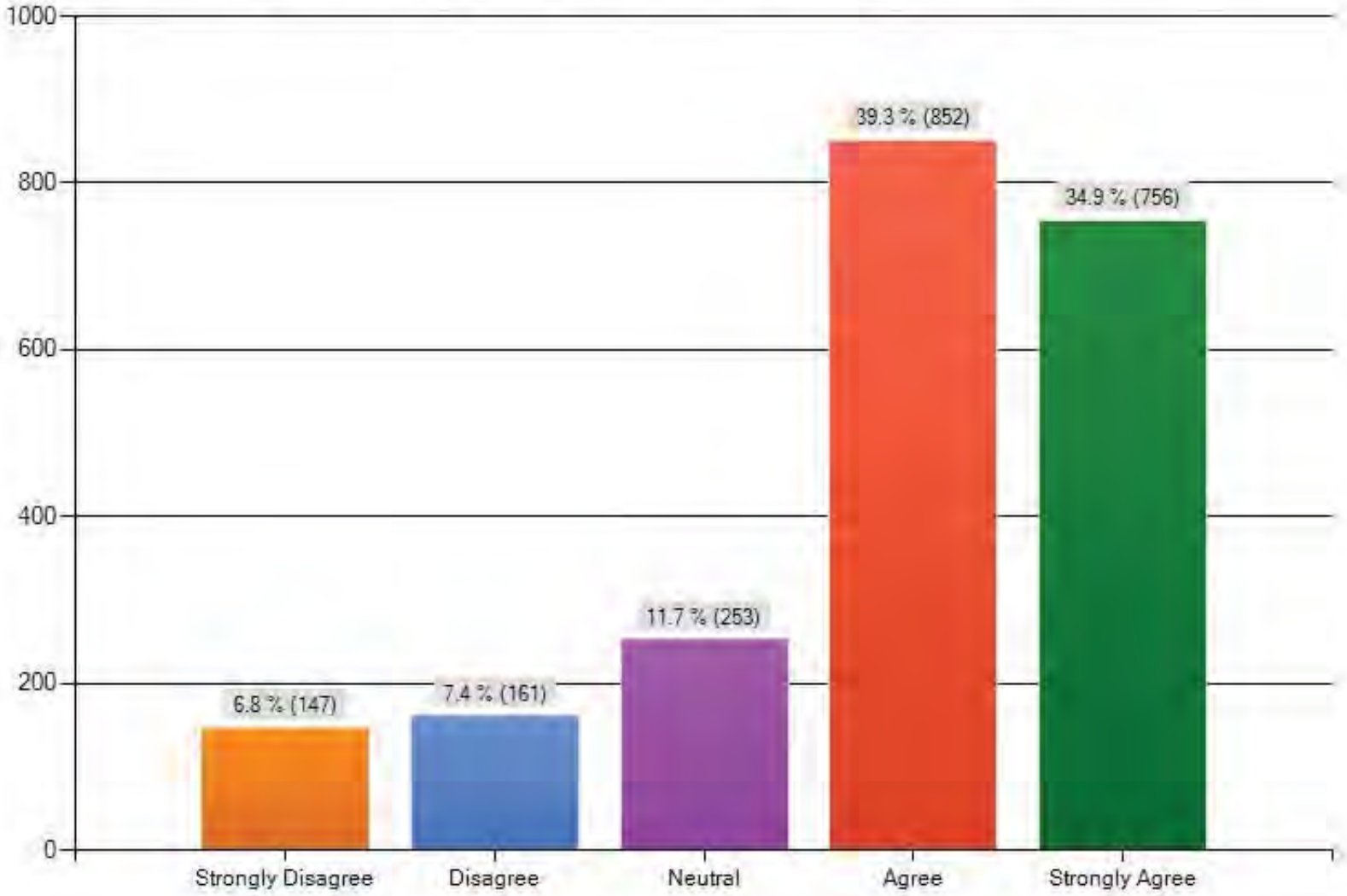
4. Do you agree with the following statement? In planning for the year 2035, the City should direct the major portion of all future growth to the Primary Urban Center, 'Ewa and Central O'ahu. There should be no significant increase in housing supply in other regions.



5. The General Plan reflects a sustainability strategy, when the Plan is reviewed in total. However, the Plan does not explicitly discuss the concept of "sustainability." Do you agree with the following statement? It is important that the General Plan be amended to formally recognize the goals of achieving a sustainable future, and the role of sustainability in shaping land use and other decisions.

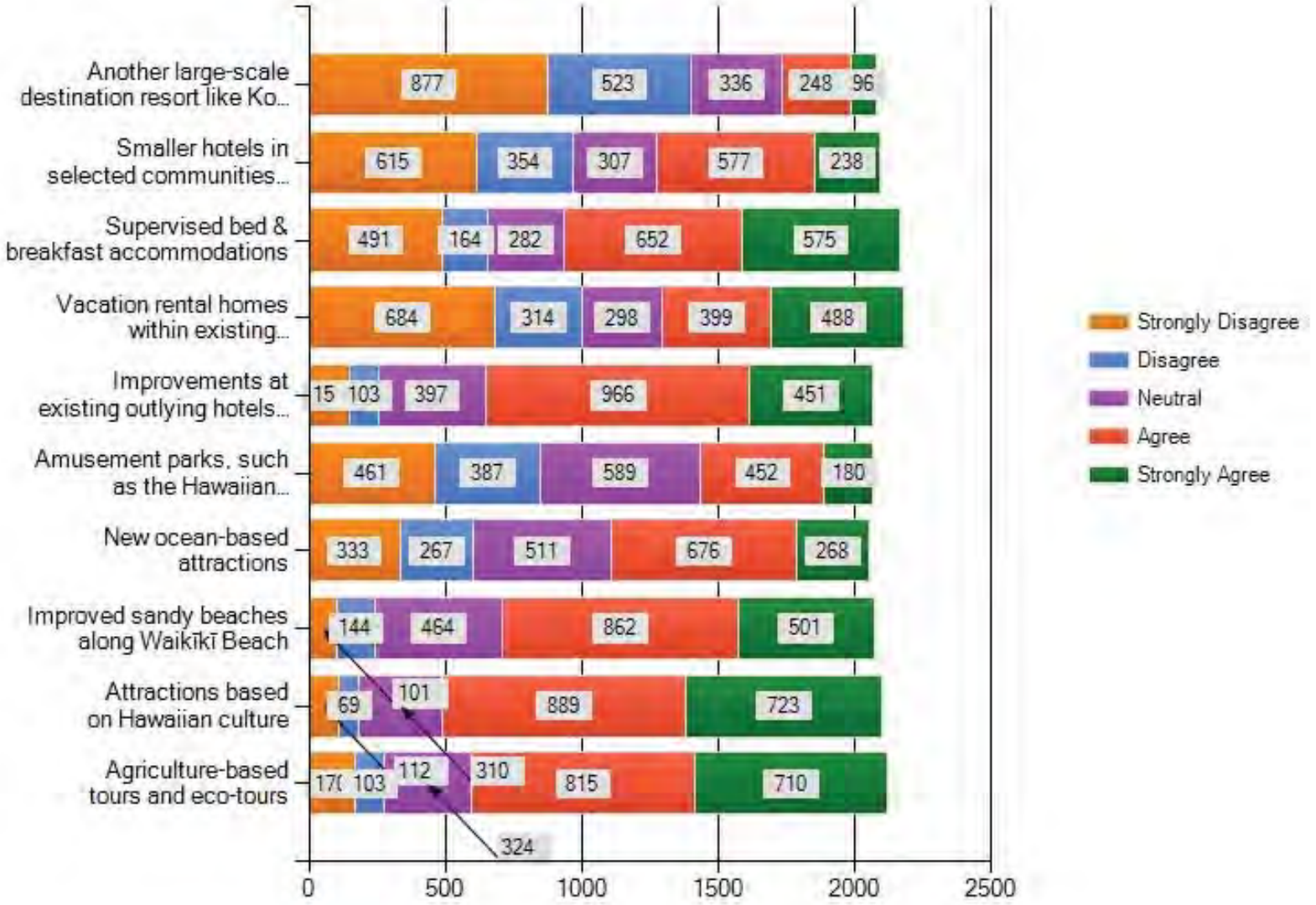


6. Do you agree that policies that address the effects of sea level rise - such as increased shoreline setbacks to direct development away from coastal areas and infrastructure investments to address potential flooding - are important considerations for the General Plan?



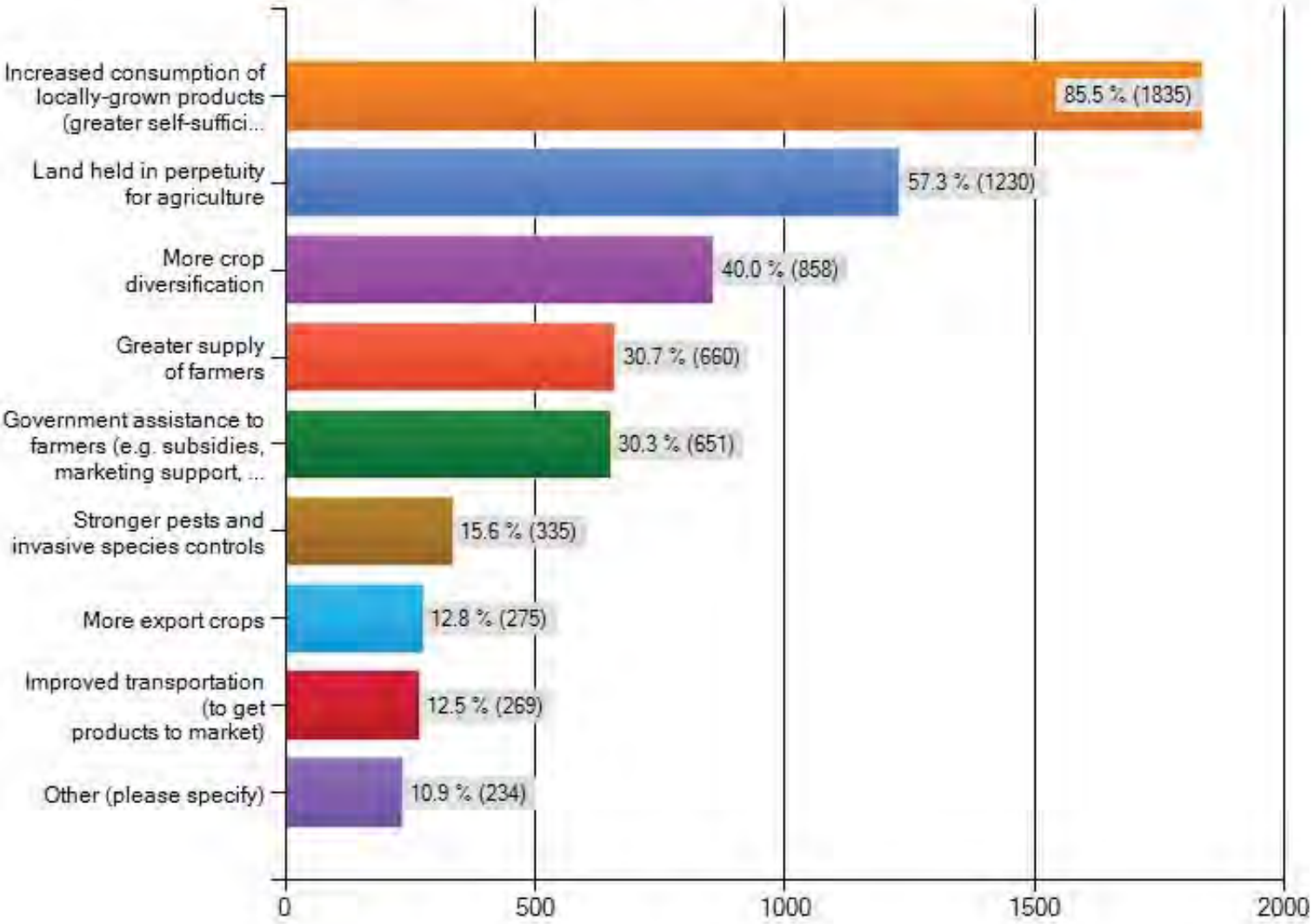
Agriculture-based tours and eco-tours

7. Which broad categories of visitor-oriented services might be needed in the future?

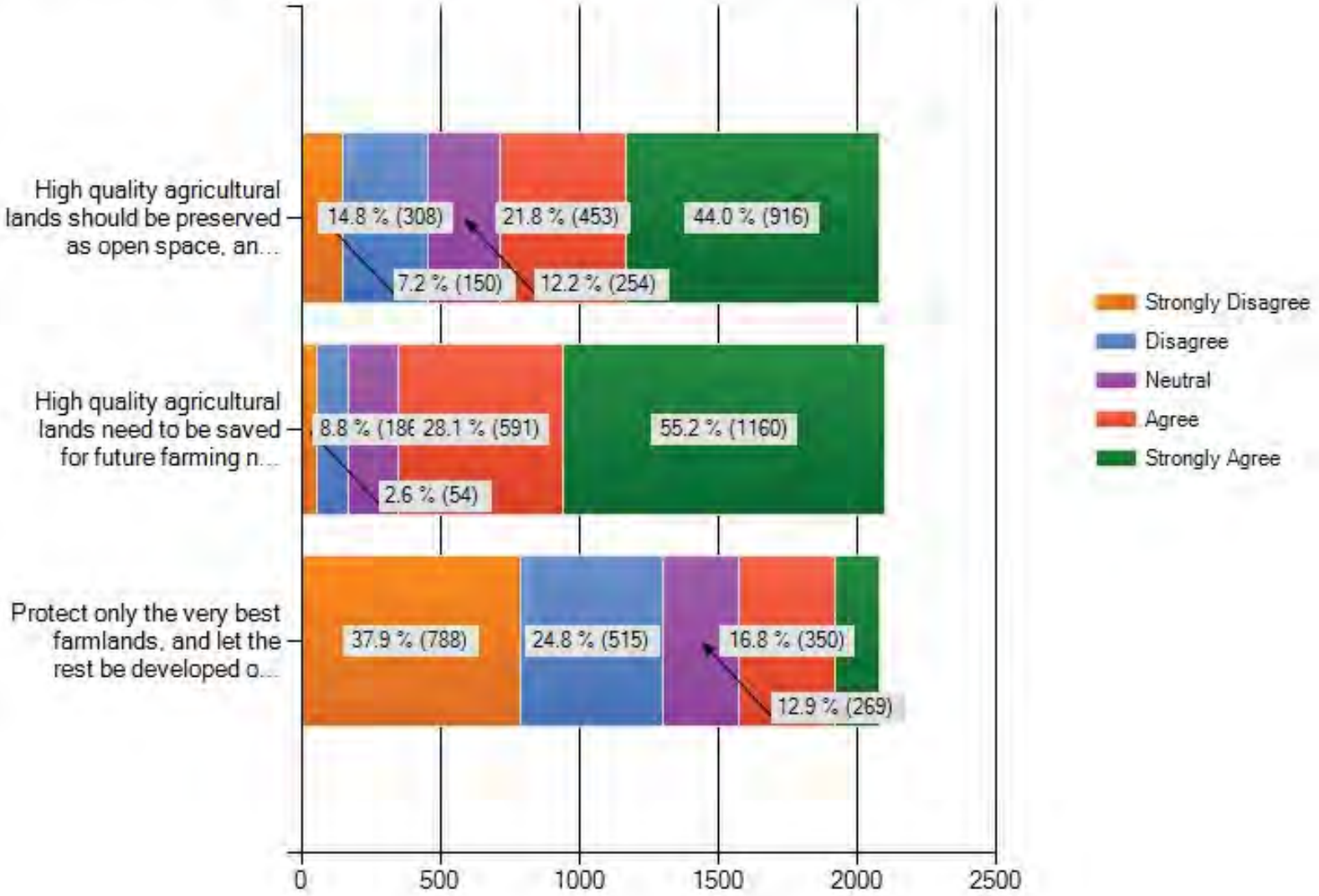


Other (please specify)

8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

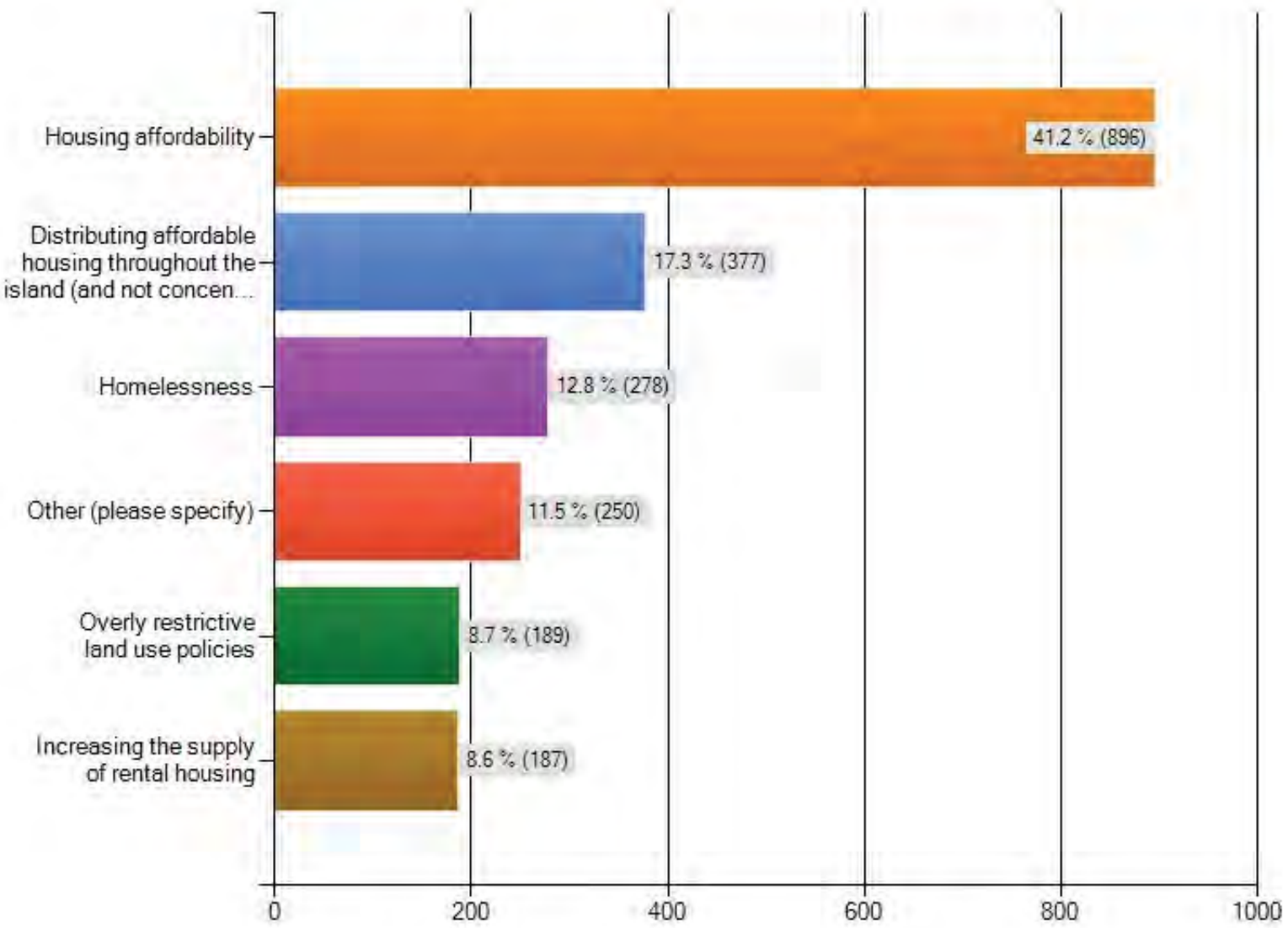


9. The current supply of unused high quality agricultural land far exceeds the acreage of high quality agricultural land in production.Indicate how you feel about each of the following statements.

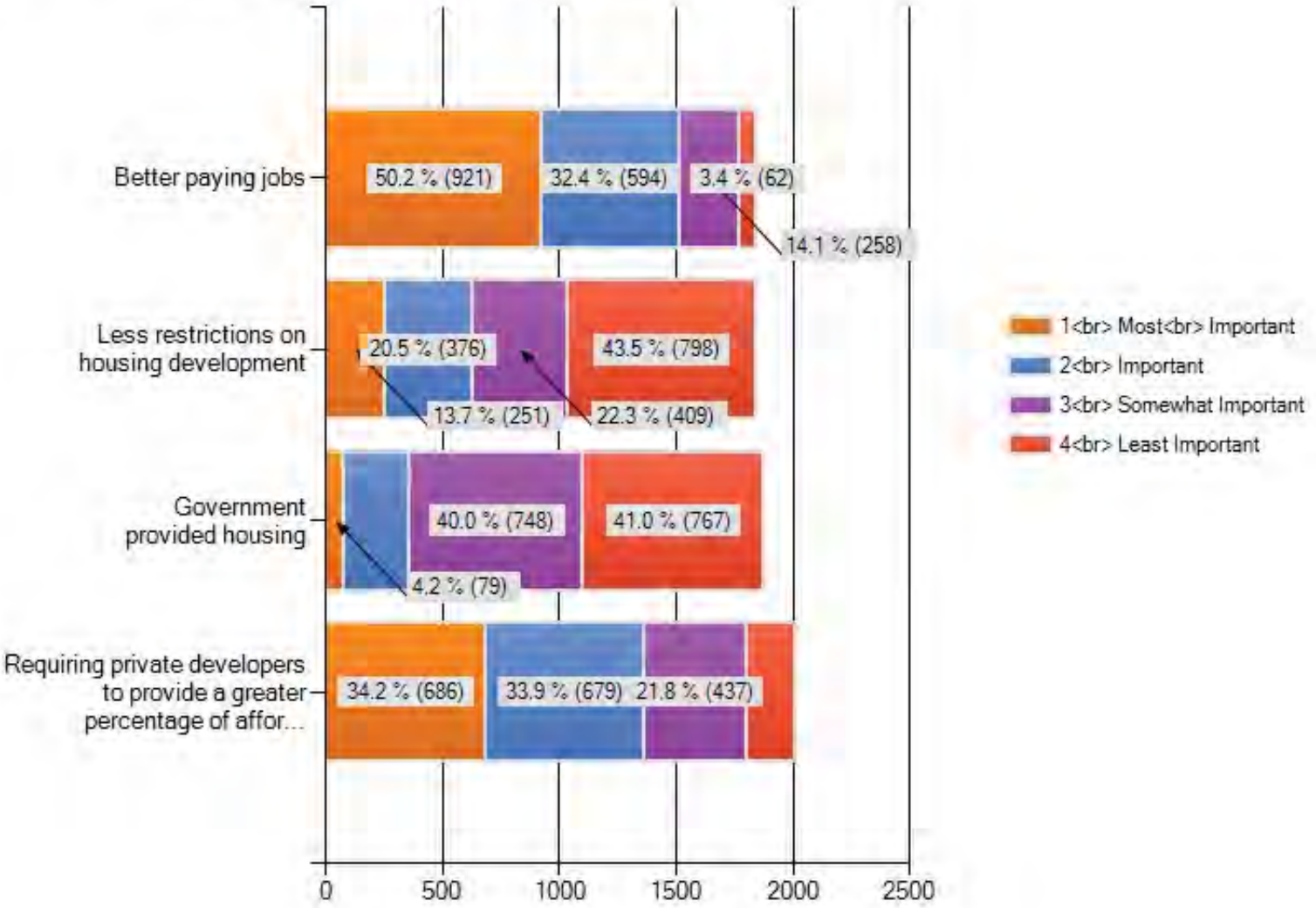


of rental housing

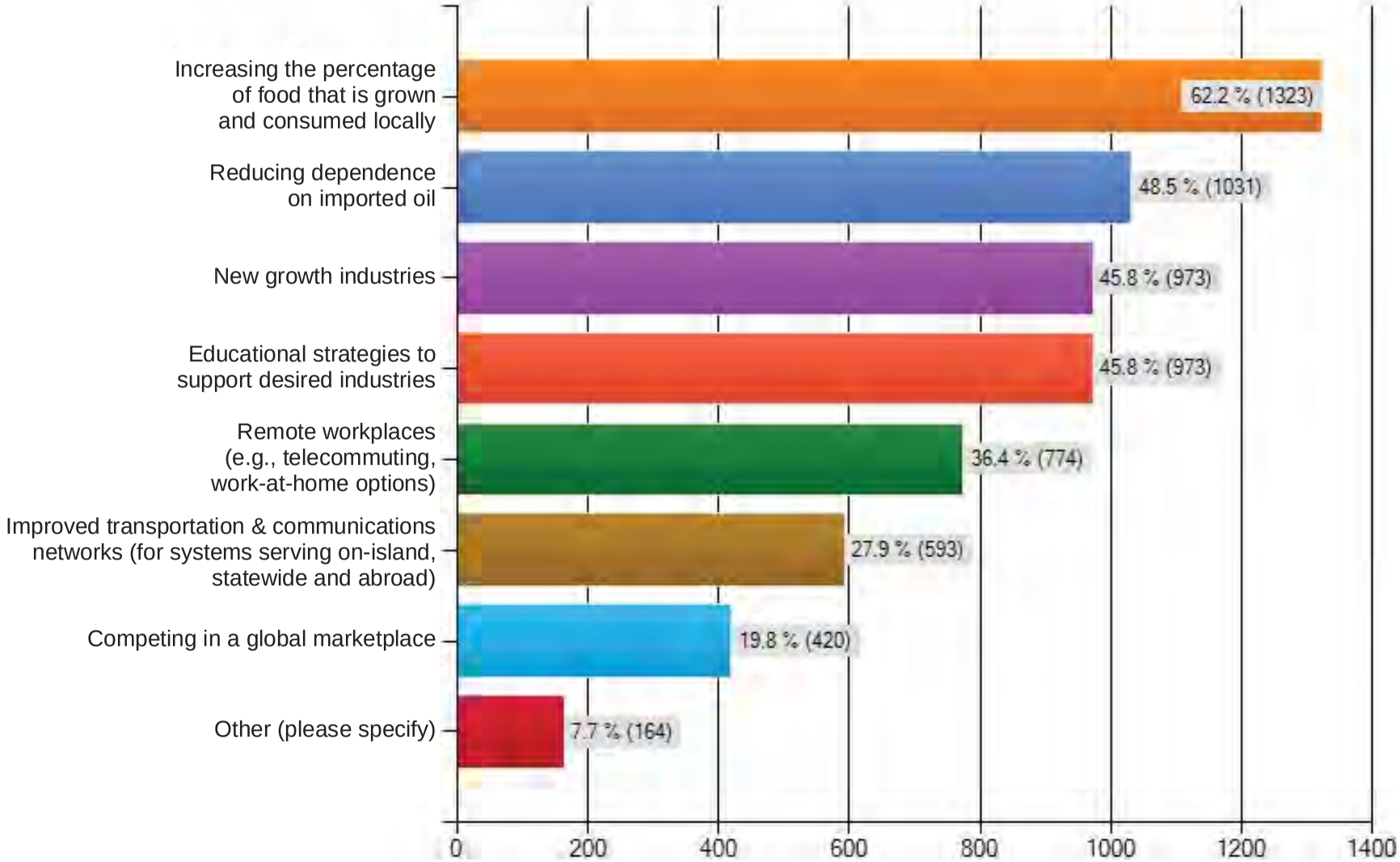
10. The most important housing issue for the future is: (check only one answer)



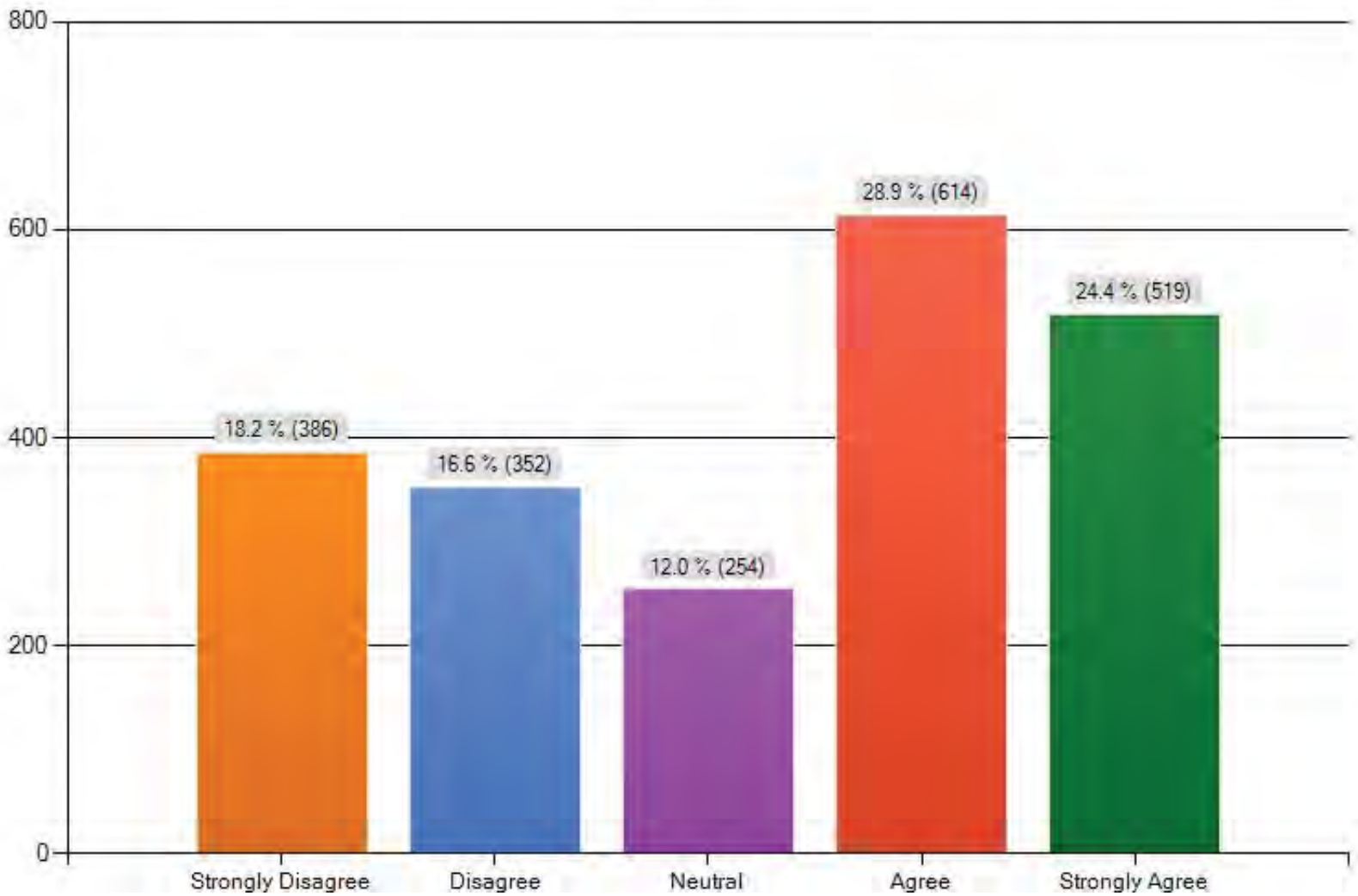
ł to improve the affordable housing situation on O'ahu? Rank the following items from 1-4, where 1 is the most important and 4 is the least important.



12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)



13. Continued reliance on the visitor industry and federal spending as major components of our economic well-being, as noted in the current General Plan, are important for our future economic prosperity.



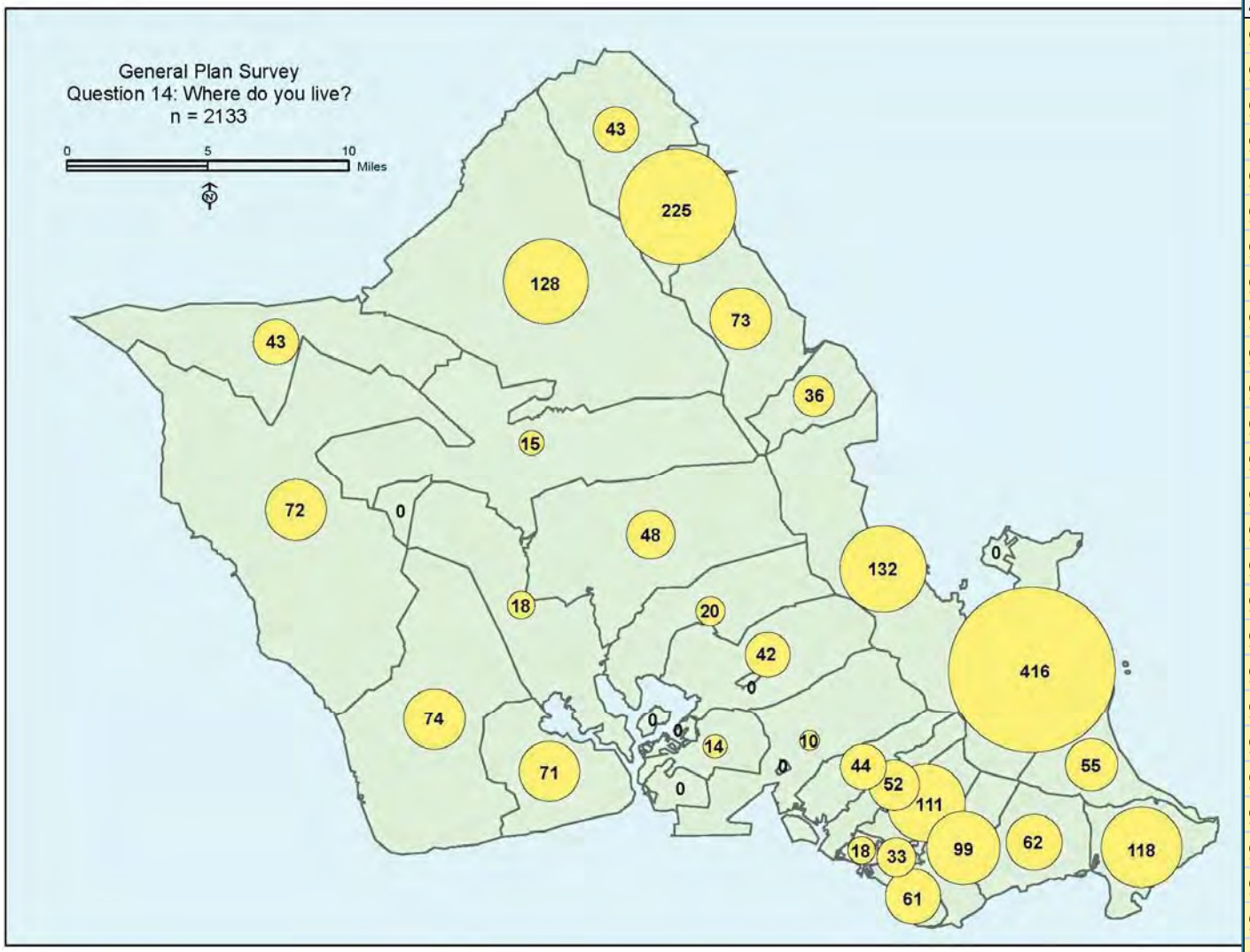
14. What is the five digit zip code where you currently reside?

A total of 2,193 respondents answered Question 14. Of the total respondents, 2,140 were residents of Hawai‘i. The total number of respondents and the state that they reside in is shown on this page. The total number of O‘ahu respondents (2,133 respondents) and their geographic distribution by zip code is reported on the next page.

Map Source: http://withfriendship.com/images/j/49502/united-states-map-wallpaper.gif

State/Country (Island)	No. Respondents
Hawai‘i (O‘ahu)	2,133
Hawai‘i (Hawai‘i Isl.)	2
Hawai‘i (Kaua‘i)	2
Hawai‘i (Maui)	3
California	12
Oregon	1
Washington	6
Arizona	2
Utah	3
Texas	2
Indiana	2
New York	4
Guam	1
Incomplete Entries	20
TOTAL	**2,193**

14 (cont). What is the five digit zip code where you currently reside? (O‘ahu zip codes only)



Zip Code	City	# Responses
96701	Aiea	42
96706	Ewa Beach	71
96707	Makakilo	74
96712	Hale‘iwa	128
96717	Hau‘ula	73
96730	Ka‘a‘awa	36
96731	Kahuku	43
96734	Kailua	416
96744	Kāne‘ohe	132
96762	Lā‘ie	225
96782	Pearl City	20
96786	Wahiawa	15
96789	Mililani	48
96791	Waialua	43
96792	Wai‘anae	72
96795	Waimanalo	55
96797	Waipahu	18
96813	Honolulu	52
96814	Honolulu	18
96815	Honolulu	61
96816	Honolulu	99
96817	Honolulu	44
96818	Honolulu	14
96819	Honolulu	10
96821	Honolulu	62
96822	Honolulu	111
96825	Honolulu	118
96826	Honolulu	33
	TOTAL	**2,133**

15. What is the five digit zip code where you currently work?

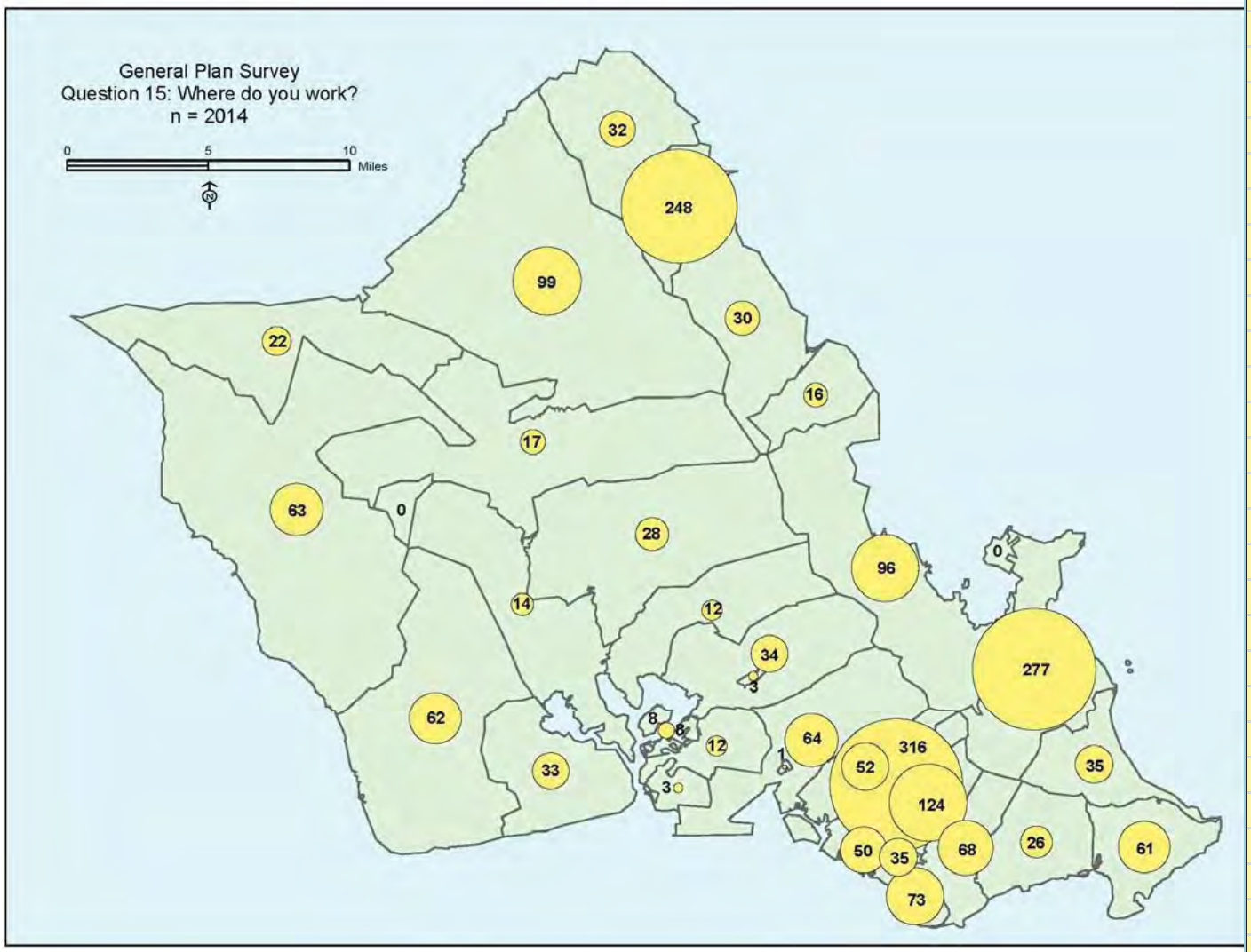
A total of 2,193 respondents answered Question 15. Of the total respondents, 2,035 reported to be employed in the state of Hawai'i. The total number of respondents and the state where they are employed is shown on this page. The total number of respondents working on O'ahu (2,014 respondents) and their geographic distribution by zip code is reported on the next page.

Guam 1
Retired/Not Working 44
Incomplete Entries 70

Map Source: http://withfriendship.com/images/j/49502/united-states-map-wallpaper.gif

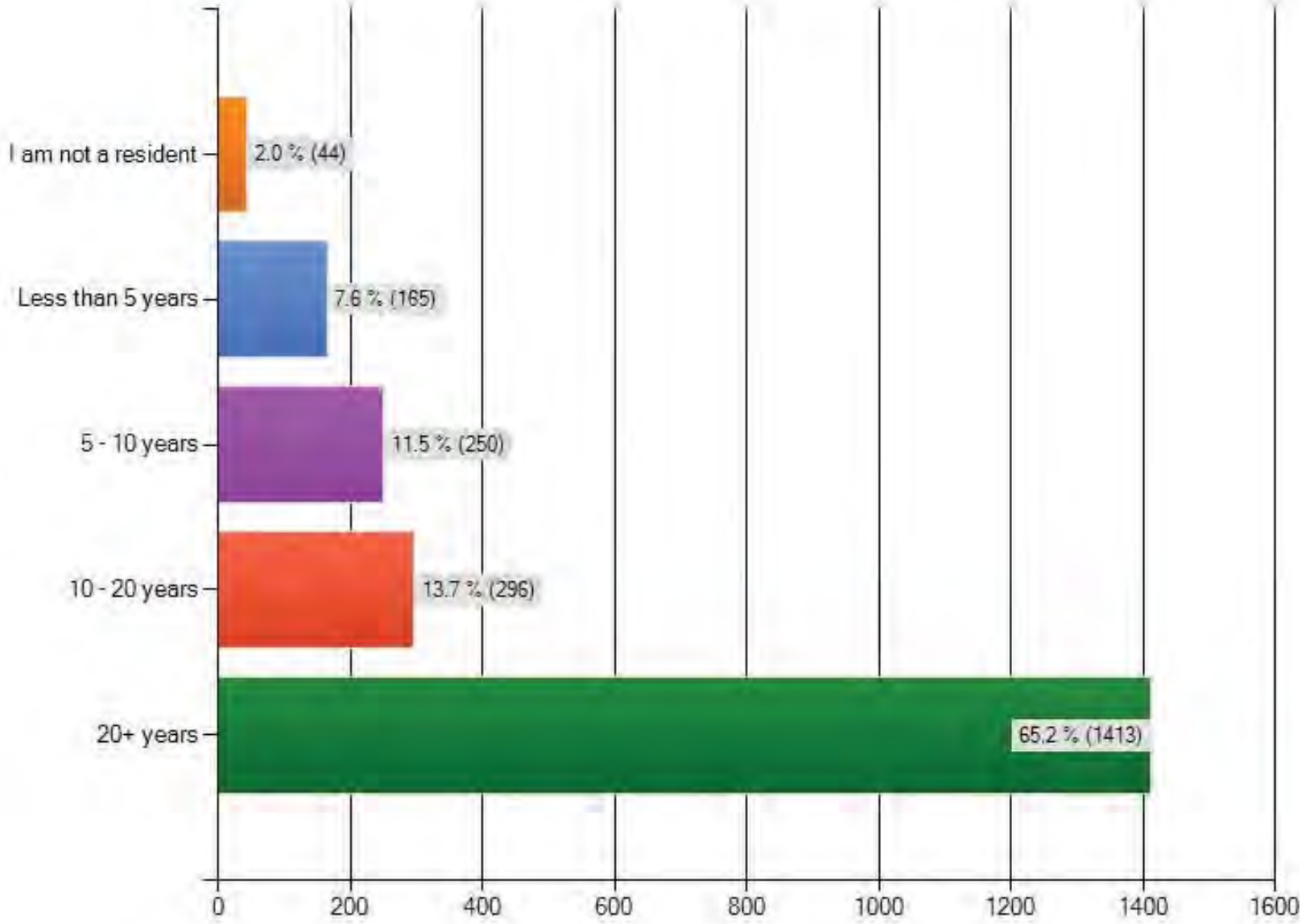
State/Country (Island)	No. Respondents
Hawai'i (O'ahu)	2,014
Hawai'i (Hawai'i Isl.)	11
Hawai'i (Kaua'i)	5
Hawai'i (Maui)	4
Hawai'i (Moloka'i)	1
California	16
Oregon	3
Washington	7
Arizona	2
Utah	3
Colorado	1
Texas	3
Wisconsin	1
Indiana	2
New York	4
Virginia	1
Guam	1
Retired/Not Working	44
Incomplete Entries	70
TOTAL	**2,193**

15 (cont). What is the five digit zip code where you currently work? (O'ahu zip codes only)



Zip Code	City	# Responses
96701	ʻAiea	34
96706	Ewa Beach	33
96707	Makakilo	62
96712	Haleʻiwa	99
96717	Hauʻula	30
96730	Kaʻaʻawa	16
96731	Kahuku	32
96734	Kailua	277
96744	Kāneʻohe	96
96762	Lāʻie	248
96782	Pearl City	12
96786	Wahiawa	17
96789	Mililani	28
96791	Waialua	22
96792	Waiʻanae	63
96795	Waimanalo	35
96797	Waipahu	14
96813	Honolulu	316
96814	Honolulu	50
96815	Honolulu	73
96816	Honolulu	68
96817	Honolulu	52
96818	Honolulu	12
96819	Honolulu	64
96821	Honolulu	26
96822	Honolulu	124
96825	Honolulu	61
96826	Honolulu	35
96853	Hickam AFB	3
96858	Fort Shafter	1
96860	Pearl Harbor	8
96861	Camp Smith	3
	TOTAL	**2,014**

16. How long have you been a resident of O'ahu?



17. Please feel free to share any additional comments about Honolulu's General Plan.

A total of 1,109 comments were submitted under Question 17. The open-ended responses in their original form are included in Section 2 of this report.

The summary table on the following page organizes the comments into 43 distinct categories. In general, the responses indicate a desire for a better quality of life, and concerns that O'ahu is experiencing too much growth, too fast. While the issue of visitor units in residential areas received the highest number of comments – 209 in support of visitor units in residential areas and 123 against visitor units in residential areas – other issue areas that respondents are concerned about are sustainability (129 responses), economic diversification/new industries (114 responses), supporting AG lands/food security (245 responses in three different categories), transportation (94 responses), anti-development sentiments due to concerns about overcrowding and overpopulation (93 responses) and affordable housing (88 responses).

The ten most popular categories identified by respondents are similar to the topics that DPP identified as the primary issues of concern for this update (i.e., growth and development, economic health, tourism, housing, agriculture and sustainability). This is an important finding that validates the project scope and on-going efforts.

Question 17: Summary of Comments

Category	Count	%
1. Allow visitor units in residential areas	209	19%
2. Incorporate sustainability (increase self-reliance)	129	12%
3. Limit visitor units to resort areas	123	11%
4. Diversify economy; encourage new industries	114	10%
5. No conversion of agricultural lands	100	9%
6. Efficient and safe, multi-modal transportation networks(bicycle, pedestrian facilities, traffic congestion)	94	8%
7. Anti-growth/anti-development sentiments; need for paradigm shift to address overcrowding and overpopulation	93	8%
8. Grow more products for local consumption (food security)	93	8%
9. Address need for affordable housing	88	8%
10. Improve quality of tourist experience (new tourism model)	80	7%
11. Improve quality of life; emphasis on local residents	80	7%
12. Need more public input in the planning process; dislike survey	78	7%
13. No development in rural areas	76	7%
14. Reduce fossil fuel dependency (renewable energy)	73	7%
15. Improve government efficiency, effectiveness, and transparency (increase accountability and trust)	72	6%
16. Address infrastructure system improvements and deficiencies	66	6%
17. Ensure planning for future generations (be visionary)	59	5%
18. Preserve Hawai‘i’s uniqueness (“Keep Hawai‘i Hawai‘i”)	57	5%
19. Preserve rural character	56	5%
20. Support diversified agriculture	52	5%
21. Protect the environment and natural resources	51	5%
22. Address carrying capacity and the limits to development	46	4%
23. improve business climate; encourage small business	45	4%
24. Protect open space and public views	43	4%
25. Support current industries (tourism, federal spending)	41	4%
26. No rail transit	40	4%
27. Preserve Ko‘olau Loa (No Envision Lā‘ie or Turtle Bay)	40	4%
28. Emphasize Native Hawaiian culture	39	4%
29. Focus on education	37	3%
30. Develop affordable housing throughout O‘ahu	33	3%
31. Supports planning process; appreciates survey and chance to provide input	33	3%
32. Encourage urban infill development	31	3%
33. Promote mixed use development	29	3%
34. Preserve natural beauty	27	2%
35. High-paying jobs; economic opportunity	27	2%
36. Keep and enforce existing GP (no/minor revisions)	26	2%
37. Maintain current directed growth policies (Growth in Ewa/PUC/Central O‘ahu to preserve AG/rural areas)	26	2%
38. Homelessness	26	2%
39. Allow development in Ko‘olau Loa (PRO Envision Lā‘ie & Turtle Bay expansion)	26	2%
40. Address climate change	21	2%
41. Support TOD and rail transit	21	2%
42. Reduce taxes	21	2%
43. Allow higher densities and taller buildings	8	1%

OPEN ENDED RESPONSES

Question 1
Question 2
Question 8
Question 10
Question 12
Question 17

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

1.	Great weather and beaches
2.	This is a lot to read. Can you put them in the library so we can have more time to read?
3.	close to downtown & UH & different restaurants & entainment
4.	Working and living in my own community.
5.	preservation of Native Hawaiian cultural practices
6.	Democratic values
7.	visitors from around the world
8.	being able to meet people from all over the world who vacation here
9.	zoning laws that outlaw resort in residential areas
10.	Oahu has some of the greatest surf in the world, there for it is we must keep our beaches and ocean clean.
11.	diversity of cultures
12.	cosmopolitan atmosphere, beauty, family
13.	rural atmosphere
14.	Cultural (arts, music) opportunities
15.	Keep the country country. Keep the city city.
16.	Born and Raised in the Islands...Keiki no ka aina.
17.	My friend is scribe for me. I don't have a computer. You should be at every neigborhood meeting to make a presentation. This is too much reading for such a short time. I don't like the idea that you are having the same old foxes watch over the chicken coop. The pro-developments are going to tell you their agenda. Did you consult with people who do not agree with your agenda? You should be educating the people first. This survey is no good because surveys are usually too superficial and leading.
18.	That you can rent houses for short periods of time to have a mini vacation on your own island
19.	more vacation rentals
20.	The food is so ohno!
21.	Climate
22.	Controlling overdevelopment and paving over of Agricultural lands
23.	the weather
24.	No government interference
25.	freedom to create a business and compete fairly
26.	Air Travel Choices
27.	job opportunities
28.	Preservation of open space
29.	Weather
30.	great weather
31.	clear distinction between residential and non-residential uses.
32.	residential character
33.	Undeveloped country / northshore area's
34.	Friendly people (mostly)
35.	Educational and research opportunity - the University of Hawai'i
36.	The beauty of the island
37.	Aloha and welcoming spirit
38.	Bicycle friendly roadways
39.	Safe, walkable neighborhoods

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

40.	Proximity to vibrant cultural activities
41.	No Rail
42.	weather
43.	melting pot
44.	quiet, single family residential neighborhoods
45.	Maunalua Bay
46.	Proximity to work
47.	great weather
48.	diverse cultures
49.	Leave Oahu alone. There is already too much pressure on kamaainas already. There are more Hawaiians living outside of Hawaii because of high costs of living. Don't build any more - the city and state cannot take care of infrastructures, sewer, garbage, pension , salaries, etc etc. You let the developers build new subdivisions and you force the taxpayers to pay for the fall-out and impacts.
50.	Educational opportunities
51.	multi-ethnic; multi-racial
52.	Climate
53.	Clean air and the knowledge that we're working on keeping the aina clean too.
54.	weather
55.	weather
56.	Adhering to zoning guidelines, that is, keeping residential areas business-free
57.	Local Produce is still available.
58.	vacation rentals offered for visitng family members
59.	Diversity of people that come to Hawaii and the opportunity to meet and exchange cultural differences with them
60.	not enough police enforcement
61.	weather
62.	Opportunity to share aloha with visitors
63.	no more development in the remaining natural & rural areas
64.	Alternative lodging
65.	Local hospitality and Ohana
66.	Sanctity of residential neighborhoods
67.	meeting people from around the world
68.	availability of permits so local folks can short term rent their homes
69.	Spirit of Aloha to our visitors.
70.	preserving the character of the island and the livelihood of Mom & Pop stores
71.	small local community feel and infrastructure
72.	Open spaces, undeveloped areas along the shoreline
73.	It appears you were planning with favored groups a year before. This is uneven playing field. This is like inside trading. I hope you have not made up your minds to change the General Plan and just taking the public for a joy ride.
74.	keep the country country, do not develope any ag lands save for futrue generations!
75.	Weather
76.	Limited new development in East Honolulu ie traffic problems, preserving Ka Iwi Coast

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

77.	That there are still some lands that are not developed, lands that can be used for agricultural purposes that would make us more self-sufficient.
78.	protect existing farmland
79.	Recognizing that residential zoning is vital for housing, a sense of community, fostering local culture and values and maintaining a distinction between business/tourism and neighborhoods
80.	No development in KoolauLoa and North Shore districts -overpopulation now exits, no Kam Highway widening there either, many empty storefronts already exist so commercial buildings not needed, existing footprint only at Turtle Bay resort, No new housing units allowed on Gunstock Ranch in Malaekahana, downsize old 49 room hotel of Laie to original replacement only, no doubling amount of students at BYU- due to lack of housing on campus being provided on campus, yes to bike paths, better existing parks maintenance at Malaekahana State Recreation area, NO zoning changes to Ag land for development and what can you do about military budget cuts so that the Kahuku Training Facility (over 9000 acres) is NOT used by this Stryker Brigade since it will put 479 tons of pollutants including asbestos, lead, PCB's and Depleted Uranium into our air and water all over the area plus more, double check water issues in KoolauLoa Watershed plan because Koolaupoko district gets 8.3 million gallons of water a day from KoolauLoa and their future needs plan is not done until 2013 if then but should be known and complete BEFORE any true planning in the region seems valid to be even worked on. Wildfire hazards are considered Significant Impact from Strykers EIS also, so water impact on region may be unaccounted for in current Watershed plan,quality and availability.
81.	Weather and environment; Health and safe
82.	enjoying ag lands and eating food grown in Hawaii
83.	CARRYING CAPACITY OF O'AHU
84.	Protection of Hawaiian sacred sites and agricultural lands
85.	safety of my neighborhood and the separation of tourist and resident lodging
86.	The fact that their are still some undeveloped areas on the island. Lets please make sure we maintain these areas in a pristine as possible state
87.	The way Hawaii is striving just to please tourits there will be no local culture and values left.
88.	Oahu is getting too crowded.
89.	a unique opportunity to create a place that is food and energy self sufficient
90.	Japanese community
91.	peace and quiet
92.	People who wants urban living should go to urban areas like Mililani. Do not urbanize every freakin ag land because you cannot travel a few miles. We are just a small island. It's not a drive to New York and back.
93.	keep residential residential no resort activities in residential zoning
94.	oppurtunity to enjoy natural areas w/out development for access
95.	Wonderful weather and climate
96.	large variety of visitors and residents different cultures
97.	the weather.
98.	we need LESS distinction between town and rural areas- rural needs more business
99.	Living in a tourist destination where i can meet people from all over the world
100.	Cultural and entertainment, including UH sports
101.	NO TRAIN - appreciation for the beauty of where I live

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

102.	more & easier access to shoreline ie PARKING areas free
103.	meeting visitors from other countries who come on vacation
104.	Weather is mostly pleasant - never too cold.
105.	Access to Healthcare
106.	I can enjoy hybrid urban "green" living that is healthy, chic and represents balanced lifestyle
107.	Weather, relatively short distances & flatness conducive to bicycle commuting.
108.	Multi-cultural community
109.	short term vacation housing
110.	I want to live here.
111.	Schooling (BYU Hawaii)
112.	Shopping
113.	School
114.	My job is here
115.	Outstanding Medical Facilities
116.	Many international people and visitors
117.	That there are still lands that are not developed, and has potential for farming and feeding the people.
118.	Low population density
119.	There are still "open" areas on this island. Would like them kept that way!
120.	clean water and air
121.	Sparsely populated rural areas
122.	Keeping the Country Rural.
123.	Don't ruin the whole island of Oahu with development.
124.	Traffic light co-ordination is horrific!
125.	It's beauty
126.	that all beaches are public
127.	born and raised on oahu and living elsewhere in the hawn islands has no access to good medical care and dental care. i would move off oahu if these medical issues were solved.
128.	low violent crime rate
129.	Clean Air
130.	Diversity of people and ethincitity, both local and visitor.
131.	Availability of the Variety/Melting Pot of Local Food
132.	weather
133.	ROAD REPAIR
134.	More activities to take part in than other neighbor islands
135.	medical facilities
136.	Educational opportunities
137.	Preservation of historic architectural and cultural sites
138.	Limiting impact of visitors on residential areas and community stress releving area (beaches, parks, sacred sites)
139.	GRASS ROOTS C/C INPUT THRU NEIGHBORHOOD BOARDS
140.	family lives in Hawaii
141.	Efficient Trans. networks? Are you nuts?
142.	safety and city services (e.g. police-emergency, roads etc.)
143.	Local fruits, vegetables, clean air, clean water

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

144.	Food...
145.	Agricultural land remaining agricultural land
146.	The important services of B&B and TVUs.
147.	WEATHER
148.	local economy that contributes to a high quality of life for residents
149.	Our highway traffic is horrible, the proposed rail solution is a sham and a gift to unions and developers. We need efficient mass transport and to get people out of their cars at all costs.
150.	Having accèss to local grown food all year
151.	Those with gnuine Hawaii hearts for the community. The real ALOHA of the heart
152.	strong military presence
153.	Weather
154.	Weather
155.	Distinctive character of different communities
156.	People interacting with each other daily with Aloha
157.	Continuation & protection of Hawaiian cultural resources and practices
158.	True recognition Ke Aupuni O'Hawai'i Nei Ko Hawaii Pae Aina....
159.	living a rural life - either on the North Shore or Waimanalo
160.	B&Bs and its contribution to the local economy.
161.	Respect for native Hawaiian culture and sacred places
162.	Better Medical Coverage i.e. Close access to a trauma center, community health centers, more hospitals than the neighbor island.
163.	Weather
164.	Live/work/play communities
165.	Hawaiian physical and spiritural cultural landscape - living in a Hawaiian cultural landsacape - very rare and lost landscape of Oahu
166.	Sustainability of B&Bs and TVUs.
167.	Being a responsible resident, taking care of the natural resource gifts we were given - air, land, water, etc.
168.	Opportunity to be in paradise with people we love ability to work, live and play in one place.
169.	A stronger voice of the taxpayer to be recognized in planning the future demographics of Oahu.
170.	Variety of private schools
171.	Sustainable agriculture
172.	Education at BYU-H
173.	Ability to live a healthy and active lifestyle.
174.	the idea that there is still enough ag land to support a large percentage of our needs. thus offsetting current practices which involve importing everything under the sun.
175.	job
176.	Hawaiian places, people, and culture (distinct from 'local' culture)
177.	Less stressful pace/quality of life
178.	mix of cultures
179.	Pleasant weather
180.	Sense of time and place that only an island can achieve
181.	The ability to raise our family in a community strengthened by respect for the Native Hawaiian culture and values such as aloha 'aina and malama 'aina

Question 1. What characteristics do you value most about living on Oʻahu? Please select the three characteristics that make Oʻahu unique and/or special for you (check only three).

182.	higher education
183.	Farmland to grow food
184.	The strong local movement to become less dependent on imported food through the support of local farmers and protection of farm land.
185.	the high frequency of consciousness supported & generated by being in the middle of the sea
186.	also farmland
187.	Dedicated citizens working to preserve the above checked
188.	relationships. both business and community
189.	Honolulu's big city assets within driving distance
190.	Mother natures gifts to us; the fabulous weather & the natural areas
191.	Local agriculture (and local foods, in general-- e.g., dairy, meats, eggs, etc.)
192.	reduce the living cost and increasing wider economic opportunities
193.	Availability of medical and educational facilities
194.	weather
195.	buying locally grown produce, especially organic
196.	High police standards (HPD), low crime rates.
197.	good public schools
198.	It's my home
199.	I love my job ... I just wish the local government would stop reducing my paycheck (yes, Iʻm a teacher)
200.	Strong Asian cultural presence, Asia-Pacific flavor
201.	For the island of Oahu to be able to be fed by locally organic foods farmers so we don't have to worry about outside foods in case of an emergency.
202.	proximity to services and local businesses
203.	Still has some less developed areas.
204.	It is very important to me that we, being so isolated from other resources by ocean, maintain as much sustainability as we still can. There reaches a point where the incoming population far exceeds the land's ability to produce food. This could become catastrophic for life here. All populations that rise beyone what their environment can sustain, crash. If we expect our current supply chain for food to remain status quo (pricing and fuel costs) we are dreaming. Change is the nature of life. Are we protecting our best ag lands? I value Oahu's ability to feed and sustain her people in coming years.
205.	proximity to the ocean
206.	Healthy living conditions, i.e., clean air, drinking water, ocean swimming
207.	Clean air, preserved watershed, historic preservation
208.	Surfing Sunset
209.	weather
210.	Open government
211.	Having B&Bs and TVUs in my community where my visiting family and friends can stay near by.
212.	Preservation of the natural landscape and local small farms. Seeing a new large hotel on the North Shore is not an improvement. Waikiki doesn't have the charm it had many decades ago. Don't want to see the same thing happen elsewhere on the island.
213.	ease to travel on island to services and goods

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

214.	meaningful identification and preservation of, and respect for ALL Historically & Culturally Significant PLACES, LANDMARKS, STREETS, & SACRED PLACES INCLUDING HEIAU TEMPLES, ANCIENT BURIAL PLACES, IWI BONE REMAINS,
215.	Cultural & Arts Scene
216.	Access to variety of jobs
217.	Being able to find a B&B or TVU for my family to stay near by.
218.	Open space at current Gunstock Ranch location, 49 room hotel in Laie only, 1 hotel at Turtle Bay resort only.
219.	It's home.
220.	access to enjoying and participating in classical music performances
221.	my job
222.	the natural beauty of the islands with no structures rising from the ground that makes our island look like New York or other Big Cities. (Rail transportation)
223.	All of the above!
224.	There really is only a fractionalized sense of community
225.	Ethnic and cultural diversity, including host culture & immigrant cultures
226.	warm climate all year round
227.	the warm weather year round
228.	Clean air and water. We don't have the smog of large cities and our water is not clorinated.
229.	Diversity of foods
230.	The access to both country and city the same island
231.	Scenic Beauty
232.	Beauty of our wonderful Island
233.	home-bred 'mom and pop' stores
234.	Weather
235.	Less Governmental controls over everything
236.	Preservation of diminishing natural resources.
237.	More B&B's and TVU's where there aren't hotels for family/friends visiting.
238.	Ability to live, work and play within bicycle/walking distance
239.	The weather
240.	compact urban zone, everything close
241.	Wonderful mix of local residents and visitors who truly appreciate our beautiful island
242.	Consumer choices -- Oahu is different from many other Pacific islands in that it has a mature economy with most of the products and services that are available to any mainland community.
243.	Multi-ethnic community
244.	The Beach and Ocean
245.	International visitors
246.	Expansion of the second city in kapolei to alleviate traffic and stimulate our economy!
247.	The weather
248.	surf and warm water and clean ocean
249.	Aloha Spirit
250.	cultural melting pot and meeting others
251.	Excellent health care availabe
252.	fewer government jobs and more opportunity for private business without unions

Question 1. What characteristics do you value most about living on O'ahu? Please select the three characteristics that make O'ahu unique and/or special for you (check only three).

253.	having family and friends stay at a B&B or TVU close by
254.	To NOT have the local overwhelmed by tourism and investment.
255.	The ability to travel between populated urban areas and rural country areas in a short span of time.
256.	Interesting people
257.	Protection and preservation of our shoreline open spaces
258.	opportunities for growth in areas where growth can benefit the communitiy, and still enjoying natural areas which will still be realistically preserved in an economy that needs to grow.
259.	preserving the farm land on the north-windward side of o'ahu
260.	Having an LDS temple on the island.
261.	affordable housing
262.	vistas not ruined by construction
263.	no development
264.	Weather
265.	I Am Hawaiian, of this 'ili
266.	stable residential neighborhoods
267.	Preservation of Open Space
268.	Limited population in the country
269.	The farmland that still exists. Don't cover any more of it!
270.	cancel the rail project to save Honolulu
271.	Retaining the residential character of our neighborhoods

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

1.	no palm oil used for energy
2.	Important Agricultural Lands (IAL) can be protected, and agricultural production can be increased by the designation of State and County-owned agricultural lands as IAL; and the implementation of State and County incentives and tax credits for public and private IAL to help assure that current and future agricultural operations will be financially viable.
3.	enforce zoning laws no visitor accomodations in residential neighborhood
4.	enforce zoning laws
5.	I would like to know why BYU-Hawaii is asking its worldwide alumni to take this survey.
6.	no rail
7.	Quality of Schools for our children, stop decreasing teachers pay
8.	Important Agricultural Lands (IAL) can be protected, and agricultural production can be increased by the designation of State and County-owned agricultural lands as IAL; and the implementation of State and County incentives and tax credits for public and private IAL to help assure that current and future agricultural operations will be financially viable.
9.	Expanding tourist industry by allowing permitting for BnBs / TVUs
10.	Public School Education Standards
11.	creating mixed-use zoning and more home based businesses to reduce commuting
12.	updating zoning laws to permit BnBs and TVUs
13.	SEWAGE
14.	zoning changes in residential neighborhoods to allow home businesses n BnBs
15.	The Hawaiians will become servants to the rich people in the future. The hotel jobs are not sufficient for us to buy a home. We will have to work 2 or 3 jobs each and the cycle will continue. The rich will get richer and the poor will get poorer. The pressures that these developments place on us will increase our cost of living. Where is this going to end? When you see us all run away to the mainland for relief from higher taxes?
16.	NO Big Developement in KoolauLoa. Saving Turtle Bay & Malaekahana. NO Enivion Laie Mega-Development
17.	zoning laws must be enforced no spot zoning keep resorts such as b&b's and vacation rentals out of residential neighborhoods
18.	We have already lost much of Hawaii style living on Oahu. Please don't make it disappear with more buildings. You will scare the tourists away. Tourists like to see the low pressure living like Koolau and north shore. Not every tourist wants to spend full-time in Waikiki. The city will cut itself below knees if it continues to allow projects like the Marriott hotel and Envision Laie. Do your job and stay within the General Plan.
19.	zoning to allow more B&B's, vacation condos and cottages
20.	Increasing the effectiveness of our transportation infrastructure
21.	What happens to our food supply if shipping is disrupted.
22.	Health - this should be linked to all parts of the plan
23.	the increase of tvus in established communities
24.	piss poor public education
25.	Add $5-10 tax per gallon of gas.
26.	less federal, state and city government control over business
27.	Maintaining Transportation & Infrastructure Systems After They Are Built.
28.	Lower Taxes
29.	Education

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

30.	illegal rentals
31.	Overpopulation and the water supply
32.	Complete streets. A comprehensive, connected, and complete bike lane system so that biking is viable commuting mode alternative to driving or the bus. Sidewalks should be required for all areas in the urban land use classification.
33.	Uphold the law & stop commercial activities such as B&Bs and weddings in residential neighborhoods.
34.	issue TVR permits=more tax money for City to do more for all residents. Will maintain local jobs,local economy. Not permitting TVRs will create a real estate market glut, depress further an already depressed real estate market, reduce real estate, GE & TA tax revenues, reduce jobs (gardeners, housekeepers, repairmen), severely impact local restaurants depending on income from tourism, locals won't be able to support the local economy and increase unemployment rolls. Outlying areas in the Northshore will suffer the most and you will have a REAL mess on your hands. BYU parents can't afford Turtle Bay! Hotels will resort to price fixing. Answer-Issue Permits for TVRs and let your names be written in history as supporters of the community, not destroyers.
35.	Stopping "BIG BOX" stores from putting local ones out of business
36.	Less union control of jobs, economy, education, and politics
37.	NO RAIL!
38.	no rail!
39.	FIX OUR EXISTING INFRASTRUCTURE (roads, sewer-water lines,etc)
40.	stop the touristic development on the north shore!!!!!!
41.	eliminate illegal rentals and B&Bs
42.	Get mini hotels out of residential areas
43.	carrying capacity of oahu
44.	No vacation rentals in residential neighborhoods. No hotels except in Waikiki, Honolulu and Kapolei.
45.	Need upgraded sidewalks and nature paths in Kailua, specifically.
46.	legalize b&b that are owner occupied
47.	promoting organic farming with nonuse of pesticides (incl. systemic pesticides)
48.	NO MORE BUILDING OVER AG LANDS NO MORE DEVELOPERS
49.	Ineffecient Government
50.	creating small areas for housing in rural areas (maybe higher density), and small commercial properties for job creation in rural areas
51.	Unlicensed daily rentals in residential neighborhoods
52.	Increasing point-of-use (rooftop) PV installation, NOT PV farms.
53.	illeagal vacation retanls
54.	support residents and permit vacation rentals on Oahu that are owned by residents
55.	reverse the decision on the stupid rail project!
56.	choices in accomadations for visitors
57.	Business and tourism interests are given priority over needs of local citizens
58.	ridding neighborhoods of illegal vacation rentals
59.	availability of rental housing for low income residents this is different from just building housing
60.	stop bull---ing us with 'greenie', EPA & climate change hysteria

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

61.	Educating the children of Hawaii
62.	limit development, preserve natural areas for wildlife.
63.	resume issuing new permits for vacation rentals and short term rentals
64.	Emergency Preparedness (Hurricane,Tsunami,etc.)
65.	Sustainability issues reducing fossil fuel
66.	Allowing homeowners to rent their homes for any length of time they want.
67.	Provide tourists the opportunity to live in community through B&B's, etc.
68.	expanding zoning laws to allow more homebased businesses
69.	road conditions
70.	Need for more alternative visitor housing.
71.	Legal permission of running a vacation rental
72.	Poor quality public high schools
73.	positive influence on economy for vacation rental properties
74.	Developing a permitting process for vacation rentals in residential neighborhoods
75.	encourage business growth
76.	Better experience for visitors other than the typical tourist venues
77.	inforcement of homes that are not taken care of, and a blight to the community
78.	over development, preservation of open spaces especially along shoreline
79.	Enough cementing of land. Developer are controlling everything. Enough is Enough.
80.	No more developements in rural areas, keep the country country, save the beauty for future generations
81.	More balanced government
82.	Growth should be focused in the urban core instead of Kapolei
83.	Keeping farm lands as farm land.
84.	stopping the current rail project
85.	There are only 18,896 acres of tillable CROP land in Honolulu County, 5 % of land.Oahu imports what?, about 90 percent of our produce and taxpayers pay for inspectors of it and disposal of rejects instead of supporting local food growth by small farmers, (e.g. start up loans,) in addition to big agri-business model farming to reduce our energy dependence too. Building moratoriums should be put in place until we have all 8 districts Watershed studies completed really, since climate change is quite possibly going to make us have a drier climate AND sea level rise, WATER QUALITY and availability into perpetuity is most important item not in this list..
86.	education for our children
87.	No more developements in rural areas, keep the country country, save the beauty for future generations
88.	CARRYING CAPACITY OF O'AHU
89.	Decrease the tax burden to local farmers - this may include tax incentives for growth of the industries.
90.	Understanding that unlimited growth is impossible to sustain
91.	Upgrade infrastructure but don't expand when not warranted
92.	Reducing storm water drainage and its impact on shore area waters
93.	Enforcement of laws concerning illegal vacation rentals
94.	No resorts or B&Bs in residential neighborhoods
95.	keeping vacation rentals out of residential zones

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

96.	As a yearly visiter to Hawaii i have notice the increse in commercial activities in the residential ares especilly in Kailua which hurts the lives of people living there.
97.	Stop ruining the residential neighborhood by allowing small hotels to take up the living space of local residents.
98.	Please take care of the infrastructure first before any more developments. Common sense. We cannot afford more taxes. Everything is going up in prices. I mean everything!
99.	stop monsato. healthcare for all
100.	I just heard about this General Plan. How are you advertising this?
101.	Stop giving ag lands to developers
102.	Visitor cap depending on our island infrstructure
103.	Education
104.	Horrible conditions and performance of schools.
105.	more home based business so less commuting
106.	more scattered shopping areas instead of all grouped together causing so much traffic
107.	Cultural and entertainment development, multicultural events
108.	Education
109.	more broadened base of home businesses and mixed use zoning
110.	Stop Rail Now
111.	Increased access to healthcare
112.	NO 4 LANE ROADS UP THE WINDWARD SIDE!!!!!
113.	Implementing governmentation that better represents and serves residents than state, visistor or corporate interests
114.	Protecting the Access Rights of Native Hawaiians and Public Rights to be included with the Planning of Hawaii's Future, by allowing the freedom of verbal and petitioned input at scheduled community meetings etc.
115.	Providing more education and employment opportunities.
116.	To effectively act for the 72% who voted (2006) for a more bicycle/pedestrian friendly Honolulu.
117.	Cost of housing, plan for increased density in residential zones
118.	Drug use and crime in our communities
119.	Transit Orientated Development
120.	Improving quality of education
121.	creating local-production and processing -based food systems
122.	Educational needs of current educational institutions to expand
123.	Community expansion
124.	Preserving rural areas from development
125.	Increasing our water supply by encouraging everyone to have water catchment systems for watering plants, cars, etc.
126.	Increasing #s of elderly with chronic health care issues
127.	Don't allow increased housing without capabilities of sewer/water/electric services able to handle more development. Also, don't build housing without adequate roads to handle increased lane miles to accommodate the additional load.
128.	Agriculture lands must be used for growing food for food independence and export.
129.	Road Repain
130.	Preservation of rural areas and of sense of Hawaii

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

131.	OVERPOPULATION
132.	Keeping the growth in Kapolei, not developeing windward/northshore
133.	Community activism re:ahupua'a care,education,projects
134.	No to selling state lands to Private developers
135.	The rail need to be a priority
136.	Increase availability of affordable housing
137.	Acknowledge the need and allow licensing of SUPERVISED bed & breakfasts in residentially zoned neighborhoods. licensing
138.	NIMBYs who discurage any/all development, new business, or change
139.	Legalizing short term vacation rentals
140.	Over all, less government involvement, government can't solve everything
141.	Affordable ($0 down) housing opportunities for 1st time homeowners
142.	Problems with the State and City Budget
143.	keeping tourism IN waikiki and NOT in local communities
144.	FIXING our "existing" INFRASTRUCTURE: sewer, water, roads, etc
145.	protecting agriculuture and farm lands against development; protecting water rights of farmers; limiting population growth; immigration
146.	education city debt
147.	keep development out of rural areas
148.	effective planning for the 21st century
149.	Accommodate growth in appropriate areas (quell nimbyism)
150.	Ensuring strict water quality standards are enforced
151.	increase parks clean up
152.	Human trafficking
153.	Tax burden is too high
154.	Water Pollution/sewage
155.	increase economic opportunities for small local businesses, especially in the food and agriculture sector
156.	My idea of addressing development pressures is to RESIST them. Build up in the urban core, not out into more suburban sprawl.
157.	The Quid Pro Quo system needs to be busted down by the voters!! More exposure to the dirty deeds of abuse of power for the purpose of awareness for positive changes.
158.	Decrease monopolistic practices by native coops like Kaneohe Bay Ranch corp
159.	overall cost of living
160.	Possible effects of construction in rural due to flooding.
161.	how much drinking water or water use can oahu surport
162.	improve public education
163.	Fixing the roads
164.	Ke Aupuni O'Hawai'i Nei, Ko Hawai'i Pae Aina
165.	Plan for highway system out of tsunami, flood and beach zones.
166.	Get rid of the rail we can't even take care of our streets and we're making a rail?
167.	Political corruption
168.	Working to regulate and maintain the value of B&Bs and TVUs.
169.	Affordable Housing

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

170.	Food sustainability, not using farmland for houses, fixing roads, sewers, and development pressures
171.	government wasting money, not paying attention to citizens
172.	Opening lands for public use
173.	improving schools and teachers
174.	encourage cottage industries
175.	alternative transportation. i.e. bicycle paths
176.	Considering MAJORITY concerns over A FEW JADED LOUDMOUTHS
177.	Road improvement
178.	affordable housing
179.	Affordable housing for those who are not necesssarily homeless
180.	Cost of Living
181.	Slowing projects that encourage outside investors who have no stake here beyond flipping
182.	Infill development/rehabilitation of existing urban neighborhoods
183.	More affordable housing
184.	Extending "aloha" to benefit all those who actively participate in their own personal welfare.
185.	Availability of hotel rooms on the north shore
186.	The quality of our pavement on highways NEEDS TO IMPROVE!!! NO MORE CHEWING GUM FIXES! Putting mentally challenged homeless/jobless into a program where they work and live. The down-on-their-luck homeless need a separate/similar opportunity. No freebies. They have to pitch in (helping build, maintain and clean the site). THEY have to be the volunteers, not people from churches, etc.
187.	Stop the suburban sprawl now happening in Ewa Plain
188.	Restricting large scale housing development projects on Oahu and neighbor islands. There are currently too many people on Oahu as it is.
189.	Preventing over development
190.	Deal with the homesess/squater issues properly 1/identify the familys with kids and providing they are "local" and not people from the mainland choosing to live on the beach in paradies
191.	teaching PEACE in our schools
192.	There should be lots of farmland available
193.	Roadway improvement for residential areas
194.	government wast
195.	inclusion of minority groups issues, i.e. Micronesians
196.	allow permitting of B&B and TVU in Kailua so that it is legal
197.	upgrading public education, paying teachers a fair salary
198.	Home Owner's Associations are making housing even more unaffordable to the low income and homeless. They need to be regulated somehow.
199.	lack of rail service, extreme bike-unfriendliness of the city
200.	Stopping the rail and finding alternative less costly and invasive ways to ease congestion on the highways.
201.	Encouraging people to use alternate forms of transportation and alternative forms of energy
202.	Designing our neighborhoods for the resilience of our children
203.	Just as preventing pregnancy is much easier than facing abortion, protecting ag lands is easier than trying to reclaim them once they've been built upon

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

204.	Most important omission or absence is the vision of the preferred future to provide context for goals and objectives, the framework for determining good and bad, the framework for partnerships, and the foundation for building the functional interests in a systems cohesive manner.
205.	(government more efficient (a lot of unproductive people there).
206.	noncompliance of homeowners regarding vacation rentals
207.	Much needed economy from B&Bs and TVUs.
208.	Implementing B&Bs and TVUs into the communities.
209.	right-sizing infrastructure; addressing env. protection, decrease fossil fuel use, and deal w climate change are all interrelated not seperate issues
210.	coordinate city and state plans
211.	Consulting With & Obtaining Approval From Any & All Hawaiian Nationals & Hawaiian National Government Entities Regarding Any & All Issues & Ordinances Of County Concern
212.	Lack of affordable housing for families
213.	train the homeless to help themselves, ie. agriculture, CNA license
214.	Increasing mixed-use zones for enhanced walkability/bikeability
215.	redevelopment and infill development in existing areas to protect ag, rural, and natural resource lands and enhancing quality of existing neighborhoods
216.	Put into law allowing B&Bs & TVUs to rental for less than 30 days.
217.	Public spaces, art, events
218.	Protecting Oahu's beauty by limiting new construction/development, especially highrises
219.	Complete Streets and other neighborhood-based initiatives that improve both quality of life and transportation
220.	Improving education.
221.	Sustainability of natural and human resources
222.	The corruption, buying of our representatives and sneaky lack of disclosure
223.	Homeless people being allowed to take over beaches and other public spaces
224.	do not like how many investors "CPR" single family homes, then sell off 2 homes, which doubles density, creates parking issues & skirts the intended zoning
225.	downsizing government.
226.	TRASH
227.	water for personal use, growing food and water in our streams
228.	sustainable growth
229.	Develop housing growth in town upwards (highrise) for density NOT in our prime agricultural fields! Will make for less traffic congestion also!
230.	REINSTATE LOWER OWNER-OCCUPANT LEVEL OF PROPERTY TAX
231.	housing - for younger generation, not 'homeless' - shame on you for confusing those issues
232.	A combination of traffic and congestion along with climate change, as they are somewhat interrelated. Providing more transportation alternatives (biking, transit, walking, etc.) will positively affect both congestion and climate change, while also decreasing our dependence on fossil fuels. The General Plan can assist in this effort by encouraging better and more frequent coordination between land-use and transportation planning, encouraging mixed-use, walkable developments, and encouraging density in urban areas (while protecting the "country" from unwanted development).
233.	Infrastructure Protection and Security

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

234.	Providing more legalized B&B/TVU accommodations outside Waikiki
235.	stopping the rail, we can NOT afford it & it will only exastrabate traffic problems on Oahu and lose tourist business while driving out businesses who can't make it till the rail/traffic jams end.
236.	Visitors being able to stay in areas outside of Waikiki
237.	Expansion and development of kapolei as the second city to alleviate traffic and to promote economic growth
238.	Vacation rentals should be legalized
239.	recognition of each sustainable plan and need to maintain individual guidelines specific to that district and body of people with respect to their lifestyle and needs.
240.	Promoting Tourism
241.	Improving roads and creating safe cycle paths throughout the island
242.	Allowing more visitor accommodations
243.	there needs to be more permitting for B&B's and TVU's
244.	Decrease politicians power
245.	new small developments in country areas
246.	better enforcement of illegal vacation rentals in residential areas
247.	licensing of B&B's and TVU's
248.	Preserving neighborhoods and protecting them from out of state predatory investors/developers and illegal vacation rentals in areas not zoned for resort use. Enforce existing laws.
249.	Housing
250.	Enforcement against illegal short-term rentals
251.	Development pressures are far too great
252.	Education (improved facilities, programs, policy, national test scores)
253.	Massive overdevelopment in a finite environment
254.	limiting population - we have exceeded O`ahu's carrying capacity is
255.	Affordable and workforce housing
256.	Enough housing and housing that is reasonably priced.
257.	elected officials responding to the voice of the majority
258.	Improving medical and educational infrastructure
259.	Major Road Repairs, Enforcing road safety
260.	Expanding Kam Hwy to more than two lanes around the island.
261.	Residents forced to leave island due to lack of housing and jobs
262.	Improving the affordability of housing by streamlining development processes
263.	Keeping families more at home and less moving away
264.	WATER DISTRIBUTION ISSUES
265.	Educational Opportunities
266.	STOP SPENDING MONEY and BI-ANNUAL LEGISLATIVE SESSIONS
267.	know that not everone wants the Rail!!
268.	Balancing issues between city and country
269.	need moderate growth of homes and business on windward coast
270.	Housing costs
271.	Limit resort development in rural areas
272.	Strengthening education

Question 2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

273.	Lack of transparency in planning process as it relates to existing flood problems
274.	Implementing the triple bottom line approach to all aspects of the General Plan so that O'ahu can become a sustainable and self sufficient model of an urban 21st C, Ahupua'amodel for
275.	More Affordable Housing Options
276.	thoughtful planned development with infrastructures embedded and enhanced
277.	limiting population growth due to carrying capacity of the island
278.	cancel the rail project
279.	Protect residential neighborhoods from tourism sprawl
280.	Carrying capacity of a small island

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

1.	IAL and Affordable water sources, storage and transmission.
2.	lower prices
3.	These are very important issues. They should be discussed more carefully. Surveys are not fair because they can be skewed to produce definite conclusions. I'm not comfortable with this survey. It looks like you are already sold in vacation rentals, hotels out of Waikiki areas, and changing the General Plan to allow more development everywhere. Please do not destroy Hawaii as we know it. Many parts of our island already looks like any other generic subdivisions on the mainland. Don't ruin Hawaii. Rememer the keiki. Don't steal their heritage by selling out to developers.
4.	Affordable water sources, storage and transmission
5.	Locally grown produce cannot compete with big box stores produce prices. Better branding may help a bit. In my opinion, local agri-industry cannot survive in the long run.
6.	allow farmers to also have other businesses on their land as in Big Island and Kauai
7.	allow agri based land to run visitor accommodations as on Kauai
8.	Comprehensive state water plan
9.	Sustainable ag training in the public school system
10.	Agriculture sustains our people our land and our economy.
11.	Personal Aquaponics systems
12.	lower prices
13.	Prohibit GMO crops and field trials in the state
14.	You should have a comment section for every question because I don't like to be misunderstood by the way you phrased your questions. DO NOT change the population guidelines. Oahu is already going to the dogs. Don't turn Oahu into a big Kaneohe or Ewa. It will backfire on us.
15.	Planners who UNDERSTAND Local Agriculture!! We have Retail Bottlenecks, Regulations that do not support our small farmers, too many Regulations that favor Developers & not Farmers, ETC
16.	lower prices
17.	Creative solutions and no more gmo crops
18.	Vacation rental homes within existing residential neighborhoods or more hotels all over the place. Are you trying to corner us to make either or decisions? We don't want either. Keep them in the existing General Plan. Please don't monkey around with it. You are going to create strife if you continue to allow developers to control this island.
19.	lower prices
20.	encouraging seasonal work.
21.	There are more than three things to improve in this area. Pests are a problem w/o using so much cancer causing sprays, etc.
22.	lower prices
23.	reducing govt regulation in getting produce to market
24.	Raw milk availability
25.	competitive prices
26.	fewer regulations that destroy competition
27.	reduced taxes and labor costs
28.	get the civil government out of private business

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

29.	Water rights and development of ways to provide agricultural grade water to farms as opposed to potable water.
30.	less costly
31.	Less pressure for development of ag land
32.	Govt assistance via advertising/incentives for using local
33.	The failure of our more efficient competitors
34.	lower property taxes
35.	credit back to farmers when consumers buy local
36.	No GMOs
37.	Water and dams
38.	we don't need to be in this industry except for local consumption
39.	agricultural focus on perpetuating native Hawaiian crops, ie. taro
40.	Outlaw GMO crops
41.	secure and inexpensive water supply
42.	less development such as hotels
43.	Keep the regulations and unions from imposing costs that killed the sugar and pineapple industries.
44.	outlaw GMO crops
45.	Food security is a no-brainer. Green open space is also good for the heart and soul. We don't want to become packed like sardines and going at each other's throats. I love the country and so i choose to stay in the country. Don't take away our choice. You like big-city living, move to Honolulu and Ewa and Mililani. There are plenty of cheap homes there.
46.	(1)promoting production and consumption of locally grown organically farmed produce (2) study and solve problem of disappearing bee population
47.	Improvement of harbors (refridgeration) and inspection services.
48.	support organic farmers in Hawaii and NOT Monsanto!
49.	land that is affordable to buy
50.	We are an Island community that has already FAR EXCEEDED our realistic population & development capacities. All efforts from hear forward should be geared toward improving infrastructure and maximizing our use of renewable energy and self-sufficiency for food production!
51.	lower prices
52.	emphasis on tropical agriculture in educational programs
53.	Preserve farmlalnds
54.	Bring the Superferry back
55.	No to Monsanto and NO to GMO produces in our farm lands
56.	Involve tourist in education of new ag. industry
57.	Legalization of marijuana as a medical crop
58.	put HIGH VALUE on perpetuating Hawaiian crops, ie. taro, etc.
59.	Land tax relief for active farme
60.	People like Dean Okimoto are too tied to developers and politicians to give an objective voice for farmers.
61.	Bettet business environment
62.	improvement of the economy so people can afford to buy locally
63.	Learning how to grow organically, with natural means without pesticides

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

64.	greater support of small farmers, ie start up loans, low lease rents, but no subsidies for the 46 categories of 'farm' that doesn't grow crops.
65.	business friendly government policies
66.	A complete moratorium on the developement of ag lands for other uses
67.	Directed Research on Fruit & Vegs
68.	More land available for farmers to purchase not lease
69.	Oahu is getting too crowded. No more loss of ag lands please.
70.	Do not give in to the pressures of development and keep our agrictulral lands in production so as to reduce our dependency on imports for our food supply.
71.	stop monsato
72.	Preserve ag lands. Don't give them away.
73.	protect farm lands. No Hoopili. No Envision Laie. No Koa Ridge. We have enough cookie-cutter subdivisions.
74.	Do not give any more ag lands to developers. ENOUGH ALREADY.
75.	another Ma'o farms program, but island wide all islands
76.	No more ag lands converted to development
77.	do not allow development to take over productive agricultural lands
78.	minimum wage exemptions
79.	assistance for sustainable agriculture practices (i.e; organic, non-GMO, and/or native plants)
80.	Marketplace to connect farmers with wholesalers
81.	control or elimination of pesticides in crops - clean crops
82.	Tax reductions for all farmers and other citizens.
83.	Government agriculture policies that favor local farmers selling locally over corporations, imported foods and local farmers exporting crops
84.	Public relations aimed at increasing public awareness of the importance of increasing consumption of local products.
85.	Ease of access to local market and to long term land
86.	Biofuel production from sugar-based crops
87.	emphasis on organically grown crops to preserve quality of land, air and water
88.	More organic farming to further reduce agricultural reliance on imported materials
89.	Anything that will cut cost of locally grown products. If locally grown products are competitive to imported products, I'll buy it.
90.	Reduced government-induced overhead, expenses, regulations, and taxes.
91.	Get rid of the GMO people.
92.	Educational opportunities towards the market
93.	No genetically modified and more organic crops
94.	ORGANIC CROPS
95.	Not rezoning our ag and conservation lands for developements and golf courses
96.	Keeping AG lands AG and farming on them
97.	No more agricultural land for big subdivisions
98.	abandon biofuels
99.	genetically modified crops
100.	Agricultural infrastructure (water, warehouses, etc.)
101.	Prevention of monopolies by large scale growers over mid and small farm operators
102.	hemp

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

103.	No more development that destroys agrilculture land.
104.	give food production priority over landscape plants
105.	do not know
106.	Affordability of locally-grown products
107.	Decrease vandalism and theft of existing farms.
108.	Train and subsidize homeless to do ag work in good conditions and housing
109.	Allow agri-toruism and alterantive energy on farms
110.	very strict laws AGAINST GMO crops throughout Hawaii!!
111.	1) polices and laws that protect ag land and support local small to med sized growers; 2) adequate supply of clean, farily priced water
112.	more attention to Ag Land infrastructure and it's cost
113.	I believe Oahu agriculture will be more of a niche/specialty market in the future. Food sustainability is a pipe-dream.
114.	support/encourage a diversified food distribution system with de-centralized control
115.	field workers
116.	More crop diversification using organic growing methods
117.	prevent political donations to agriculture committee members from large agri-businesses
118.	Not allowing large corporate crops to dominate (such as Monsanto)
119.	More incentive for stores/restaurants to use locally grown food
120.	Encourage Organic
121.	More programs to increase food supplies for those in need
122.	Scale of agriculture production is too small to make any significant economic impact.
123.	Government support of improvements to outdated water delivery systems
124.	Use unproductive lands zoned for ag to develop support to farmers (i.e. agri-business incubators, support functions , (i.e. dept of ag support, farmers market facilities) to be located within farming communities
125.	taking advantage of permaculture solutions
126.	No GMOs
127.	Water issues and use for farmers and residents...
128.	NO GMO's ! ! ! ! ! ! ! ! !
129.	tax exemptions or tax relief for active farming
130.	Better infrastructure support (water, soil erosion, etc.)
131.	i don't know...what do the farmers say?
132.	stop the marketing bullying industry; the marketing of products are too controlled in the marketing/distribution industry on Oahu
133.	affordable prices
134.	A Multi-crop (vs. mono crop) organic/permaculture model of farming that emphasizes soil health (eliminating the need for pesticides or fertilizers which deaden the soil and create disease)
135.	since its locally grown, prices should be cheaper
136.	having community gardens & school gardens
137.	no tax break for land banking, make all AG land productive
138.	Focus on Organic and Sustainable Agriculture practices
139.	Adequate water supply.
140.	Banning and Removal of Genetically Modified Crops and Companies that do this, Natural Only

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

141.	smaller farms (1-2 acres) to improve productivity
142.	(subsidized) food processing facilities: preserving, packaging & making products that will be used locally.
143.	STRONG support & enforcement for farmers theft/vandalism etc
144.	lots of ag land is "holding" property for investors which makes it too expensive to farm
145.	an economic environment that encourages farming as a viable career path
146.	Increase support of organic agricultural practices and reduced use of toxic/poisonous products
147.	Development of land that is considered "prime" ag should be off limits.
148.	stop diversion of water needed for agriculture to hotels and golf courses
149.	water conservation
150.	A long term commitment by all government entities to make a sustainable future the priority for our Island.
151.	Providing water where it is needed
152.	Better quality produce comes from organic farming. That can be Oahu/Hawaii's niche. No big farms (this is what causes increased pest problems and pesticide/herbicide pollution to our environment). Small, diverse crop farms that are organic. Non-GMO crop are especially vital, otherwise diversity goes to zero. Gov't won't have to assist organic farms-the demand is high and the people will pay the higher price. Soon the price will lower.
153.	All of these options should be pursued.
154.	Make ag. land more available to the people to farm and live on.
155.	We have huge areas of fallow sugar cane that could be utilized for the production of hemp.
156.	no GMO; organic farming
157.	Stop ho'opil. Keep the land in farming
158.	require state programs,like the DOE, to use local food. they represent almsot 20% of your consumers.
159.	Grow only food that can be consumed-no gmo crops
160.	support SMALL-SCALE farming, such as that sold at farmer's markets
161.	greater tax breaks for those who grow and sell produce to the residents of Oahu
162.	Ban residential development - Oahu is over crowded
163.	Direct access to consumers via daily, year-round farmer's markets
164.	Lowered prices of agricultural products, esp. dairy
165.	Stop stealing the crops of farmers; not sure what can be done, but something must be done to address this
166.	coop owned feedmill using locally sourced feedstocks
167.	Education. Better awareness of environmental systems and working with them.
168.	irradation for export crops
169.	Farmers able to own land, access clean water, grow edible food crops
170.	Increased recognition and consumption of crops that grow well in out climate and recognition of and adaptation to seasonal availability.
171.	public education
172.	Stop selling ag lands for residential development!!!
173.	No mono cultures which cause excuses for GMO crops. Get rid of GMO. No more developments that destroy our prime agricultural land.
174.	Capital investments to reduce operating costs

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

175.	health insurance for farmers
176.	affordable agricultural land
177.	Reuse abandoned & neglected agricultural lands & make land affordable for farmers
178.	affordable, long-term access to land for farmers and effective problem-solving of barriers to farming
179.	ABILITY TO PROTECT AND SUSTAIN WATER RESOURCES
180.	eliminate the leasehold land system or ownership
181.	Stop GMO testing
182.	startup loans for farmers
183.	Prevent tourists from dumping trash on our fields
184.	contolling development on ag land
185.	Help the local farmers with their products and purchase their products so that we can be self sustainable as we once was before Hawaiians was taken over.
186.	All of the above!!!
187.	Cheaper cost of agricultural land for growing crops
188.	Improving the labor force. Farmers need workers.
189.	Water infrastructure should be first on this list! Large areas of great land need steady water access.
190.	Large landowners making land available (stop RPT subsidy) and make R1 water available (fix Lake Wilson)
191.	Land use regulations supporting agri-tourism
192.	Silly and impossible goal
193.	Encourage larger economically viable operations
194.	infrastructure support from government for agriculture
195.	Bring back the choice of Raw Organic Whole Foods, including dairy.
196.	competitive prices
197.	Locally grown products that are price competitive to imports
198.	prevent further urbanization of fertile soils
199.	less "red tape" for farmers
200.	It's my understanding that local farmers really have no trouble selling their Grade A products; Grade B products can't be harvested profitably and so are generally waste. So, it seems to me that the key to more local agriculture is more farms, using more of the available productive land, and the formation of co-ops to share resources and hold down production costs.
201.	open 1 acre agriculture zoned lots so people can live in open areas, we only need 5,000 acres in ag to sustain 1 million people
202.	advertising for Hawaii fruits to order
203.	Protect local farmers!
204.	affordabilty of products to local residents!
205.	affordabilty of products!
206.	fair land lease rents, water, access to market, focus on diversified ag thus smaller lots and provide such in all districts
207.	Affordable land cost, whether fee or lease
208.	Get rid of Monsanto and grow organic only
209.	Access to water
210.	LAND, WATER, Economically viable lease/purchase/tax terms

Question 8. What are the three most important factors that will contribute to the success of O'ahu's agricultural industry? (check only three)

211.	schools serve lunches of mostly food grown Hawai'i
212.	Competitive pricing
213.	Local farmers need to price their local produce competitively. It's crazy that a pound of Ecuadorian bananas costs less than a pound of local bananas.
214.	I can not answer this because I do not believe Oahu has the resource endowment to succeed in agriculture in the long run. It is not our comparative advantage.
215.	Increase in productivity-Greater yields of local produce
216.	Make local produce as affordable as imported produce
217.	No GMO crops!
218.	reinstating hawaiian methods of land managment
219.	Advancements in agriculture technology. i.e. Aquaponics and Hydroponics
220.	vertical farms (urban agriculture)
221.	Ag/farming programs in Hawaii schools
222.	People use to come to Hawaii and marvel at the Ag crops.
223.	Get real, local farmers can't compete with big agri-biz
224.	Use new methods for better crops for the land size we have.
225.	Don't urbanize prime ag lands
226.	better ag practices
227.	Government subsidies to offset or compromise high livestock, ranch lease rates per month or annually
228.	supervised agricultural credit programs for farmers
229.	It will not happen, why beat a dead horse. Look at the major ag companies, they are all leaving. Ag here only makes sense to individual families.
230.	Investment in ag water systems
231.	simply taxes and red tape so small businesses can succeed
232.	Low land and water costs
233.	More processing facilities and DOH rules that make it easy for farmers to sell to local hotels etc.
234.	Permaculture, organic and Korean Natural Farming education

Question 10. The most important housing issue for the future is: (check only one answer)

1.	Cost of living with increasing taxes, sewer, electric, water, gas, food, everything! Hawaii people are already overworked and underpaid. Do not create any more pressures with development and higher costs to wipe up the mess created by out of control developments.
2.	allow permitted B&B's in residential areas
3.	Stop building! water& sewage treatment can't support more housing
4.	Stop speculation of housing prices by real estate companies.
5.	we need strong land use laws to ensure that developers do not build ONLY multi-million dollar mansions on the shoreline. We need controls on land values to ensure access to clean, safe, humane, affordable housing in the urban core.
6.	License TVUs
7.	Increasing vacation rental licensing which creates better upkeep of houses and economic prosperity for communities.
8.	allowing vacation rentals in neighborhoods.
9.	LEAVING NORTH SHORE ALONE WITHOUT EXPANSION
10.	adding mixed zoning or permitting or NUCs for residential neighborhoods for more Ohanas, BnBs, and Home based businesses
11.	mixed use zoning to allow home based businesses, vacation rentals, Ohana rentals
12.	diversification for existing zoning - mixed use zoning for neighborhoods
13.	STOP DEVELOPING AG LANDS
14.	Housing density must increase to keep growth in urban core areas
15.	union special interest control of politicians
16.	too many people to accommodate. if they come, do we have to house them? when is enough on one island enough?
17.	multi purpose use for existing housing
18.	There will always be the poor amongst us. I don't believe the developer when they say they will provide affordable housing. $400K is not affordable. All these new homes only encourage new rich people to come to Oahu and displace the locals. Have you been to Kauai or Maui lately? It's haole land.
19.	LOW WAGES! Planners need to Understand MODERN ECONOMIC DEVELOPMENT & develop Planning/Zoning/Economic Policies what support 21st Century Jobs so people can AFFORD to stay in their homes & Hometowns. Example: More Hotels=more low-wage service jobs=poor planning!!! A MODERN ECONOMY Example=21st Century Film/TV & Digital Media JOBS=people can AFFORD Housing! Our Film & TV Industry is BOOMING, but if we develop our scenic COUNTRY and build at Turtle Bay & Malaekahana and the COUNTRY, Hollywood will not come to Film in Hawaii, then we will loose all these good rural, well-paid jobs! Plan for GOOD JOBS then more people can afford HOUSING!
20.	keep residential residential no mini resorts or b&b's
21.	As long as there are greedy developers, politicians and consultants, we will never solve the housing problems.
22.	vacation rental permitting
23.	Overly restricted land use
24.	Issue NUC for A zoned properties especially in the Ko Olina area and properties that already have time share
25.	We have homelessness because working people can not afford to pay the high rent. I'm one of them. One disruption and I'm on the street w/my college student daughter after working for a non-profit for 11 yrs.

Question 10. The most important housing issue for the future is: (check only one answer)

26.	innovative housing devlopment that uses climate-appropriate techniques and materials and works with the landscape
27.	enforceing our existing residential housing codes
28.	let the free market operate without government control
29.	Finding a way to improve all of the above without more and more developing and building
30.	leasehold conversions to fee simple
31.	Property Tax Reduction
32.	The free market will sort it out
33.	Over developement and rezoning of AG lands for Housing
34.	Looking for innovate ways to provide affordable housing to Hawaii's current population and to curb the replacement of local families who can't afford to be home owners, with wealthier mainland transplants.
35.	overpopulation
36.	Urban core redevelopment and urban infill to increase the supply of quality housing close to where people work. By efficiently using our land in the urban core by redeveloping, coupled with owner-occupant tax deductions/credits, then we may see housing become more affordable as the supply increases. Redevelopment and new development should be medium to high density, low-rise “human scale” housing with ample neighborhood park s and trees. Minimize impervious surfaces.
37.	multi family
38.	determining maximum population desired
39.	housing within walking proximity to community services and transportation
40.	more open space allocation
41.	Making sure that people that own homes in Hawaii live in them and don't rent them out. How can we build better stronger communities if people can't ever own and invest in their homes? The over abundance of illegal rentals (vacation and non) is making it difficult for people to afford to buy and invest in their communities.
42.	Put residents before tourist interests
43.	No more Housing
44.	Should have credits for local's. Too many mainlanders driving up the prices for local people.
45.	protecting and preserving the character of existing neighborhoods by closing down vacation rentals and B&Bs.
46.	Eliminating illegal vacation rentals
47.	stop immigration. we've reached capacity.
48.	Keep all new housing in Central Honolulu, Keep Fields Green, Stop Housing Sprawl!
49.	Maintain property values
50.	space... we live on an island with finite space
51.	The city needs to do a much better job of doing its job. It cannot issue every permit that comes in the pipeline. Tell the developers ag land is not for cementing.
52.	Rezoning
53.	Simplification of regulatory process.
54.	Tax system that punishes land banking
55.	SUPPORT VACATION RENTALS AND TVU, BB'S OWNED BY RESIDENTS OF HAWAII

Question 10. The most important housing issue for the future is: (check only one answer)

56.	STOP UNFETTERED DEVELOPMENT & GROWTH! Focus efforts on upgrading the existing (broken & outdated) infrastructure (roads, sewers, renewable energy development, etc). Again, stop the growth, and upgrade what we already have.
57.	No visitor accommodations in residential areas
58.	Increasing supply of affordable rental housing
59.	over development
60.	Develop housing in existing URBAN areas
61.	the practice of allowing residential lots to be CPR'd, which increases density in our neighborhoods. It's out of control.
62.	reduce population growth
63.	Restricting military personnel from renting existing houses to allow local residents affordable houseing
64.	Reducing development. Quality over quantity.
65.	Jobs
66.	define affordabilty - according to location
67.	stop proliferation of B&Bs/vacation rentals
68.	Pass a good vagrancy law
69.	construction quality & sustainability
70.	better paying jobs for locals
71.	higher paying jobs
72.	better jobs
73.	increase economic opportunities to provide jobs
74.	increase the height limitation by at least 10 feet in all developed areas. Increase buses.
75.	changing the current law regarding short term rentals
76.	loosening restrictions on Ohana rentals
77.	Redevlop all town and add affortable housing into the new developments. Use eminent domain where necessary. Waipahu, old ewa and lots of places in honolulu are due for redevelopment.
78.	The need for mixed housing communities where there is low income housing that is mixed in with affordable and market housing.
79.	vacation rental ban in Kailua and all Oahu
80.	Upgrading and refurbishing existing development so as to preserve existing developments and prevent future lands from unnecessary development
81.	Stop construction and use existing structures or remodel only.
82.	reckless overdevelopment / inappropriate development in places such as Laʻie
83.	Developments are hiding behind "affordable housing". It's a big lie. Build more rentals. The city and state should not be selling its properties.
84.	the loss of ag land and paving over paradise
85.	For Hawaii to be self-sufficient. Enough water and food. Implementing means to achieve this goal. Growing organically without poisons, growing food for our entire state, less reliance abroad.
86.	Rentals that are affordable, truly affordable, in urban areas only so they are like workforce housing. And building up in those urban areas where there is the infrastructure in place already like roads, schools. etc. so that no new costs are incurred so sewers and BWS water pipes are upgraded on island and a building moratorium put in place until all 8 districts of

Question 10. The most important housing issue for the future is: (check only one answer)

	watershed plans are completed and plans implemented for a drier climate future with more water needed for fire protection (drier and warmer, and military hazards, arsonists, and population increase should be discouraged on all islands.
87.	developers should be required to include low cost housing and open space exchange for any developement project
88.	unrestricted population growth
89.	Illegal vacation rentals reducing the supply of rental housing for O'ahu residents
90.	transitioning of illegal vacation rentals into long term rentals for locals
91.	We must stop the sell-out of our residential neighborhoods to resort use
92.	Is this a shibai question to allow Envision Laie? I don't believe affordable housing carrot sticks because the average Oahu resident cannot afford them. It ends up being bought by military, rich people who can afford to buy anywhere, and investors who buy to rent them out. The bottom equation is affordable housing still remains after all the developments.
93.	It is insane that we should allow the conversion of homes in residential zoning to resort use thereby causing a loss in rentals for our people and a fueling in rental and home prices that severly impact housing affordability for the local pupulation.
94.	returning vacation rentals/b&b's to the residential market
95.	what will employ more people if we have more houses
96.	get rid of bed and breakfast which will lower long term rental prices for residents
97.	Please don't corner us into accepting projects like Envision Laie. Leave the General Plan alone. The map showing the different area is good. Don't let the developers call the shots. We can see where this process is leading to already. We do not want major changes to the General Plan.
98.	There will never be enough affordable housing. It's the fact of life. If we keeping building subdivisions, kamaaina will eventually be kicked out because only the rich can buy these new homes.
99.	No Envision Laie. Have affordable rentals in urban areas like Kaneohe/Wahiawa. Stick to the General Plan
100.	keeping residential residential
101.	keeping urbanization out of rural communities i.e., KAHUKU! Keep Out!
102.	Stop tourist rentals from taking over residential neighborhoods
103.	do not allow B&Bs and other short-term vacation rentals to reduce long term rentals in our residenital neighborhoods and contribute to escaliting rents.
104.	Inherent Rights of Kanaka Maoli
105.	more diversified zoning and development rules and methods
106.	reducing red-tape and bureaucratic hurdles for developers
107.	need mixed use zoning in residential areas
108.	non local homeless sent back to mainland, benefits only for locals, drug tests for benefits, WPA type work program, get rid of give-aways
109.	All of the above - and reduce taxes and economic burden.
110.	How do you keep the housing for the community rather than the rich investors? They add to homelessness and the affordability because they increase real estate prices. Homes SHOULD NOT BE considered speculative commodities. They are homes for the people who live and contribute here.
111.	Available land

Question 10. The most important housing issue for the future is: (check only one answer)

112.	Their will be no water to accommodate the Island of Oahu and all Hawaiian Islands if you are planning this survey on the intent of HB- 15555
113.	Tax incentives on owner occupied and low rental housing, much higher taxes on speculative/luxury non-resident housing.
114.	Affordability of housing in all areas (which does not necessarily imply building affordable housing in all areas)
115.	increasing short term rental housing
116.	Decreasing the existence/ production of high-end housing.
117.	Not developing Ag land for residential use
118.	Stop letting developers shove off their share of affordable housing to somewhere else.
119.	Increasing density in already urbanized areas
120.	protecting open space
121.	Controlling amount of outside investors who inflate home values
122.	OVERPOPULATION
123.	water
124.	No subdivisions like Envision Laie!!!! It will ruin Ko'olauloa.
125.	Housinf affordbility must be defined by $$ for each community. Say Ewa at 800. while Kailua say 1,500.
126.	OVERDEVELOPMENT!
127.	not sure
128.	Building codes should favor boarding houses and very simple small apartments
129.	Actually finding an approach which incorporates targeting affordability, land use, supply and distibution. No one focus is going solve the problem.
130.	Better transportation plans to accompany new development
131.	City government needs to get out of the houses business. Leave it up to a private developer.
132.	housing for the hawaiian people
133.	Increasing affordable rental housing
134.	Keeping "local residents" IN HAWAII by providing affordable & adequate number of housing units (CLOSE DOWN illegal vacation rentals!)
135.	Alternative housing. Not everyone needs a fancy single family home. Smaller unitys, more temporary housing. Modern pre-fab units similar to "mobile" homes. Basic not-much-more than camping alternatives for those who don want or need an apartment or home.
136.	Limit the population growth and immigration.Hawaii does not have the land mass to support all those who want to live here. Its impossible since its an island.
137.	Housing affordability in the sense that low-middle income earners cannot afford to buy houses, yet do not qualify for "affordable housing"
138.	fair market selling formula to benefit kamaaina
139.	Land is the limiting factor of production of housing on an island. Economic opportunity for residents and diversification of economic base provides support for real estate, construction as well as access to housing.
140.	Allowing free market forces to determine home prices
141.	creating more low income housing for homeless
142.	Realizing our finite resources won't support much more housing.
143.	stop housing development - where are the resources to sustain more residents?

Question 10. The most important housing issue for the future is: (check only one answer)

144.	Housing affordability using current inventory and identifying unknown but available properties
145.	Limiting in-migration to the islands. Nations do it. Why cannot a state, which is rightfully a stolen nation, do it.
146.	Encourage home gardening
147.	Open permitting for vacation rentals on Oahu to drive state revenue
148.	affordable housing, transiional housing, senior housing, for all those who are ablle to prove the need
149.	preventing overpopulation
150.	Control of immigration (especially by wealthy) & land speculation
151.	Hawaiian Housing Issues
152.	Reducing barriers in government to affordable housing
153.	all the above
154.	Influx of new residents who drive up the prices for all of us, including investors, vacation-home owners, celebrities, golf club developers etc. They all make it more expensive for all of us. Otherwise, this would be a small town with small population. Take investment in knowledge industries, not construction, tourism, etc.
155.	minimal housing development..this island is already overpopulated and building more homes only fuels the problem. Moving development to the outer islands must be encouraged with state incentives.
156.	population growth on Oahu island will alway cause a hardship quality living space on oahu
157.	create cluster apartments, similar to New York city where shops, restaurants, entertainment are within walking distance & green transportation
158.	real estate taken by non residents
159.	Overcrowding
160.	Expanded and upgraded housing in Ko'olau Loa
161.	Development of housing that keeps urban, urban, and agriculture, for sustainable agriculture, not GMO, not mono crops, etc.
162.	keep b&b's and vacation rentals and hotels out of residential neighborhoods
163.	From a personal standpoint- housing affordability, from economic standpoint restrictive land use.
164.	Getting the military to provide more housing for their own so the rentals can be used for local residents
165.	define Affordable as under $500 per month
166.	creative financing solutions
167.	Overbuilding, crowding
168.	discourage land speculation(limit 1 dwelling/person,max.5% rent increase when redeveloping(city of Shaghai has done this))
169.	sustainablility
170.	sustainability (use of resources)
171.	improved infrastructure and adequate water, waste disposal for new developments
172.	sustainable population levels
173.	Ensuring there is a variety of types of housing and it is close to transit/rail

Question 10. The most important housing issue for the future is: (check only one answer)

174.	Taking a long term approach to affordable housing issues and ending the current rush to develop new subdivisions that serve only the interests of developers, their political allies, and the few buyers that can afford the expensive housing.
175.	Energy efficiency and sustainability in housing development
176.	Preserving Open Space and Increasing Farm Land
177.	Discouraging population increases by restricting housing developments. Oahu can't address quality of life issues with the current population. Do not direct lands or funds towards the encouragement of further growth in the population.
178.	Protecting Native Hawaiian land rights
179.	Overdevelopment destroying quality of life
180.	future development MUST have infrastructure built FIRST
181.	increasing affordable housing and rental stock throughout O'ahu
182.	Home Owner Assoc's need govt restrictions, might make housing more affordable.
183.	Possibly develop sustainable communal living sites with gardens and certified community kitchens
184.	restricting further building on Oahu. go to outer islands. this is not LA, Seattle, NY, etc.
185.	Only have high rises for any new housing to avoid urban sprawl.
186.	Fair and reasonable land use policies support jobs and sustainability. There is no single overriding issue.
187.	tripple the property taxes for non-resident (more than 180 days out of State, like Montana does)homeowners
188.	Infrastructure; we should not allow communities to be built without the developer building the roads to adequately service them AND the increased congestion on the major arteries.
189.	well paying jobs
190.	cost of housing & transportation as percentage of income
191.	Restrictive policies on prospective residents
192.	Transplants are driving up the cost of housing. Hawaii has the highest median age population. Our local families cannot afford to purchase a home, and are leaving. Need to restrict/reduce migration into Hawai'i.
193.	Poorly conceived question - comprehensive policy should support affordable for sale and rent, distributed across island, in conjunction with supportive public policy investment in infrastructure, and addressing the various types of homeless housing issues.
194.	How does Hawaii's high housing taxes contribute to homelessness and too-high rents? Do not agree with the governor's policy of not feeding the homeless so that they will go to homeless shelters, which from what one homeless person has told me, is living in a little bit of Hell (together in one large room with unsavory men, bed bugs, smells from bed soiling. For women, living with other unruly families and children in a small room.)
195.	population growth control
196.	land monopolies
197.	SPOT TAXING TO DEATH EVERYTHING, CUT SPENDING so homeownership is affordable. CUT GOVERNMENT EXPENSES like everyone else!
198.	Climate Change Impacts (e.g., ocean acidification, sea level rise, intense weather events, reduction on potable water sources)
199.	eliminate the leasehold system of land ownership
200.	Change Taxation laws to grandfather existing tenants
201.	stopping multiple home ownership

Question 10. The most important housing issue for the future is: (check only one answer)

202.	Building Up. This state needs to start buidling up and reducing the urban sprawl. We are not LA and should never have adopted them as a model for development.
203.	overpopulation
204.	Restrict over developement
205.	Greening and densifying the urban core
206.	No urban sprawl. Don't change the General Plan for greedy developers. Affordable housing can be solved with affordable rentals. Peter Savio is doing a good job with affordable units. Keep them in urban areas. No urban sprawl.
207.	complex problem homelessness related to affordability and affordability related to supply of rentals.
208.	Encouraging and educating people on home ownership. Those who sacrifice to save and buy are far better off than those who perpetually rent.
209.	Build more highrises in town! This will bring down the prices and make commuting unnecessary.
210.	All five points above can be achieved if the focus is Housing Affordability
211.	you offer poor choices. What we need is more apartments, well-planned, in the PUC, and sharp limits on all other development.
212.	outdated, short-sighted, overly restrictive building codes
213.	All of the choices above are interrelated and really cannot be separated from one another. I do not believe there is a single "magic bullet" answer to all of our housing issues. Success will require addressing all of these issues to some degree.
214.	Need vast amounts of affordable housing! All over Oahu!
215.	Let the residents vacation rent if they want and supervise it
216.	less comunity building and more towards single family homes, less toward large condo complex, and this will keep the vaules stronger.
217.	location, location, location and building for the people of oahu not second home mainland market and also distributing affordable or attainable housing throughout the island. I live in Hawaii Kai and we have NO affordable housing. shame. shame. shame. I own my own home but feel affordable housing provides for a good healthy mix of socioeconomics -
218.	enforcement of current General Plan
219.	Greater mix of types of housing options for tourists TVU and bed and Breakfast
220.	decreasing prop tax
221.	Adjust building codes for boarding houses &simple, cheap, housing
222.	more permitting for B&Bs and TVUs
223.	providing alternative vacation housing
224.	greater enforcement/penalty illegal vr impacts housing for local residents restricting supply, root cause of current homelessness problem inventory of homes used for illegal vacation rental is exploding reducing inventory, City lacks serious enforcement too many loopholes
225.	Overpopulaton of O'ahu
226.	this is up to the individual not the government or companies wanting to make an excuse to develope land for affordable housing and updating it or buying it out in the future for buisiness
227.	Eliminate vacation rentals in our neighborhoods
228.	Increasing density in growth area housing plans (more townhomes/multi-unit structures)
229.	need additional military housing on military land to insure enough housing for civilian population

Question 10. The most important housing issue for the future is: (check only one answer)

230.	supply - keeping residential homes for residents not turning them into tourist accomodations
231.	Over population
232.	Stopping illegal vacation rentals
233.	Overly lax land use policies.
234.	stop use of residential housing for B&B/vacation rentals
235.	Concentrating dense tall development in the traditional urban core
236.	Increasing the supply of housing island-wide to reduce equilibrium housing prices. Less red tape would help.
237.	support habilitat for humanity
238.	more housing only if infrasturcture is available - developers to pay for all infrastructure
239.	pearl harbor and other military employment
240.	Housing for elderly independent living
241.	Stop making 100% payments on government assisted housing programs immediately!
242.	Increasing housing density in urban core and ewa
243.	We need to stop suburban sprawl
244.	Lack of concentration on affordable rentals in perpetuity rather then single family residences which promote sprawl and are unaffordable no matter how high the subsidy to most
245.	preserving agricultural lands from development
246.	Infilling and redeveloping in town, increasing densities while building green in the 1st and 2nd cities
247.	planning better neighborhoods instead of sprawling
248.	Getting out of the 'single family home' model into higher density housing which has a smaller footprint overall.
249.	There are already thousands of homes that are permitted to be built. Build those entitled homes first. How affordable is affordable?

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

1.	It is unbelievable that this section on the economy totally ignores the 4th major pillar of Oahu's economy – the Construction Industry! There needs to be serious discussion and attention to the construction and development industry – it is a vital component of planning! Competing in a global market place: This means addressing construction and development and the availability of affordable housing and commercial and office space are the keys to attracting major global companies to operate from Oahu, and to keep our best and brightest young business people on Oahu; New Growth Industries: Like renewable energy industries; Increasing the percentage of food that is grown and consumed locally: Where is the discussion of preservation of IAL and incentives? To help achieve this, the State and County should designate their own agricultural lands as IAL, and implementing incentives for all IAL (public and private lands), which will help make agriculture a viable industry.
2.	enforce zoning laws
3.	do not let mini resorts or b&b's invade residential areas
4.	Reduce business taxes
5.	Don't listen to the experts. Listen to the people who live here and bear the brunt of having to support government failures to stay within the budget.
6.	agricultural development to meet local food needs and maintain the assett that drives our visitor industry: green open space
7.	marketing hawaii to the world
8.	Early Admit to College from High Schools to learn an occupation.
9.	broad band internet access for all -- it is a basic need like electricity
10.	Allow Licenses for TVUs
11.	island scaled economic initiatives (not global or continental scales)
12.	It is unbelievable that this section on the economy totally ignores the 4th major pillar of Oahu's economy – the Construction Industry! There needs to be serious discussion and attention to the construction and development industry – it is a vital component of planning! Competing in a global market place: This means addressing construction and development and the availability of affordable housing and commercial and office space are the keys to attracting major global companies to operate from Oahu, and to keep our best and brightest young business people on Oahu; New Growth Industries: Like renewable energy industries; Increasing the percentage of food that is grown and consumed locally: Where is the discussion of preservation of IAL and incentives? To help achieve this, the State and County should designate their own agricultural lands as IAL, and implementing incentives for all IAL (public and private lands), which will help make agriculture a viable industry.
13.	Permitting home based business/ BnBs
14.	allow more mixed use visitor accommodations BnBs and TVUs
15.	protection of tourism in event of natural disaster
16.	allow more homebased business in residential areas
17.	do not let visitor accomodations of any kind in residential neighborhoods
18.	Reducing the size and cost of government
19.	i think they all are very important
20.	competing at least in a national marketplace! More business friendly state policies
21.	better business climate
22.	permitting for home based BnBs and TVUs

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

23.	No Rail. We cannot afford it. We are going to sink with it. There is too much corruption in our government. Government is not listening to the average folks. they are listening to the fatcat donors. A healthy economy is when the government stops taxing us out of house and home because it makes stupid decisions like the rail and allowing developers to create more problems for us.
24.	Our FILM & TV Industry is booming! 21st Century Media fits the Gifts & Talents of Hawaii ! We need Film/Digital Media Training in all our Schools! With our Music, Dance, Story-telling talent and with our beautiful scenery, Hawaii could & should develop its on TV/Film/Digital Media/Music Industries!
25.	Implementing a better business climate!
26.	Keep Hawaii competitve in visitor industry with diverse housing choices such as vacation rental homes.Bring visitor $ to all parts of the island for all reseidents.
27.	I would like to include in the General Plan that the city/state must consider the cumulative impacts of all developments. It makes no sense to keep sayinig they want to provide more business growth when the city keeps raising our taxes on everything!!!! It makes no sense to have the developers profit, leave the islands and taxpayers are left behind to pay for the costs of needed roads, schools, and services.
28.	Promote farming education
29.	There are more than three important issues that need to be included. New growth industries is very important. Already we've seen an increase in solar/photovoltaic companies.
30.	less restrictive business climate
31.	lower taxes
32.	Allowing B&B's and TVU's
33.	get the government out of controlling business, housing etc.
34.	Reduce Hawaii's dependence on Tourism
35.	reduce stranglehold policies on small businesses
36.	Efficient use or available economic resources
37.	Less government intervention. Superferry?
38.	alternative energy industries
39.	Less dependence on government assistance
40.	protect our small local businesses - NO to "big box" corporate developments
41.	Stop prostituting our natual beauty that kamaaina and malahine enjoy!
42.	support tourisim and military missions - economics
43.	create better business climate
44.	Increase VR to capture more tourists.
45.	not spending money
46.	Less restrictions on small business.
47.	Complicated question that cannot be answered in checking only three answers.
48.	SUPPORT VACATION RENTALS OWNED BY RESIDENTS
49.	Until the very cumbersome, unfriendly, stagnent and inconsistent business development policies & rules are modernized, HI will remain the "3rd World business environment" that many potential investors now see it as. Look to other similar sized cities for Best Practices in business development and implement them.
50.	More tourism

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

51.	Freedoms of people less govt.
52.	Import the Japanese car that runs on water
53.	allowing short term rentals...provides great economic benefit to all
54.	Increase clean energy wind and hydro energy.
55.	preserve our "local" businesses - NO to "Big Box" developments!
56.	I don't feel comfortable with many of these questions. I hope these questions are not manipulated to the outcome you want.
57.	plan for the future by securing self sufficiency by preserving ag land and rural Oahu
58.	Targeted growth industrties should be those that are unique to Hawaii only eg Hawiian Music and Dance
59.	Get government out of the way.
60.	supporting technology that supports our environment. Waste management needs to be updated. How to turn our waste into a greener, safe environment.
61.	keeping the country country
62.	Bring back an affordable ferry that ships vehicles and goods.
63.	Increase the supply of housing for locals
64.	We must start to reduce our dependency on tourism - how many more tourists can we have without adversely impacting the quality of life of our local residents?
65.	all of the above
66.	Putting all your egss in one basketm tourism, is not a healthy economy.
67.	Hotel jobs is not going to provide enough income to afford a home. Development like Envision Laie raises pressures on us because everything will rise. This will push out the locals to Las Vegas because we cannot afford raising costs - the newcomers have more salaries.
68.	single payer healthcare
69.	Increasing the percentage of food that is grown and consumed locally in an ECOLOGICAL fashion
70.	Again, I hope these questions are not trick questions. We do not want Envision Laie in our Ko'olauloa neighborhood. We do not want BYU-Hawaii to hide behind educational needs. They can develop infill on existing campus. There are enough cheap homes in Ewa and Mililani. Go buy over there. Keep the country country. Keep the city city.
71.	The General Plan is a sensible plan. Don't change it to please developers. Think of the long term consequences if the whole island is cemented over.
72.	I don't like the way many of these trick questions are phrased.
73.	emphasis on locally produced goods for sale
74.	Koolauloa Sustainable Plan IS NOT SUSTAINABLE! It's for one group's interest and not that of Koolauloa!
75.	A healthy economy must be based on reasonable tax rates. Local employees and employers are hit with increased regulation which equals higher costs to do business and increased tax rates. There are absolutely zero reasons for wanted economic growth if our government keeps taking more!
76.	more home based business combined with living space
77.	support for local business start-up (residents only)
78.	free parking
79.	Reduce taxes, regulations on business

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

80.	Economic Diversification
81.	Making public education a top priority
82.	Keeping a much greater share of tourism dollars in the local economy.
83.	Growing local industries that do not rely on foreign capital.
84.	Safe bike lanes around the island
85.	Affordable housing
86.	Continue developement strategys in Ewa and central Oahu as per General plan. Our tax money has already been invested here.
87.	Better roadways without potholes.
88.	Less government-induced overhead, taxation, and regulation.
89.	Legalize Bed & Breakfast as they do on Maui. It would increase spending power of local residents, thereby benefiting the local economy and would generate tax revenue for the City& County of Honolulu.
90.	Developing wind, sun, H2O-energy industy
91.	More live/work/place communities that do not require driving on highways or the need for vehicles in general.
92.	High quality education not targeted to any specific industry
93.	Stop smothering PUC with development
94.	increasing small businesses in the islands and reverting away from big box stores (walmart,target, etc)
95.	Discouraging influx of BIG BOX STORES while PROTECTING Hawaii's Mom and Pop local businesses!!
96.	Appropriate scale for Hawaii expectations. Don't try to copy what's going on on mainland or large land mass areas. We may need to accept smaller is better; do more with less.
97.	The economy is based on tourism. Provide education to the locals instead of bring over mainlanders to fill high paying jobs.
98.	more jobs
99.	very weak list
100.	A more thoughtful consideration of what place the island should occupy within the reality of a global economy. Shall we emphasize intellectual capital industries such as research and higher ed?
101.	Adopting asset backed statewide currency
102.	Encourage small businesses that keep the money here--not like the big hotels with corporate headquarters elsewhere.
103.	Educational strategies to support development of a strong agricultural industry
104.	Becoming global leader in sustainable energy
105.	Increase in Green collar jobs focused on sustainability
106.	Local resilience in communities, requiring less energy (oil) to sustain.
107.	A new policy to remove restrictions on vacation rental homes on Oahu
108.	Organic farming (No GMOs), Hawaiian cultural values, perpetuation, and sharing
109.	Ke Aupuni O'Hawai'i Nei, Ko Hawai'i Pae Aina
110.	A decreased dependence on government assistance
111.	A more business-friendly state government
112.	Investing in our future generations, the education system in Hawaii

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

113.	a sustainable vision includes multi-crop agriculture (vs. monocrop) and an economy that is equally diversified and "produces" something healthy --a dedication to eco-tourism like Costa Rica -- all policies should be checked back to a greater sustainable plan, save the ag land for the future esp for 100 years when the water level rises, no matter what, and keep the water clean
114.	Encourage private businesses and stop depending on gov. to create jobs.
115.	Stop immigration from Micronesia
116.	More jobs
117.	reduce taxes that inhibit new business opportunities
118.	housing
119.	cottage industries(using locally sourced materials and not for export)
120.	Support of exisiting support industries
121.	Self-sufficiency on all levels -- local, island-wide, and statewide
122.	Keeping our money LOCAL and not exporting our money
123.	cutting unnecessary governmental costs
124.	Everything on Oahu could be run on Solar Power, everything.
125.	Limiting population
126.	Previous Item 11 is bed coding; does not allow certain answers. Try it.
127.	Global attitudes, not local attitudes. Honolulu should be a major Pacific city, a Pacific/American Singapore or Hong Kong, not a Pacific Island version of second-string cities like Denver or St. Louis.
128.	Bring back the SUPER FERRY!!!
129.	decrease dependency on the high impact industries of military, tourism, and real estate development
130.	Promoting education that supports the 2 checked choices above
131.	Encouraging new industry/ less restriction
132.	right livelihood options - green jobs, sustainable, healthy- quality of life
133.	Transition from fossil fuel initiatives
134.	focus on out carbon footprint.
135.	Tourism is important for maintaining a healthy ecomony.
136.	self sufficiency
137.	B&Bs and TVUs brings tourism, who bring the importance of maintaining a healthy economy.
138.	Clean induistries like Technology based industry
139.	General Plan need to look at how they can sustain Hawaii and to be self suffient and not depend on others to sustain us.
140.	All of the above!
141.	allowing creative and honest people in government
142.	Alternative energy industries. We have the perfect high-tech development test ground. Let the big money come here to test their projets (Google, Big Wave, etc...)
143.	encouragement for entrepreneurs, we do not need more low paying jobs
144.	Urban sprawl is not the solution to a healthy economy. Focus on education so that locals can have high-paying jobs and not minimal wages in construction and hotel industry.

Question 12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted. Economic policies in the General Plan should now encourage: (check only three)

145.	B&Bs need to be licensed once again - this supports our No. 1 industry - tourism and keeps the dollars locally in our communities. It is a residential use of property and gov't should not dictate who we can or can't have as guests in our homes.
146.	promoting high tech growth industries.
147.	support cottage industries and entrepreneurship
148.	what about enhancing tourism?
149.	Quality public educationn is the KEY to improving the homelss situation and all other quality of life and housing issues
150.	Economic policy should be consistent with the soul and culture of Oahu. Economic growth at any cost is not acceptable. This means that some economic inefficiencies will need to be tolerated for the sake of preserving Oahu's identity and values. As examples, green energy is good, but not if it destroys all of our viewsheds; local agriculture is good, but not if it ruins water quality; improved transportation is good, but not if it separates neighborhoods; economic growth is good, but not if it erodes our culture, identity, and that which makes Oahu a special place.
151.	Providing more diversity in visitor accommodations, ie B&Bs/TVUs
152.	Expansion and development kapolei as the second city to alleviate traffic and better the economy!
153.	Diversified Tourism with Vacation Rentals
154.	take care of the people and land first, empower us and protect that which needs to be protected, focus within Hawaii and do better with what we have which is HUGE in comparrison to other states. We keep forgetting how fantastic our resources are- do better with what we have which includes empowering and caring for the people and the land. That is a well worth investment!
155.	supporting the tourism industry
156.	Decreased state support for tourism
157.	This is an island and that steady state economy is the only way. We cannot continue to expand everything.
158.	Less dependence on tourism
159.	None of these is really within the County's purview
160.	Limiting the population growth, you are wlcome to visit but please don't stay! Give the locals a break on taxes due to residency and charge more taxes to the ones who make profit.
161.	Environmental and natural resource protection
162.	Increasing government efficiency and productivity
163.	Triple Bottom Line economic policies
164.	Reduce, reuse and recycle

17. Please feel free to share any additional comments about Honolulu's General Plan

1.	Important to be more free from dependence on foreign oil. This does NOT mean importing foreign, environmentally damaging, palm oil! Subsidies for residential solar power, good idea.
2.	The framers of this survey are ignoring the current laws and land use issues!
3.	respect zoning laws keep residential residential
4.	enfirce zoning laws
5.	we are having major problems with b&b's and vacation rentals in our neighborhoods please shut them down
6.	Keep the Country Country. Promote agriculture in the country. The Mormons want to build, build, build. The landscape of Windward Oahu will forever be negatively impacted with the Mormons/LDS/BYUH/HRI/PCC's goals to build, build, build.
7.	There is too much reading to do. This survey must not be the basis for your decisions because surveys can be easily manipulated to bring desired outcome. Don't listen to the experts. Listen to the people on the streets. Do not build any more new communities like Hoopili, Koa Ridge and Envision Laie. Do not destroy the north shore and windward Oahu. We all need a place to decompress. Malama the aina.
8.	Agricultural farms should be supported and encouraged , a focus on island sustainability is critical, overdevelopment must stop lest we destroy the special qualities that bring those tourists here, the housing situation must be brought under control so that the homeless are taken off the streets and so that the ordinary citizen can afford a home. Luxury homes, 2nd homes, etc seems to be the focus of all the development - that only brings more out of state buyers as local people can't afford them. Please stop focusing on how to bring in short sighted income and pay attention to preserving, protecting and supporting our islands and the people who live here. Mahalo
9.	It needs to be based upon sustainability principles as laid out in the Natural Step method.
10.	Plan needs to: preserve ag land; focus on keeping population density in urban core and Kapolei and along the rail route with TOD; consider sustainability in terms of energy and food; and keep in mind the consequences of global warming on coastline changes.
11.	Please allow B&B and TVUs to be permitted and regulated in HNL.....It is impt to the visitor industry. There are many families who prefer NOT to stay in Waikiki hotels, but prefer renting homes or B&B's. This provides income to residents and also income in TAT/GET taxes to the C&C of HNL. We want to be regulated, permitted and legal.....ALLOW us the opportunity to show you that we are an impt part of the visitor industry and fill an impt void!
12.	The planning for 2035 must give due regard of the native Hawaiians as indigenous people of Hawaii, and to the history of dispossession of the Hawaiian right to self determination which occured at the close of the 19th century, and which has not yet been properly resolved as we engage the 21st century. The planning process should be mindful of the growing dissatisfaction in the general community of the unresolved issues surrounding the treatment of the native Hawaiian people, the continuing trends of homeless, imprisonment, social support programs, negative health issues, lower economic and educational achievements, etc. Which finds a disproportionate amount of native Hawaiian in their numbers and the plan must be mindful of the growth of the Hawaiian rising, an awakening to the events of history which has not treated the native Hawaiians and theirs Hawaiian nation fairly, of the admission of the Hawaii State Legislature and of the U.S. Congress to a confession of the inappropriateness of the U.S. Government part in this history and an apology to the native Hawaiian from the U.S. Action regarding Hawaii. The plan for Hawaii in 2035 must take into consideration that Hawaii reflects at least two deep cultures, the formal one especially influenced by the western culture primarily from the United States of America and an

	informed culture founded upon a foundation of native Hawaiian culture and added upon by the multiplicity of influences from migrants from various parts of the world. The formal culture of Hawaii the one upon which the formal economy, education, judiciary, political systems, environment, land relationship politics, etc. Are driven by can be called the D.I.E. System, a pneumonic for Domination, Invidualism and Exclusion. The informal culture of Hawaii, the one upon which the informal relationship work in which community will community with each other, in which families will family with their neighbors and one another in which husbands and wives and children learn to love and respect, to associate and live together, and with their environment, can be called the O.L.A. system a pneumonic for 'Olu'olu, Lokahi and Aloha. Deep cultures are powerful influences on how people and systems work in a society. To leave the consideration of deep cultures out of one's planning for the future of a society is to leave planning to the strong against the weak. It is to leave D.I.E. culture in place to over run for 2035 must address this matter.
13.	Very concerned about overdevelopment, lack of infrastructure to support current development, and the future of our limited resources.
14.	Kailua is not a secret and there needs to be regulated tourist accommodations on the Windward side. I find the tour buses that bring bring tourists to Kailua on a daily basis and indication that there is a need for temporary vacation units. It can not be stopped, and regulation would bring some order.
15.	By 2035, cost of living and state & city taxation will be much higher than today with oil in the hundreds, military & tourism less important, Oahu pre 1940, no growth, population will stop growing & then decline. Oahu will be come smaller city.
16.	The enforcement bill for B&Bs and Vacation Rentals is not a resonsible way to handle the issue. Permit them instead . Oahu needs the money they generate.
17.	We have many B&Bs and TVUs in our neighborhood and the visitors bring much needed income to our local families and businesses. I have not seen them change the character of our neighborhoods in Kailua at all.
18.	It needs to be considered as part of a united Hawaii.
19.	In the planning for 2035, we need to ask ourselves of the place our community should play in the advancement of such changes in the society, questioning the impact we want for our community and upon which it will have on the rest of the world. We cannot allow technological development to proceed in our community without a clear intervention into the ethical direction of such developments. This brings us back to older familiar questions of who we are, what are our values, what are our responsibilities to our selves, our neighbors, and to the world community? A planning process should give due regard to the circumstances occurring and constantly changing around us and what those changes portend for the future of the community, including those circumstances respecting the changing world physical environment, the reordering of national powers and the collapse of empires (such as the rise of previous "3rd world countries" today becoming among the leaders in economic and political affairs); the trends towards wars and the grab for natural resources and the resistance contained in peace movements around the world. The planning for 2035 must give due regard to the native Hawaiians as indigenous peoples of Hawaii, and to the history of dispossession of the Hawaiian right to self-determination which occurred at the close of the 19th Century, and which has not yet been properly resolved as we engage the 21st Century. The planning process should be mindful of the growing dissatisfaction in the general community of the unresolved issues surrounding the treatment of the native Hawaiian people, the continuing trends of homelessness, imprisonment, social support

	programs, negative health statistics, lower economic and educational achievements, etc. which finds a disproportionate amount of native Hawaiians in their numbers; and The plan must be mindful of the growth of the Hawaiian rising, an awakening to the events of history which has not treated the native Hawaiians and their Hawaiian nation fairly, of the admission of the Hawaii State Legislature and of the U.S. Congress to a confession of the inappropriateness of the U.S. government's part in this history, and an apology to the native Hawaiians for the U.S. action regarding Hawaii. The plan for Hawaii in 2035 must take into consideration that Hawaii reflects at least two deep cultures, the formal one especially influenced by the Western culture primarily from the United States of America, and an informal culture founded upon a foundation of native Hawaiian culture and added upon by the multiplicity of influences from migrants from various parts of the world. The formal culture of Hawaii, the one upon which the formal economy, education, judiciary, political systems, environment, land relationship, politics, etc. are driven by can be called the D.I.E. system, a pneumonic for Domination, Individualism and Exclusion. The informal culture of Hawaii, the one upon which the informal relationships work in which community will community with each other, in which families will family with their neighbors and one another, in which husbands and wives and children learn to love and respect, to associate and live together, and with their environment, can be called the O.L.A. system, a pneumonic for 'Olu'olu, Lōkahi and Aloha. Deep cultures are powerful influences on how people and systems work in a society. To leave the consideration of deep cultures out of one's planning for the future of a society is to leave planning to the strong against the weak. It is to leave a D.I.E. culture in place to overrun a society. It kills out O.L.A. Such planning for 2035 must address this matter.
20.	Do we want to live as crowded as Japan? STOP covering the island with houses! I have lived on Oahu since 1965 & I don't like what's happened;people don't get along, traffic is a mess and 'Second City' is residences, NOT JOBS! We now have traffic tie ups in 2 directions morning and night. Stop trying to grow the place and concentrate on preserving what makes Hawaii no ka oi.
21.	Keep residential neighborhoods residential. No bed and breakfast or vacation rentals.
22.	The projections to be made for Honolulu and Hawaii 25 years from now is a matter of great importance to all of us who reside in Hawai'i and have an investment in the future of this place, so important that the City & County of Honolulu's planning department encourages the wide participation of community citizens to participate in this planning effort. The survey related to this planning effort fails to address broad questions which need to be addressed in fashioning our future. It completely avoids the current collapse of the U.S. economy, changes in political status among nations, including the U.S.A. in the world, the world economic collapse, the rise of China and India and the new formation of economic models throughout the world. Honolulu cannot be planned for in isolation of those events. The survey also fails to ask important political questions such as the future relationship with the United States and that future's impact in terms of transmigration into and out of Hawai`i, military control of lands on Oahu, trade policies with other nations, etc. The planning process must regard the physical /geographic limitations and opportunities presented by the 'āina and the kai. The world's physical environment is undergoing drastic changes with sea-levels rising, world temperatures increasing, hunger and food availability forming the basis for tribal and national wars, destruction of the planet's dirt and control of the world's crops by genetically altering corporations. These are among the factors which must be given consideration in the planning of Honolulu in the year 2035. The land resources of O'ahu are limited. The amount of

agricultural lands is finite. The Hawaii population is ever demanding fresh, locally grown food. The demands for use of agriculturally appropriate lands to be converted to meet housing, transportation, military and other purposes should be resisted. Any such conversion of such lands should be attached to a reversion clause not to exceed 25 years, to reflect that such conversion is only for temporary purposes. The ocean resources should remain part of the community commons, to be shared by all and not made into commodities for purposes of economic development at the risk of damaging or reducing the quality of the ocean waters. We are especially concerned over what has gone under the name ocean leasing, fish farming, cage culture, and other terms which take exclusive possession of sections of the ocean to conduct intense farming through the penning of fish in an unnaturally high concentration, having uncertain environmental impact upon the surrounding ocean. Such activities also take from the community commons and give a private right to special interest for the purpose of advancing their economic goals. A planning process must give due regard to the trends and patterns in technological development, consider the integration of modernity with traditional practices, and explore the place of old and new ethics as the integration occurs. New technological developments may open new opportunities as well as shut out treasured life-style patterns of a community and one's relationship to the general environment. Electronic communications have revamped our shopping practices, research, expressions, entertainment and created "virtual realities". It has impacted employment practices, education processes, economic transactions, gained fortunes and lost estates. New technological developments have changed the style of medical practice, of town-hall meetings, of mass media communication, of emergency warnings and pre-parations. It foretells of cyber wars, of cowardly drone attacks, and of the dehumani-zation of killing, leading to massive destruction by newly developed weapons. In the planning for 2035, we need to ask ourselves of the place our community should play in the advancement of such changes in the society, questioning the impact we want for our community and upon which it will have on the rest of the world. We cannot allow technological development to proceed in our community without a clear intervention into the ethical direction of such developments. This brings us back to older familiar questions of who we are, what are our values, what are our responsibilities to our selves, our neighbors, and to the world community? A planning process should give due regard to the circumstances occurring and constantly changing around us and what those changes portend for the future of the community, including those circumstances respecting the changing world physical environment, the reordering of national powers and the collapse of empires (such as the rise of previous "3rd world countries" today becoming among the leaders in economic and political affairs); the trends towards wars and the grab for natural resources and the resistance contained in peace movements around the world. The planning for 2035 must give due regard to the native Hawaiians as indigenous peoples of Hawaii, and to the history of dispossession of the Hawaiian right to self-determination which occurred at the close of the 19th Century, and which has not yet been properly resolved as we engage the 21st Century. The planning process should be mindful of the growing dissatisfaction in the general community of the unresolved issues surrounding the treatment of the native Hawaiian people, the continuing trends of homelessness, imprisonment, social support programs, negative health statistics, lower economic and educational achievements, etc. which finds a disproportionate amount of native Hawaiians in their numbers; and The plan must be mindful of the growth of the Hawaiian rising, an awakening to the events of history which has not treated the native Hawaiians and their Hawaiian nation fairly, of the admission of the Hawaii State Legislature

	and of the U.S. Congress to a confession of the inappropriateness of the U.S. government's part in this history, and an apology to the native Hawaiians for the U.S. action regarding Hawaii. The plan for Hawaii in 2035 must take into consideration that Hawaii reflects at least two deep cultures, the formal one especially influenced by the Western culture primarily from the United States of America, and an informal culture founded upon a foundation of native Hawaiian culture and added upon by the multiplicity of influences from migrants from various parts of the world. The formal culture of Hawaii, the one upon which the formal economy, education, judiciary, political systems, environment, land relationship, politics, etc. are driven by can be called the D.I.E. system, a pneumonic for Domination, Individualism and Exclusion. The informal culture of Hawaii, the one upon which the informal relationships work in which community will community with each other, in which families will family with their neighbors and one another, in which husbands and wives and children learn to love and respect, to associate and live together, and with their environment, can be called the O.L.A. system, a pneumonic for 'Olu'olu, Lōkahi and Aloha. Deep cultures are powerful influences on how people and systems work in a society. To leave the consideration of deep cultures out of one's planning for the future of a society is to leave planning to the strong against the weak. It is to leave a D.I.E. culture in place to overrun a society. It kills out O.L.A. Such planning for 2035 must address this matter.
23.	Stop losing Agricultural lands to development. We cannot bring back agricultural land once it has been taken away. We do need open lands for our underground water reserves. We will not have enough fresh water if we continue to develop on agricultural lands. Think about it!
24.	Seems more political than what majority of people want. Also Neighborhood Boards are not representative of the majority but rather are infiltrated for specific personal issues.
25.	Need to make vacation homes legal . Stop listening to the rich in Kailua.
26.	No to a bill to amend chapter 21. This legislation will destroy the local businesses that generate revenue from the short-term rentals.
27.	The Children of this island are our future, The government has to stop controlling the money and have independent counties for our schools. The teachers are important. Have the full government, pay their own insurance, no raises, join social security and no special retirement. Running for an office in the government is not suppose to be a life job. Add Limits to how long someone can hold an office.
28.	The DPP needs to be able to enforce the rules and regs governing development. Without such enforcement chaos will occur.
29.	The Mayor needs to know more about issues and listen less to the vocal minority.
30.	The general plan should support alternative accommodations for visitors such as B&B's and TVU's. These units bring enormous tourist dollars to the island and add a substantial amount to the city, county and state tax revenues. The city, county and state cannot afford to eliminate these revenues from the current and future budgets.
31.	Allow TVUs. Allow licenses. Economic impact of TVUs is very positive. TVUs are good neighbors.
32.	The GP background document promotes (as the GP always has) contradictions and self-fulfilling prophecy i.e., project growth at XX%, build expensive housing to meet the projected growth, increase tourism and military expansion opportunities and let education and infrastructure catch up to growth projections. Hawaii deserves planning ingenuity that is scaled for island living and provides thoughtful insulation from the eventual effects of climate change.

17. Please feel free to share any additional comments about Honolulu's General Plan

33.	First, question #3 in this survey was very poorly written. Answers to that should be thrown out -- one cannot answer it without first knowing the current ACTUAL population distribution of different areas, which the question fails to provide. Lame. And the different areas named are not consistent with the rest of the survey -- are you trying to trick answers out of people? Again, lame. Second, there should be far more questions identifying the interests of the answerer. You should be asking how long have you lived on Oahu, how long have you lived in Hawaii, how old are you now, how many other places have you lived, how long do you plan to live here, if you are returning to Hawaii what made you leave/what made you return, what reasons would justify you leaving Hawaii. The reason for asking these questions is to figure out who among the participants are fair-weather residents -- those that likely won't be living here in 2035 when things start getting really tough -- who are old -- and thus won't be affected by these decisions either way -- and who are tied to this land in ways wealth and weather cannot erode. More over, the survey should not be limited to current residents only -- there are many of us living abroad right now with every intention to return in the near future... and they would be governed by this plan through 2035. Third, the focus on the "selling" of Hawaii in the 1970s is what got us in this quagmire. We need to cease focusing on the what we can "hock" to the outside world and refocus once again on what we can do to strengthen ourselves from within. Our strong sense of community -- belonging -- coupled with a year-round growing cycle and good soil means we can do a lot to provide for our basic needs. We should focus on cultivating those natural strengths -- not building another Ko'Olina, for goodness sake... how backwards looking! Fourth, the focus on growth and weakening of land use laws in this survey was rather revealing and frankly disappointing. It really challenges my faith in this process to produce a quality outcome. Frankly, statehood thinking is not going to help Hawaii survive the global economic meltdown. We must stop focusing on growth. Any growth -- even when labeled "sustainable" -- is dangerous because it risks depleting whatever resources we have to rely on. We should instead focus on constants -- those things we can maintain in perpetuity. Our islands function on a closed cycle -- there are no "inputs" from the outside ... there is no outside. There is just the land, the sea, and the sun -- what we have is whatever can grow from those few resources and be 100% reincorporated back into them. Our lifestyle (and by extension our public policies) should follow the same logic. That is what it means to live on an island. I have to say, I was looking forward to this survey as a source of inspiration and innovation for solving the anticipated problems of the near future... but it was far from that. Super disappointed.
34.	It is extremely important to keep residential areas free of commercial businesses.
35.	Development should move away from the old pattern of " new communities" on converted ag lands to one of redevelopment within existing urban areas at higher densities .
36.	We need bed and breakfast and vaction homes for our families to use when they visit. Make them legal
37.	I do not support GMOs.
38.	Tourism is important to this islands. Many local people live from it. The city gets money handed on a platter. Why not legalize the ones that are owner occupied at very least?
39.	Generally, I don't agree with this internet process; its simply a controlling tool that does not capture the interaction,or the real essence that a face-to-face discussion, input and dialogue will have on all the issues at hand. After many years, the public has learned, understood, faced and dealt with all the complexities that development brings, and yet they can all agree, more importantly, the "Ewa Development Plan (EDP) as outlined should be reviewed and reassessed. The EDP is a guide on development that offers a more realistic approach instead

of groping effortlessly in the dark to find solutions and remedies. So why then is government dragging its feet on initiating a meeting, a task force or a conference that would address and deal with all the issues to related development and traffic? But to date, the city has shown no willingness or desire to engage in a partnership with members of the community in a concerted effort to find answers. Some people remain very cynical that positive changes will come soon; while other feel that more on-going and continuous planning is really needed to insure a well maintained, sustainable and balanced growth throughout the region. this is 2011, between now and the next nineteen years when the city estimates by 2030 the second city of Kapolei will be built-out, what hopeful suggestions can the city make to the commuting public? If there are no suggestions, then commuters can continue crossing their fingers, hoping for the best, chug-a-long in daily traffic as they normally did, and just pretend nothing is going on. Historically as far back as the early '80s, every community on the 'Ewa plains and along the Wai'anae coast foresaw a massive influx and an island shift in population with huge developments. Indicators and predictors proved to be correct, now we all share the same common development impacts, issues and problems on individual communities. When Kapolei was designated the second city by the state of Hawai'i, there were no concerted efforts or suggestions made by past city administrations, or even this one, to all the players in the region to come together in partnership and engage in the planning process with serious and continuous ongoing dialogues, discussions and discourses. The political and social strategies was to relocate business employers to the second city bringing workers along by offering them businesses tax incentives and tax credits; and at the same time, attracting housing developers who would design and build well-planned communities. Thus, newly relocated workers would move in these planned communities, commuting workers would return to the region to work and together they all can live, work and play in the area, thereby spending more time strengthening family relationships, community ties and enhancing the life-style values from Hawai'i's unique cultures and traditions. When the housing developers arrived, in the mid to late '90s, they were notice-able by the staggering numbers of permit requests for land zoning, rezoning, waivers, amendments and agreements. The high numbers of permit approvals for housing developments, easily out paced government's ability, not only to provide guidance and leadership toward a balanced and sustainable growth, but also the power to control and mitigate the predictable mounting impacts caused by the uncontrollable and rampant developments on the 'Ewa plains. Moreover, with development came more housing construction, but businesses never kept pace with development and the growing working population; and as a result, many area workers had to travel back and forth to town. With the lack of over-sight and aggressive control over housing construction and traffic congestion, some people have grown more leery, angry, apathetic and the lost of trust and confidence in government and elected politicians; while others have deeper resentment that the city had simply yielded its authority and acceded its power to the developers. The Honolulu city council, in late 1997, adopted the 'Ewa Development Plan. Through a visioning team consisting of community members and leaders from local boards, activities, organizations and in partnership with the city's planning department came together to address all future developments on the 'Ewa plains. After months and years of public discourses, dialogues and discussions, the team set in place a regional plan, a public/government document, consistent with a vision, concepts and policies, principles and goals with realistic guidelines for a balanced and sustainable growth. Clearly, the EDP underscores two (2) important points: 1) In provision 5.1.2 that says …. "the city must take an active role in the planning and coordinating construction of needed infrastructure …. And

the development of the regional transportation system ….," and, 2) In provision 2.2.10 …. "as a condition for zoning approval to insure that development does not outpace infrastructure development …. " The 'Ewa Development Plan, however, is ten (10) years late and over due for public review. It missed the first and second five (5) year review cycles. Nevertheless, as of this date, and after ten years of added proposed and on-going projects in the region, and after two council and one administration delays, this internet process precludes the public's review and reassessment of the draft EDP proposal. But I will always advocate for an open public process. And is the city willing to be involved in present, on going and continuous future planning? Yes but, what happens to all those construction projects from the last ten (10) years that have been included and approved by the Department of Planning and Permitting (DPP) that have already been built, in the paper mill or shovel ready? Furthermore, does the public get to decide what projects stay and what projects go? And is the city willing to partner with the players the region in reviewing and assessing the draft EDP? And as a follow-up, is the city willing to engage the public in continuous discussions, dialogues and discourses on solutions to the present impacts. When the housing developers arrived, in the mid-to late '90s, they were noticeable by the staggering numbers of permit requests for land zoning, rezoning, waivers, amendments and agreements. The high numbers of permit approvals for housing developments, easily out paced government's ability, not only to provide guidance and leader-ship toward a balanced and sustainable growth, but also lacked the power to control and mitigate the predictable mounting impacts caused by the uncontrollable and rampant developments on the 'Ewa plains. Moreover, with development came more housing construction, but businesses never kept pace with development and the growing working population, and as a result, many area workers had to travel back and forth to town. With the lack of oversight and aggressive control over housing construction and traffic congestion, some people have grown more leery, angry, apathetic and the lost of trust and confidence in government and elected politicians; while others have deepening resentment that the city had simply yielded its authority and acceded power to the developers. Throughout the years, I have come to understand the 'Ewa Development Plan as being a two (2) tiered planning process. One is regional; and the other is community. On the regional level, communities on the 'Ewa plains should come together to participate in reviewing and reassessing the EDP; and then, discuss and dialogue the solutions to the present and possible future development issues, impacts and problems. On the other level, each community should locally discuss solutions and answers to the present and future issues, problems and impacts caused by development with the assurance and the understanding that each separate tiered planning processes don't conflict with each another. Finally, let me leave with these suggestions: 1) That the city in partnership with all the players in 'Ewa region engage in a parallel planning process - continue to plan in tandem; continue to address and find solutions to the traffic congestion and infrastructure problems; 2) That we enforce the provisions of the 'Ewa Development Plan by maintaining a presence in the 'Ewa region exerting strong leadership and guidance and control coordination over development activities; 3) That we utilize the EDP as the guide to a sustainable and balanced growth; 4) Entertain plans for Kapolei to become a "real" city with a government structure in place; 5) That we recreate financial strategies to attract and draw more business employers to the region, i.e., offers of tax incentives, tax credits, etc.; and, 6) Take more social and sensitive approaches to Hawai'i's 'life-style' - the inherent cultural and traditional values - with a clear-cut mandate to insure and preserve the quality-of-life for every citizen. I am truly convinced that the my views are consistent Honolulu's General Plan! Mahalo, Glenn Oamilda

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40.	for G-d's sake, leave the North Shore alone: stop the ridiculous plans for Laie and Kahuku - the infrastructure cannot support it, and the area is a wonderful example of rural life as it should be
41.	Choices in survey are too limited. Hawaii needs to diversify industries to improve its resistance to economic hiccups in specific industries. Tourism will continue to be a primary industry, but should not be the only industry. Reliance on federal spending and foreign markets needs to be reduced, while expanding participation in global markets.
42.	Allowing Licensing for Vacation rentals on the islands, which brings in revenue to the islands. Hawaii is the Aloha state, let's keep it that way and allow the local people to make money however they possibly can. It's too expensive to live here to being with, so allow these people to make an income on there vacation homes.
43.	The LDS Church must not be permitted to build what is essentially a new town in Malekahana!
44.	Need more types of zoning to allow home-based businesses to cut down on commuting.... also permitting for BnBs.... also smaller houses on building lots to allow for green space for water absorption/less flood runoff.
45.	Dire need of repairing the current roads and or hiighways.
46.	Need to support local colleges and universities. This is another area where Oahu could earn income from out-of -state students and international students attending college here. Can be an industry of its own.
47.	The projections to be made for Honolulu and Hawaii 25 years from now is a matter of great importance to all of us who reside in Hawai'i and have an investment in the future of this place, so important that the City & County of Honolulu's planning department underlines this fact through its encouragement of wide participation of community citizens to participate in this planning effort. The survey related to this planning effort fails to address broad questions which need to be addressed in fashioning our future. It completely avoids the current collapse of the U.S. economy, changes in political status among nations, including the U.S.A. in the world, the world economic collapse, the rise of China and India and the new formation of economic models throughout the world. Honolulu cannot be planned for in isolation of those events. The survey also fails to ask important political questions such as the future relationship with the United States and that future's impact in terms of transmigration into and out of Hawai`i, military control of lands on Oahu, trade policies with other nations, etc. The planning process must regard the physical /geographic limitations and opportunities presented by the 'āina and the kai. The world's physical environment is undergoing drastic changes with sea-levels rising, world temperatures increasing, hunger and food availability forming the basis for tribal and national wars, destruction of the planet's dirt and control of the world's crops by genetically altering corporations. These are among the factors which must be given consideration in the planning of Honolulu in the year 2035. The land resources of O'ahu are limited. The amount of agricultural lands is finite. The Hawaii population is ever demanding fresh, locally grown food. The demands for use of agriculturally appropriate lands to be converted to meet housing, transportation, military and other purposes should be resisted. Any such conversion of such lands should be attached to a reversion clause not to exceed 25 years, to reflect that such conversion is only for temporary purposes. The ocean resources should remain part of the community commons, to be shared by all and not made into commodities for purposes of economic development at the risk of damaging or reducing the quality of the ocean waters. We are especially concerned over what has gone under the name ocean leasing, fish farming, cage culture, and other terms which take exclusive possession of sections of the ocean to conduct intense farming through

the penning of fish in an unnaturally high concentration, having uncertain environmental impact upon the surrounding ocean. Such activities also take from the community commons and give a private right to special interest for the purpose of advancing their economic goals. A planning process must give due regard to the trends and patterns in technological development, consider the integration of modernity with traditional practices, and explore the place of old and new ethics as the integration occurs. New technological developments may open new opportunities as well as shut out treasured life-style patterns of a community and one's relationship to the general environment. Electronic communications have revamped our shopping practices, research, expressions, entertainment and created "virtual realities". It has impacted employment practices, education processes, economic transactions, gained fortunes and lost estates. New technological developments have changed the style of medical practice, of town-hall meetings, of mass media communication, of emergency warnings and preparations. It foretells of cyber wars, of cowardly drone attacks, and of the dehumanization of killing, leading to massive destruction by newly developed weapons. In the planning for 2035, we need to ask ourselves of the place our community should play in the advancement of such changes in the society, questioning the impact we want for our community and upon which it will have on the rest of the world. We cannot allow technological development to proceed in our community without a clear intervention into the ethical direction of such developments. This brings us back to older familiar questions of who we are, what are our values, what are our responsibilities to our selves, our neighbors, and to the world community? A planning process should give due regard to the circumstances occurring and constantly changing around us and what those changes portend for the future of the community, including those circumstances respecting the changing world physical environment, the reordering of national powers and the collapse of empires (such as the rise of previous "3rd world countries" today becoming among the leaders in economic and political affairs); the trends towards wars and the grab for natural resources and the resistance contained in peace movements around the world. The planning for 2035 must give due regard to the native Hawaiians as indigenous peoples of Hawaii, and to the history of dispossession of the Hawaiian right to self-determination which occurred at the close of the 19th Century, and which has not yet been properly resolved as we engage the 21st Century. The planning process should be mindful of the growing dissatisfaction in the general community of the unresolved issues surrounding the treatment of the native Hawaiian people, the continuing trends of homelessness, imprisonment, social support programs, negative health statistics, lower economic and educational achievements, etc. which finds a disproportionate amount of native Hawaiians in their numbers. The plan must be mindful of the growth of the Hawaiian rising, an awakening to the events of history which has not treated the native Hawaiians and their Hawaiian nation fairly, of the admission of the Hawaii State Legislature and of the U.S. Congress to a confession of the inappropriateness of the U.S. government's part in this history, and an apology to the native Hawaiians for the U.S. action regarding Hawaii. The plan for Hawaii in 2035 must take into consideration that Hawaii reflects at least two deep cultures, the formal one especially influenced by the Western culture primarily from the United States of America, and an informal culture founded upon a foundation of native Hawaiian culture and added upon by the multiplicity of influences from migrants from various parts of the world. The formal culture of Hawaii, the one upon which the formal economy, education, judiciary, political systems, environment, land relationship, politics, etc. are driven by can be called the D.I.E. system, a pneumonic for Domination, Individualism and Exclusion. The informal culture of

	Hawaii, the one upon which the informal relationships work in which community will community with each other, in which families will family with their neighbors and one another, in which husbands and wives and children learn to love and respect, to associate and live together, and with their environment, can be called the O.L.A. system, a pneumonic for 'Olu'olu, Lōkahi and Aloha. Deep cultures are powerful influences on how people and systems work in a society. To leave the consideration of deep cultures out of one's planning for the future of a society is to leave planning to the strong against the weak. It is to leave a D.I.E. culture in place to overrun a society. It kills out O.L.A. Such planning for 2035 must address this matter.
48.	I think this questionaire process is too premature. To set a deadline through the internet in my view, is a controlling tactic (by you or the city), and not an open, transparent and fair process, but should proceed along the lines of a community face-to-face dialogue, discussion and input. My views are not based on subjection, but throughout the twenty-five years of "on-hands" experiences. Furthermore, after many years without much government oversight, the public living in the region have come know how to deal and faced the daily complexities that development brings. They have agreed, instead of groping effortlessly in the dark to find solutions and remedies; the 'Ewa Development Plan a planning guide and a public/government document is the alternative that offers a more realistic and pragmatic approach that addresses and deals with all the present mounting impacts and future and predictable issues, and problems related to development and traffic. They understand the EDP serves with much government and public leadership and oversight that outlines the policies, with and guidance, controls and enforcements over development. Today mind you, the city have shown no interests or hints of wanting to come together in partnership to seriously discuss present and future plans for the second city. I think the city purposely and intentionally side-stepped the public's EDP review process on all the new proposals and on-going projects truly very inconsistent with the General Plan. This passive inaction and insensitive display only heightened and further increased public tensions with deepening negative feelings. With on-going daily psychological pressures, financial and physical stresses, residents living in the region cannot continue to remain positive and hopeful their vision and goal will ever come to fruition in the planning and the building of the second city. So why then is government dragging its feet on initiating a meeting, a task force or a conference? . Historically as far back as the early '80s, every community on the 'Ewa plains and along the Wai'anae coast foresaw a massive influx of people with a shift in island population along with huge developments. Indicators and predictors proved to be correct, now we all share the same common development impacts, issues and problems. In addition, the city's Department of Planning and Permitting (DPP) has projected that there will be about forty thousand (40,000) new homes built on the 'Ewa plains. This estimate does not include those houses already permit approved, shovel ready and on-going housing projects. This projected data points out that without proper and serious planning, one can only visualize that by the 2030 build-out the second city of Kapolei will look like a massive, sprawling bedroom metropolis. Clearly, the EDP underscores two (2) important points: 1) In provision 5.1.2 that says …. "the city must take an active role in the planning and coordinating construction of needed infrastructure …. And the development of the regional transportation system ….," and, 2) In provision 2.2.10 …. "as a condition for zoning approval to insure that development does not outpace infrastructure development …. " The 'Ewa Development Plan, however, is ten (10) years late and over due for public review. It missed the first and second five (5) year review cycles. As of November, 2008, after ten years of added proposed and on-going projects in the

	region, the public will finally get to review, reassess and make the necessary changes to the draft EDP proposal. Yea but, the questions I have lingering in my mind are: What will happen to all those construction projects from the last ten (10) years that have been included and approved by the Department of Planning and Permitting (DPP) that have already been built, in the paper mill or shovel ready? Furthermore, does the public get to decide what projects stay and what projects go? And is the city willing to partner with the players the region in reviewing and assessing the draft EDP? And as a follow-up, is the city willing to engage the public in continuous discussions, dialogues and discourses on solutions to the present traffic and development issues, problems and impacts? And is the city willing to be involved in present, on-going and continuous future planning? Throughout the years, I have come to understand the 'Ewa Development Plan as being a two (2) tiered planning process, which in my opinion IS consistent with Honolulu'sGeneral Plan. One is regional; and the other is community. On the regional level, communities on the 'Ewa plains should come together to participate in reviewing and reassessing the EDP; and then, discuss and dialogue the solutions to the present and possible future development issues, impacts and problems. On the other level, each community should locally discuss solutions and answers to the present and future issues, problems and impacts caused by development. However, with the assurance and the understanding that each separate tiered planning processes don't conflict with each another.
49.	NS prefers to remain country, no new hotels, resorts, etc. We have many tourists that are accommodated in existing homes which is fine. They love the homes, easy access to the beaches and a place to park.
50.	In question 7, wehat the devil is a "supervised" Bed & Breakfast? Would it be similar to a "supervised" cock-fight?
51.	No Vacation rentals & hotels in rural oahu communities!!
52.	something needs to be done to improve traffic congestion. Population growth will only make matters worse.
53.	Keep the country country! No no no envision Laie as in no, aole, no way! No more Turtle Bay either! Or, we will vote the bums out!
54.	Please open permitting process for BnBs and TVUs- or else allow second kitchens and separate electric meters in Ohana housing so long term renters would stay longer- both will help our housing and economy by reducing need for more housing and infrastructure.
55.	The rail system will provide little payback for what will be invested and there is long term operations and maintenance after it is built. Seems there is better ways to spend monies like improving our infrastructure. What about car pool lanes? What about providing a UH campus away from Manoa to alleviate some of the traffic? What about soliciting more input from the private sector on alternative means of moving people? Pay them for good ideas.
56.	We need to allow more diversity in zoning for residential areas- mixed use, second kitchens would allow affordable housing by creating long-term Ohanas; permitting for BnBs / other home based business to reduce commuting; smaller house footprints on building lots to add more green space to prevent flooding
57.	The Mayor and Council should be encouraging people to visit Hawaii, not trying to stop visitors by closing down B&B's and vacation rentals.
58.	The plan needs to reinforce the urban growth boundaries. Oahu cannot afford to lose it rural areas with major developments scattered throughout the island. Focus on growth in the core and then put up the No Vacancy sign.
59.	my neighborhood is inundated with b&b's and vacation rentals enforcement of zoning must be enforced

17. Please feel free to share any additional comments about Honolulu's General Plan

60.	I THINK THE ALOHA SPIRIT, IS HAWAII'S MOST IMPORTANT ASSET. WITHOUT IT, WE'RE JUST LIKE EVERY OTHER STATE.
61.	We should learn from the host culture and plan for future generations, not for only a few decades. People come and go, but our natural resources will exist beyond our lifespan ... or will they? Our plans should not merely guide but curtail our actions, lest they minimize, constrain, or deprive future generations from enjoying the natural resources that make this unique island we call home.
62.	Keep the North Shore Country. We currently own a condo on the North Shore and will retire to it in 2012. We want the area to remain rural like it is now. Allow vacation rentals at Kuilima west and east but do not build any more rental units on the North Shore
63.	Number of vehicles on island.
64.	This is a bogus survey and asks leading questions toward the acceptance of this visionless plan. Tourism and federal spending in Hawaii means a very dependent and cyclical economy. Need ecenomic diversification. Need to stop cronyism of government officials and public union corruption.
65.	We import 90% of our food. This is madness on a grand scale. We must make Oahu a sustainable island.
66.	Get B & B's out of residential areas.
67.	B & B accommodations do not belong in areas that are zoned residential.
68.	Do what you can to stop the proliferation of illegal vacation rentals in residential areas.
69.	Please remove vacation rentals from areas that are zoned residential.
70.	Save our arigculurial lands, build another H-power plant, and put up windmills. This will help us become independent with less imported food, give us a way to save our land by burning garbage which could give us more energy and the windmills would give us cheap electricity.
71.	Limiting the amount of rental cars available on island would be a great way to reduce traffic and get the local businesses in honolulu more income.
72.	Do not allow B & Bs in residential areas where they do not belong.
73.	Vacation rental units do not belong in our neighborhoods. At all.
74.	No more B & Bs. They ruin our neighborhoods.
75.	Do not allow vacation rental units to continue to exist in our local neighborhoods. First they will ruin our beach towns, then they will spread to other towns until all are affected negatively.
76.	Please do not let B & B's to continue to exist in residential areas. They ruin the fabric of our close-knit neighborhoods.
77.	Vacation rental units negatively impact neighborhoods and do not belong there.
78.	B & B accommodations do not belong in our residential neighborhoods. I do not want strangers staying right next to my keiki.
79.	Vacation rental units do not belong in areas that are zoned residential.
80.	Transient vacation rentals should not be allowed in residential areas.
81.	Please enforce laws against B & B's in homes.
82.	In beach towns, it is very hard for local citizens to find longterm rental housing due to the proliferation of illegal vacation rental units out of homes.
83.	Please get B & B's out of residential-zoned areas.
84.	Vacation rentals in neighborhoods have a negative impact on locals' sense of community.
85.	I don't know what is in the General Plan. I just want to emphasize 1. we don't have enough money for RAIL!!!!! 2. also, too many people will ruin this place. and 3. i encourage B&B's

	where the owner is on the property and the zoning laws were followed during building. R-10 means one kitchen, right?
86.	Please get vacation rentals out of residential areas. There is a good reason they are illegal. They do not belong.
87.	Keep the Country Country, Town Town, and grow more food on our land. Let this be a place where people who grew up here can live here, affordably.
88.	Keep the country country.....
89.	HELP: CANNOT FIGURE OUT HOW TO CHECK ANSWERS ON ITEMS 7, 9, & 11. MY MESSAGE IS: Keep Vacation Rentals and Bed & Breakfasts out of zoned residential neighborhoods. Limit them to tourist and commercial areas.
90.	This survey is skewed and leaning toward a predetermined agenda that is not consistent with Hawaiian life style
91.	There are pressures to allow visitor accomodiations in our residential zoned communities. Transient accommodiatons should be limited to areas that are zoned for that use already.
92.	Please re-open the permitting process for BnBs and TVUs- not fair for people who were not old enough to own a house in 1989
93.	General Plan needs to encourage green retrofitting and improvements of existing development while discouraging new development projects. In order to decrease dependence on fossil fuels it should focus on boosting local food producing (not GMO seed crop) agriculture, and improving pedestrian, bicycle, and renewable energy powered light transportation options. We must make this island more livable for civilian residents instead of pandering to the visitor industry and military.
94.	Stop playing politics with land use issues. Concentrate on what is truly best for O'ahu and its citizens.
95.	Hold public utility companies accountable to making only ordinary and necessary expenditures to keep their cost of providing services to the publice at the lowest cost possible.
96.	The B&B and vacation housing is important to our economy. We need this type of lodging, but it must be regulated, limited in impact on neighborhoods (not multiple houses on a street or cul-de-sac), inspected, and licensed to only the current owner. There should be a limited number of licenses available that revert to the general pool when an owner sells - maybe a lottery for the initial license provided certain criteria are met.
97.	LEAVE THE GENERAL PLAN ALONE. I don't like the way the questions are phrased. I don't like the direction this island is going. It will become a rich man's island in the future. We will be looking in at Hawaii from the mainland because the stupid politicians keep rising our taxes. Keep the Country Country. Keep the City City. Save the farmlands because we all need to eat. Put aside the old boy's network between politicians and developers and contractors. Think of the people first. Money is not everything.
98.	Keep Ko'olau Loa COUNTRY! NO More Development at Turtle Bay! NO More Development at Malaekahana /Gunstock Ranch! NO Envision Laie Mega-Developmenet! BOTH These massive developments in Ko'olau Loa are OLD FASHION ECONOMIC DEVELOPMENT: exploit the Land, overbuild & bring in THOUSANDS of Visitors & Visiting Students from the mainland, Asia and overseas!- and then local people get low-income, service Jobs, can afford Housing, overcrowded beaches & TRAFFIC!! PLAN for a MODERN ECONOMY! & a MODERN RURAL ECONOMY! develop AG & 21st Century Digital Media, FILM/TV Jobs and higher-income Jobs that fit the Gifts & Talents of our Local Community! PLANNERS need to assess the HUMAN CAPITAL in the COUNTRY our skill sets are a perfect match for Film & TV! We need MODERN ECONOMIC PLANNING! Look at CLUSTER MODEL'S(Harvard's Prof Micheal Porter). Planners

17. Please feel free to share any additional comments about Honolulu's General Plan

	need to Understand the importance of keeping it COUNTRY in Ko'olau Loa to Hawaii's booming Film & TV Industry and these good-paying, modern jobs. KEEP IT COUNTRY! GROW FILM JOBS ! Planners need to understand the importance of keeping beautiful, scenic Ko'olau Loa COUNTRY to our Tourist Industry! Visitors fly all the way to Hawaii to see Oahu's beautiful COUNTRY, not more hotels, crowded beaches & Traffic! SAVE TURTLE BAY ! SHRINK the LAIE MARRIOTT to only 2 stories & 70rooms! There is only one long coastal road from Kaneohe to Haleiwa, the proposed Mega-Developments at Turtle Bay and Envision Laie/Malaekahana would put Windward and the North Shore in TRAFFIC GRIDLOCK! this is such irresponsible Planning! SAVE Ho'opili and all Oahu's Farmland-- We need to be much more self-sustaining in food! Hawaii needs to move away from Tourism and not buidl any more Hotels. But we need to develop a Modern Plan for Oahu that focuses on strengthening our traditions, raising incomes so more people can afford to stay in their homes & home towns. Strengthen AG and food proccessing. KEEP IT COUNTRY ! GROW AG & FILM JOBS!
99.	I feel that with a survey that supplies most of the answers with limited choices, the survey will always remain skewed. Each choice should have had a space and / or option to voice an opinion.
100.	Please determine how many cars we can have on the island before we have gridlock. We can't just keep building out on the Leeward side. We are going to need more apartment buildings in town for all the people.
101.	I AM STRONGLY SUPPORT THE B&Bs/TVUs BUSINESSES IN OUR COMMUNITY AS THEY BRING TOURISTS AND MONEY TO OUR FRAGILE ECONOMY. IF YOU SHUT THEM DOWN, A LOT OF PEOPLE IN OUR COMMUNITY WILL LOOSE THEIR JOBS AND THEIR HOUSES. THEY WILL BE ENDED UP IN OUR STATE & FEDERAL ASSISTANT PROGRAMS AND THE TAX PAYERS WILL HAVE TO BAIL THEM OUT AGAIN. CRIMES WILL GO UP AND OUR ISLAND WON'T BE THE SAME AS BEFORE. PLEASE DON'T DESTROY OUR LIFE, OUR ISLAND OR WHEN VOTING TIME COME UP, THE BLOOD WILL BE ON YOUR HANDS. THANK YOU.
102.	We don't want visitor lodging in residential communities
103.	We need leadership and creative thinking and solutions. Housing, Rail, Tourism all end up being emotional issues, we need leaders who can get us past the emotional obstacles.
104.	I think we must consider to include vacation rental homes and short term rentals for our contractors and military personel as a part of the econmic shot in the arm that our island needs and is privy to that other states may not have. We need to use wht we have already have interms of visitor income and use it to our advantage. With this brings more tax money we need to improve a mass transit that will work with and beautify our island and take less energy and emissions to accomplish it.
105.	In my residential neighborhood residents are building massive houses on their property and renting them out to tourists residential zoning laws must be enforced
106.	I don't like the way this General Plan is being conducted. You should go around the island and share your ideas with the local folks. You already have your in-house meetings with the foxes. What you should have done is to tell the public back in 2010 what you are doing? You should have invited the public to chip in. I don't trust experts because they are usually connected to their employer's agenda. Please don't fall into the trap of letting the experts control the future of Oahu. We already know what your General Plan will look like by the way you phrase your questions. a. There will be hotels all over the island. b. There will be no rural/city difference because developers want to cement ag lands. c. More ag lands will be up for grabs and development by investors. d. There will be vacation rentals all over the place. If people don't like vacation rentals, you are going to say, build hotels. You got us between a rock and a hard

	place. e. Please don't screw up Oahu any more than you have. Leave the General Plan alone and stop playing dirty politiics with this. Don't let the foxes guard the chicken coop.
107.	B&B's and TVU help fuel our local towns with employment, such as gardeners, housecleaners, resturant patronage, gas, increase on tax revenue. Allow them to thrive and give out permits with conditional rules and regulations. We love meeting new people in our community and enjoy sharing with them our aloha.
108.	Need plan to protect our water supply from contamination by terrorist. Is there a Purification unitfor home use?
109.	As a Private Chef and owner of a small business I provide a service that relies not only on the local community for my livelihood but to provide professional cooking services for a wide variety of visitors choosing to rent private estates in lieu of staying in hotels. These visitors can be traveling with large families; some are celebrities with special needs or just relatives visiting and want to be close to their families living in every community on Oahu. Whatever their makeup or background they desire above all, privacy, security, and convenience for their visit. These parameters just cannot be met by hotels in Waikiki who service and provide for thousands of tourists. This is why many visitors turn to the vacation rental market place. This option must remain open and is essential if Hawaii is to be seen as a welcoming and friendly place for vacationers and VIP's alike. Please let our visitors continue to have an option on how and where they choose to vacation and spend their time and dollars. If this bill passes you will find many of these individuals and families will choose another destination for their vacations and put a mark on the visitor industry. It will also put a hardship on families traveling from the Mainland to see relatives forced to stay in Waikiki; the costs will be prohibitive. I believe that there is a strong need for all small business owners to continue to service the visitor industry and in my case, cooking for this niche market is key to my survival. Not only does it bring the State of Hawaii a substantial source for General Excise tax revenue, it provides income for my family as well. I ask that the Planning Commission vote NO to the Bill amending Chapter 21
110.	They should legalize vacation rentals on Oahu, and stop the beaucracy that the neighborhoods are having and using us tax dollars at the building dept in harrassing home owners that need the income. What a home owner does on his property in none of the governments business!!
111.	I strongly feel that B&B, and TVU should be allowed in any neighborhood with. Permitting should be allowed with guideline that hold owners responsible for noise, parking, and limit the amount of persons per each visit. Future building of Hotels and condo's on the North Shore coastline should not be allowed as the traffic in this area is already to conjested.
112.	We need more B/Bs and TVus They are good forour econmy, jobs, spending of money in the community, They are good for business and pay their way,
113.	New businesses are needed to break our dependence on tourism.
114.	Homeless from mainland United States need to be given one-way tickets back home.
115.	I would love to see support of the visitor industry, small vacation rentals, an industry that could create new jobs for locals outside of the visitor industry, support for our agriculture/farming, and inventive ideas to reduce our traffic issues. A thought on small vacation rentals, perhaps there should be a rule that on the property of the rental there must be a unit for a caretaker/owner/manager. That would provide long term housing for an individual or family and make sure someone is there to monitor and ensure the visitors are complying with our noise, parking....laws.

17. Please feel free to share any additional comments about Honolulu's General Plan

116.	As you look forward, you must encourage tourism diversity. There are MANY people who do not want to stay in a large resort development. It is economically vital that we tap these tourists and provide safe, clean and well-controlled alternatives to resorts.
117.	We have some vacation rentals in our area,it is so nice to see how the houses are maintained, and the families that can stay and vacation together and enjoy Hawaii.
118.	Have lots of open town meetings in all Oahu areas and widely publicize them weeks in advance.
119.	There should be a way for the neighborhoods and the vacation rentals to coexist. The visitors bring in much needed dollars to the community and the Government benefits as well. Hawaii relies on tourism...let it happen in the well sought after neigborhoods. There is a whole group of visitors who will not stay in a hotel and will find another place to visit other than Hawaii if this is not resolved.
120.	No more development on Oahu. Fill all vacant homes first, concentrate on ag and food supplies. Develop outer islands no more hotels, small hotels, condominiums, or building over 3 stories. Pau already. Keep Hawaii , Hawaii
121.	We could become isolated from food and fresh water, so let us plan ahead.
122.	transportation systems need to be upgraded & traffic problems reduced. Infrastructure systems to be upgraded & better maintained
123.	I think that there should be a section in the general plan deveoted to health - it is being done in general plans nationwide. The health of our state is directly linked to the design of our communities - access to physical activity and fresh fruits and vegetables, are they accesible to keiki, seniors, those with disabilities? Can we live, work and play in the same community?, to our transportation and land use planning - do we have to use an automobile to go about our daily activities or can we use "active transportation"?, to environmental quality issues, air quality, water quality, etc... It is all linked and should be highlighted in the plan as health issues. Health care costs are a huge burden to the state so it is also an economic issue.
124.	The county has taken an all or nothing approach to the TVR issue on Oahu. Both sides of the argument have valid comments and concerns. The General plan should consider other options as Maui did vice the all or nothing approach. We have family members who stay in vacation properties which is about the only option for us residents living in the rural areas of the island. There should certainly be enforcement and vacation property owners should pay the appropriate taxes. Many of these properties are in facilities that have Time Share rentals and have qualified for licensing in the past. These properties are a major source of employment for many rural residents and service providers. I do agree that there needs to be controls to insure that limits are placed on vacation rentals in the residential zoned areas but please consider that in many cases this is the sole or supplemental income for fixed income elderly that now have a spare bedroom since the children are grown and departed. I am completely against the abuse that some home owners provide by renting 2 of 3 bedrooms as TVR.
125.	Create a fair and thoughtful compromise on the vacation rental issue, its good for sustaining Hawaii, create an enforceble code of guest behavior for residential short term rental guests, do not cut off this source visitor choice diversity and the resulting regional visitor based income and GET/TAT taxes
126.	We just went to italy and stayed at a wonderful vacation rental property right in the heart of Rome. It was a once in a lifetime experience. We should extend licenses to Oahu homes to vacation rental permits so the world can come visit, spend money and experience what we have here in Hawaii.

17. Please feel free to share any additional comments about Honolulu's General Plan

127.	Prior to O`ahu, I raised my family on Maui for over 20 yrs. Better paying jobs and jobs with long-term futures need to be increased. Top jobs w/great pay usually go to transplants; including higher paying construction jobs for men who are supposed to be supporting their families. More wifes and females in families are the bread-winners now.
128.	Legalize and value the vacation rental industry. A few stupid haole ruin it for everyone. On the same note, the folks of Wailua, need some immediate assistance with their transient forces. Working as one group, is what is a needed... From an old haole lady who has lived here over 50 years... a hui hou... ;0)
129.	lift the ban on bed and breakfast and vacation rentals.
130.	This is deplorable at how little communication was done with the public. It is a travesty that this is being used to help little pet projects for certain individuals. This should have been more open and outreaching to community stakeholders, in the way that the development plan and waterhsed plan was.
131.	Protect the interests of the residents by protecting the natural environment and preserving the quality of life. Business/development needs to be controlled to do this effectively.
132.	Not a fan of elevated rail project as it does nothing to address traffic congestion. Nor are TOD's the answer to development on Oahu. They are, however, a wonderful opportunity for the politic to secure votes through favors to said developers. Utilize sane and open zoning to configure housing, and complete the "second city" as it was intended. Connecting one city to another through bedroom communities is so mainland, and simply not desirable for this beautiful island.
133.	These questions seem skewed to favor a certain, pre-existing agenda. If you really were interested in new ideas to improve Hawaii's standing and make it a sustainable, world-class place on earth, you would take a freer survey that allows creative, intelligent, truth-seeking people to list topics and solutions that are important to them, and most importantly allows thinking people to explain their reasoning! Instead, just like you are doing with the rail and so many other issues, you are determining your own ends and then pretending to seek the means to achieve those end via skewed surveys.
134.	we need to go green more
135.	Thank you for the opportunity to comment. I am Honolulu-born and raised, and continue to have family in Honolulu.
136.	We're at the crossroads of Asia. Can't we find something beyond tourism to diversify our economy?
137.	B&B's do not belong in our residential neighborhoods.
138.	Tourists can visit my town without having to stay the night there. Please get rid of illegal vacation rental units in residential areas.
139.	Vacation rentals do not belong in residential areas.
140.	B & B vacation rentals do not belong in neighborhoods. We want local families as neighbors. We want kids to go to school with and join Cub Scouts. We want people who participate in PTA and soccer.
141.	B & B's need to be taken out of residential neighborhoods. Would you like one of these businesses next door to your house?
142.	It is very difficult to find rental housing for my family in a beach town. That is partly due to the proliferation of illegal vacation rental units out of homes. Please stop this.
143.	Allowing illegal vacation rentals in residential areas leads to loss of affordable, longterm rental availability for local residents. This is a major quality of life issue.

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144.	If we keep allowing illegal B & B business to flourish in residential beach towns, it will change the fabric of our communities. Eventually, these towns will be like Waikiki. Please help us avoid that and stop these businesses.
145.	Please get illegal vacation rental units out of residential areas.
146.	B & B businesses do not belong in our neighborhoods.
147.	We also need to concentrate on illegal immigrants. We should lead the nation as we are isolated and controllable.
148.	Please do your best to rid neighborhoods of B & B businesses, which negatively impact residents' sense of community.
149.	Less government will help the budget and the economic development. Fiascos like the fall of the SuperFerry should teach any prospective business considering investment in Hawaii to run away.
150.	The people of Hawaii need more freedom to create and run businesses. Often the government is used to destroy competition and quench innovation. It is not the place of civil government to get directly involved in business or housing. The role of civil government is to stop monopolies and corruption in the free market not compete in it or control it.
151.	Please preserve long-term rentals for residents. No visitor lodging in residential neighborhoods.
152.	Do NOT allow B & B/TVU's in our residential neighborhoods !
153.	The proposed train will be a pemanent eyesore! Not Hawaiian at all! The third car is a luxury and should be taxed as such.
154.	Solar energy, electric cars, local grown foods, keep the hotels in waikiki .. no more growth on the north shore.. keep the country country... plastic bag elimination!!!! Promote farmers markets, home grown foods ..reduce our need for oil using public transport.... lets be an example to the rest of the United States in sustainable living.. It can be done!
155.	The current rail system is not the answer. It will bring economic downfall to the islands, drive our state into deep debt, and will not serve all residents. It only goes back and forth, back and forth on one side of the island. It makes no sense to move forward on it when our economy is already failing.
156.	Opening up permitting for private home visitor accommodations would immediately add revenue sources and jobs with little impact. It's time.
157.	These questions are leading and do not fairly describe the polar opposite views. The trend the survey pushes is to have people squished in their home boxes (apartment building stacked high) then get on your RAIL, ride to work and then rail back to your home box, sounds like NY, what a life, what happened to the hawaiian style life? This is a sneaky survey to promote your agenda and does not show the other side just like your rail agenda!
158.	Take time to do this right. The plan should be presented at all neighborhood boards and should be publically advertised as in process and all citizens should be given every chance to have input.
159.	You need to limit the amount of high rises that continue to dot the landscape in Honolulu and in rural areas. It seems the General Plan is only interested in putting too much focus on the visitor industry, which I think is doing fine, however it leaves the kama'ina always searching for relief from taxes, the traffic nightmare that faces many on a daily basis, better schools, and the need for more jobs that are needed on O'ahu.
160.	The vacation rental industry is a growth industry and there is a new kind of traveler who only rents vacation rentals...and avoids hotels. The island of Oahu can embrace it or turns it's back

	on it. The revenue opportunities generated from permitting, liscensing, bed tax, sales tax, etc. are very clear. A move to shut down this area of tourism is crazy. Hawaii is about tourism...bottom line. Oahu has an amazing opportunity here.
161.	Lower Taxes, Reduce Entitlement Programs, Visitor programs are important
162.	I grew up in Hawaii and plan to retire there within the next 5 years. I am very concerned over Honolulu's future plans so please do not discount my response based on my zip codes!
163.	Please consider the significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transient Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!
164.	Reading the reports did not help me in filling out this survey. If anything it left me more confused.
165.	The significant positive contribution of the local industry of Bed and Breakfasts and Transient Vacation Units to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!
166.	Please listen to residents from all economic levels not just the more wealthy residents who are either retired or have only one working professional in the family. Listen to the middle class who have to work extra hard to stay afloat living on Oahu. There are a lot of us who vote.
167.	Give tourists/visitors more choices by having more B&Bs available to them.
168.	Keep Waianae country. No big box, no more big hotel, no vacation rentals, no industrial park on agriculture land. Just country - fishing, swimming and growing our food.
169.	Oahu needs the B&Bs and Short-Term rentals.Make them legal and stop listening to the vocal minority
170.	Stop the illegal vacation rentals. They are driving house prices up and changing our community from residential to resort.
171.	Lift the ban on B&Bs and vacation homes. The law is outdated
172.	I would like to see Oahu be more self-sufficient, both for our food, energy, and economy
173.	Protect Oahu's coastlines from development.
174.	No BnBs and vacation rentals they are illegal, commercial businesses in residential neighborhoods. Our neighbors who have one are driving my wife and I crazy. Make them go away.
175.	I returned home and can't find a good job with good pay. My hotel job doesn't pay very much and I am always under threat of getting laid off if tourism goes down. At this rate I will never own a home on Oahu. Can't something be done so there are good paying jobs? How will this plan help make sure there are good paying jobs and homes are affordable?

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176.	Putting all our eggs in the tourist basket limits our possibilities by making us dependent on one industry. If the world looses confidence in the airline industry, we're cooked.
177.	I think having vacation rentals forces owners to better take care of their homes thereby improving general appearance neighbourhood areas and ensuring effective communities
178.	I think someone should start a Koa Kama Aina fund and ask all military folks to donate $1 per paycheck directly from their federal check. Voluntary way to say thank you to Hawaii.
179.	Keep housing affordable. Keep agriculture land open and available for farming. My children need fruits and vegetables that have nutrition in them and are not weeks old imported stuff.
180.	keep illegal TVRs and B & B s out of residential neighborhoods. Instead concentrate on low cost rentals for local people.
181.	1. Strive for government efficiency 2. Constitutional amendment to limit politicial terms of office for all legislative members. 3. Establish a cohesive program of transparency of governmental public information.
182.	We should make sure that we do not turn tourists away because we do not provide them with alternative places to stay such as a B&B or TVU. We need less restrictions and a way for people to obtain a licence.
183.	Unless homes become more affordable and there are better paying jobs than tourism all us young people will have to move away from home.
184.	No B&B's or TVU's in residential neighborhoods
185.	Corporate taxes must be reduced to encourage business growth and attractive salaries to our keiki
186.	I think that it is a great idea to have a plan for the future of Hawaii, however, some things I do disagree on, especially development over agricultural land. The people of Hawaii use to live off the land and the land was wealthy enough to support the people. Of course with society and technology blooming it is impossible to live the way they used to, but I believe that we should take the most advantage of the land and use it to its benifits, not developments.
187.	Vacation rentals have change the neighboorhoods we live in and the law appears to have no teeth in stopping this from proliferating. I want to know my neighbors but the houses around me are owbed by investors from the mainland who rent it out like a hotel. This brings a multitude of problems to our community and puts stress on the infastructure. Support hawaii's tourism and labor market and keep tourist in hotels and qualified vacation rentals, not next door to me in a residential community.
188.	Please do not allow vacation rentals and/or B&B's in residential areas. Keep tourism in tourist designated areas, like Waikiki and Koolina. The proliferation of this activity in Kailua and elsewhere is changing the face of our neighborhoods.
189.	No to to rail and development of Central Oahu/Ewa
190.	Housing, and better paying jobs are issues to contribute to the traffic and congestion. we Need to restrict the ease of acquiring food stamps and other free assistance and truly make these recipients work, not ride the system and tax payers. the low-income housing should be a transitory housing. too many are permanent life long residents and stuck in the system with the following generations perpetuating the same loopholes. the system is way to easy for many residents to "cheat" the system. the eligibility of those on assistance MUST be monitored tightly and not "hand-out" bus passes, EBT cards, free medical and childcare when people don't work and live off the system. make them work the farms and do the hard labor so that it will not be coasting along...those on assistance just need to show up and they get to have birthday parties and travel. I have a problem with the infrastructure of the DHS and DCS that lets people, locals and Micronesians who appear on our Hawaii radar to get first pick of

	housing, food stamps and ride around in Hummers and Buicks! Micros are drinking and dirtying the home communities. its appalling to see. auwe!
191.	Re: Tourism - you should study tyhe opinion polls taken for the Tourism Authority each year and the trends apparent from them
192.	Less Govt intervention and more freedom to provide solutions from private sector = less overall cost to residents of Hawaii
193.	No rail. No more major development. Focus on sustainability.
194.	If Government would have stuck to the intent of the plan as opposed to independently defining the words of the plan, we would probabbly be in better shape than other states.
195.	malama aina!
196.	Please don't permanently destroy the land in Ewa Plain for unnecssary expensive housing.
197.	Continued unrestrained population growth on an island with limited resources (especially water) is not sustainable, and must be addressed.
198.	"The significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transient Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!"
199.	Anyone who lives next to a transient vacation rental unit in a private home will tell you--get rid of transient vacation rentals. They are a nuisance.
200.	Vacation rentals and B & B's do not belong in our residential neighborhoods.
201.	Please get vacation rental units out of our neighborhoods. If you let them continue, they will change the character of our communities in a negative way.
202.	There should be no vacation rentals in residential areas.
203.	We should not have vacation rental units in areas where we locals live.
204.	Please keep B & B mini hotels out of residential-zoned areas.
205.	Vacation rental units do not belong in residential homes.
206.	Do anything you can to stop illegal B & B accommodations in our neighborhoods.
207.	Please get rid of B & B's in residential neighborhoods. Our kids need neighbors that have other local kids--not vacation renters!
208.	Please enforce laws that prohibit illegal vacation rental units in homes!
209.	It is very important to take vacation rental units out of residential areas where they don't belong.
210.	The General Plan should promote travel and tourism. Hawaii is a prime vacation destination and should be packaged and promoted as such.
211.	Vacation rental units in residential homes have a very negative impact on local communities. They drive up the cost of and decrease the availability of rental housing for local residents.
212.	Please don't take away Oahu's ability to have Short Term rentals!! this is a huge part of my private chef business....
213.	I think the continued support of the vacation destination industry is most important. Ohau has already lost much of its "Hawaiian Feel". Downtown could be the Downtown in any large city...there is no longer the "aloha" feel to the downtown area. New construction should take into account the Hawaiian culture and keep that feel throughout the island. When we first

	came to Oahu we fell in love with the people and culture...most of that has disappeared from the downtown area. Very sad!
214.	Preserving open space, ag land, and environmentally important areas should be a priority. Urban growth boundaries should be clearly established, based on the current footprint, and strictly adhered to. No new development should occur outside existing urban areas, with the exception of transit-oriented development along the rail. All new growth should be accommodated through urban redevelopment and TOD. Urban core redevelopment and urban infill (e.g., Moiliili, Makiki, Kalihi) should be the priority to increase the supply of quality housing close to where people work. By efficiently using our land in the urban core by redeveloping, coupled with owner-occupant tax deductions/credits, then we may see housing become more affordable to Hawaii residents as the supply increases. Look to economic principles for affordable housing solutions. Do not use project-by-project exactions or government managed housing. If exactions are used, they should apply to all developers so that it is predictable, equitable, fair to all parties, and truly in the public interest. Affordable housing should not be built by government, but rather encouraged through policies and programs so that the private sector can provide. Redevelopment and new development should be medium to high density, low-rise "human scale" housing with ample neighborhood parks and trees, with multi-modal transportation options. Minimize impervious surfaces and design with nature in mind. We need a "complete streets" policy for all urban areas. A comprehensive, connected, and complete bike lane system is needed so that biking is viable commuting mode alternative to driving or the bus. Sidewalks should be required for all areas in the urban land use classification. We need more pedestrian and bike friendly infrastructure to promote a healthy lifestyle. Pedestrians and cyclists should feel safe from automobile traffic and other hazards. This way people will get out and walk or bike instead of driving a car.
215.	Local residents need the option to rent personally owned properties as needed to support their ownfinancial requirements. Many residents own properties currently rented for vacationers and to limit such use would be detrimental to the local economy.
216.	Traffic is a major concern for the whole island. More attention should be paid to the impact that development has on traffic.
217.	Development should not be the key to Hawaii's future because you will kill the golden goose that draws tourists. But, we need to ween ourselves off our complete dependence on tourism and federal monies and plan for a more sustainable future. I don't mind really small hotels of, say 15 rooms, but not 250 and NOT the Turtle Bay expansion or the hotel plans in Laie. Preservation not devastation.There wasn't much latitude in this survey.
218.	Preserve the quality of life in our residential areas by keeping short term rentals in the areas zoned for resorts,
219.	I would like for the plan to preserve the unique character and beauty of our islands and not give in to the temptation to "pave paradise and put up a parking lot." Don't build things such as rail systems and mega hotels just for the short term goal of jobs. Only do things that will contribute in and of themselves.
220.	It's clear, economically that the vacation rental industry is a vital and vibrant part of what makes Oahu a wonderful place to visit. Furthermore, vacation rentals will keep neighborhoods more cohesive as they will help keep development of hotels, etc at bay. I think people forget what oahu's economy would look like without tourism. It would be abysmal and a I think tourists in local neighborhoods (what's the option, building a locked fence around Waikiki to keep the tourists contained?) keep our restaurants and stores in

	business and the community thriving. I grew up in Kailua in the 1970s and 1980s and I think many people forget that change and development (to a degree) are just part of life and there's no way we can go back to the way it was... There's a reason Kailua and the windward side are the new hotspotsfor young families and tourists. It is beautiful, vibrant and still has the local Hawaii feel.
221.	You folks need to get a grip - WE CANNOT SUSTAIN MORE POPULATION GROWTH. Get over it
222.	The General Plan assumes that government is entirely responsible for the 11 points in the plan. But government needs to focus on its core functions and let residents and businesses take responsibility too.
223.	Licensing of B&B's and vacation rentals will improve the local neighborhood economy and offer important quality visitor options.
224.	if a small business is on your resedential property it should be their right to continue. This adds to the diversity of the comunity.
225.	Reduce traffic congestion and develop and island wide system like Portland, Oregon. Height limits on tall buildings and more open space between buildings should be imposed. Environmental enforcement of polluting and over fishing our ocean and beaches is lacking and needs improvement.
226.	Forget rail transportation - get more busses.
227.	I live in the Ko Olina Resort community and it is absolutely essential to continue to promote and welcome tourism to the island. Hotels, vacation rentals and bed and breakfasts should be supported in any ways possible as they provide a valuable service to visiting families and facilitate a significant amount of tax revenue that comes into the County.
228.	Lack of preplanning has been rampant in the 30 years I'm a resident. Greedy business men rule over sustainability and the desires of local people. Government needs to work with communities to develop their own plans and support us with our tax monies. Tourists should not dictate what we build or improve. Beach upkeep is almost non existent. Transportation for the entire island needs improvement, not just for "second city", especially Windward to Leward sides of the island. Supporting local farmers and them growing food for us to become self supportive is essential, and cutting back need for everyone to travel in their own vehicles, using fossil fuels. Government has been non responsive to elected neighborhood board and voice of local residents, taking two years to repair Kailua Beach Boat Ramp and dangerous rebar exposed. Kailua General Plan was in place and never funded, blocked by government in the past. Action is what is needed and locals are willing to help. This survey should go out to every resident in the mail, not just a few who become informed by word of mouth! Every resident has a right and duty to participate and be informed, so go door to door and ask them. Local neighbors will help, I would if asked! Work with neighborhood boards please.
229.	We need diversification. Heavy reliance on tourist and government funds for our economy puts us in precarious position.
230.	None. Interesting plan.
231.	Honolulu's General Plan is a good basic plan. But it has turned from a General Plan to a Specific Plan. It is important to note that upending one industry, TVR;s in favor of another, hotels, could prove to be disastrous for so many residents of Honolulu. Seems like City officials aren't really so concerned about its residents as they claim. The Specific- General Plan will now need to quickly open new satellite unemployment offices throughout the Island to accommodate the newly unemployed. It takes forever to get anything approved by the City, building permits or otherwise, yet the Mayor is now accelerating at "lightning speed" to upend and terminate in a few short months all unpermitted TVRs AND won't issue any new

	permits. This Catch 22 benefits those building their empire on everyone else's grave. You are in office to serve ALL Honolulu's residents, not just a few. Hasn't the people's huge response in opposition to your proposed legislation to terminate unpermitted and not license new TVRs show you your proposal is not what your people want? Is it so hard to see the forest through the trees? May your political destiny exceed your near sightedness. Although if you don't care about me, why should I vote for you?
232.	Tourism and federal spending are both included in question 13. Tourism is fine but continuing to enslave ourselves to the Federal government is self-destructive and encourages us to prostitute ourselves to lifetime politicians and one-party rule.
233.	Need to recognize Oahu's assets. Healthy economy depends on increasing and regulating vacation rental industry. Visitors are looking for places to stay other than Waikiki.
234.	We should nurture a creative culture; please read work on this issue by Richard Florida.
235.	No more b&bs!
236.	Population control is my major concern and the allocation of Open Space for a better quality of life for residents. A ferry system and Desalinization plants for islands with poor water supplies. Don't want Oahu to be another Hong Kong with dense apt high rise housing and too many people.
237.	many vacationers around the world are attracted to the beauty of Oahu & the beaches around the island, they come for family reunion and need large residential homes to stay , relax & spend quality time together in our beautiful island, they bring in tax dollars to our state. Many visitors do not want to stay in a hotel, they want to be together in a private setting, or they would not be able to afford their vacation at all. In addition, local families who have relatives visiting from mainland, but do not have space to offer them in their homes want the option of renting short term. We need to make Oahu a friendly place to visitors who wants to come and spend money here. The tax money will help the city which is in need of funds to keep going.
238.	Vacation rentals give so many benefits to the community. It provides jobs for landscapers, plumbers, electricians, cleaning people, etc. etc. An owner of a vacation rental wants their property to look great for their guests so they fix up their places and keep up w/ the maintenance, whereas some local residents have junkie cars on their properties, unkept homes and yards. Vacation renters also bring in $$$ to businesses such as restaurants, shops, grocery stores, rental places such as a kayak, surfboards, etc. It was would be foolish for the State of Hawaii to not allow any more legal vacation rentals. They pay taxes too! :)
239.	Please enforce regulations on illegal vacation rentals. And impose greater taxes on people who own homes but do not live in them, and especially do not live/work on island.
240.	FIRST, fix our existing infrastructure! Secondly, stop "permitting" outside of the PLAN. Protect our rural communities from over-building, out-of-scale developments, from DETRIMENTAL big box stores that destroy the character of these small communities!!
241.	We need better access to our beaches including enough parking spaces.
242.	The plan needs to "brand" Oahu (and Hawaii), in general. We need to set the global standard for being "green," for centrally urbanizing along the new rail route and preserving open areas, for enhancing natural beauty (to include protecting our beaches and burying utilities), for being innovative and forward-leaning economically and technologically, and for being welcoming in our culture and aloha.
243.	I like Oahu like it is. Don't change it and don't over develop it.
244.	Please protect our neighborhoods, no B&B's or TVU's in residential zoning.

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245.	The Zoning Commission needs to obey the law and vote against illegal vacation rentals in our residential neighborhoods The law is the law, illegal is illegal, people who violate the law are criminals. Criminals need to be brought to justice and punished by law. Do NOT allow the Corporation Council to decrease fines for any infractions of the law. To do so encourages lawlessness. No government entity should expect citizens to turn in their neighbors to enforce the laws and subject them to harassment and worse. Enforce the LAWS -- no excuses!
246.	Population is exceeding Oahu's capabilities. High rises are not the answer. We need populaton controls.
247.	Please outlaw GMO crops. All new development should be LEED certified. We need o drastically cut down immigration and no more supporting mainland homeless.
248.	Stop the major developments in Kailua. Big box stores are out of scale and compete directly with local dollars. Money being sucked from our communities and sent to the MAINLAND!!!
249.	We must keep residential areas residential so we can attract the doctors, business people and educators we need.
250.	It's hard to evaluate an issue, such as the one in question 3, without knowing what the current status is as well as what it was when the plan was implemented.
251.	It is imperative that the law's be enforced for vacation rentals... they are ruining our neighborhoods and I believe revenues are being lost on illegal surf schools that are monopolizing the beaches selling water and lotions etc.
252.	STOP THE DEVELOPMENT ON THE NORTH SHORE!!!!! KEEP THE COUNTRY COUNTRY!
253.	keep our ag land from development
254.	Please improve the Public transportation and also create a marketing campaign to help user adapt to the changes. Also support the Local farming and consuption of local food. I'd like to see more good paying jobs as well. Please improve the bike lanes trying top connect them as much as possible and create safer conditions for the bikers. I also support the revitalization of areas such as Kalihi, the creation of mixed use communities and creation of more walkable neighborhoods. Haleiwa toen doesn't even have sidewalks!!! Lastly, I'd like to volunteer my time to help the City in this effort. Please contact me at ana4design@yahoo.com
255.	Please take a hard look at enforcing the B&B and TVR violators, they are changing our community and soon will overtake the residents. Kaialaua is for people that love to live here, not investors that want to make $ here.
256.	Please do not develop windward Oahu. The 'aina cannot support the growth as proposed. I strongly opposed the proposed actions relating to the housing and hotel growth for this area.
257.	"The significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transient Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!"
258.	Protect agriculture land so that we can have healthy locally grown food. Ever compare the taste of a locally grown tomato with one brought in by ship - no contest local flavor can't be beat. We need freshness for all our fruits and vegetables.
259.	Keep vacation rentals in resort areas where they belong. We bought our home in a residential neighborhood where our children would have friends to play with and we would know our

	neighbors. We don't want a bunch of tourists - strangers - people we don't know near our children.
260.	If we had a plan many years ago as for example Carmel California our beautiful aina would still be intact and enjoyed by all. We need to STOP destroying what is why we love our islands and move forward without mistakes.
261.	some of the questions don't make sense and aren't easy to understand such as question #12 "educational strategies to support desirable industries" & "new growth industries" What are desirable industries and new growth industries? If someone votes for either of these what are they voting for?
262.	I strongly feel that new permitting should be allowed for B&Bs and transient vacation rentals in conjunction with regulation and enforcement. I also strongly support diversified agriculture, aquaculture, alternative energy sources, self sustainability, adopting ancient Hawaiian practices of sustainability as much as possible, and vehemently OPPOSE RAIL!!!
263.	Make a law that failure to follow results in the loss of office the General Plan an if the office holder is an attorney, disbarred in Hawaii for 15 years.
264.	The rail system is important to Oahu's future.
265.	I don't think using a survey is a very good way to get opinions on how Oahu should develop. There should be meetings in the community and discussions because not everyone has the time to read the reports and general plan.
266.	We need to become more sustainable. Not just food and energy, but economic and education. We also need to outlaw the growth of GMO crops.
267.	Need to stop taking away farmland. Build more high rises downtown, and leave the country country!
268.	Hawaii is best served by concetrating on outsiders spending money here. There is some opportunity to attract small consulting (and tech) business that is catering to "quality of life" as a method of retaining and recruiting workers. Virtually everthing we use (except water) is imported and always will be. Question is how do we facilitate obtaining these things in the most cost effective way. These costs directly effect every one's quality of life
269.	Please obey and respect our zoning laws and keep our residential neighborhoods commercial free. Take Waikiki back to where visitors want to come there and not our neighborhoods. Then we won't need bed and breakfasts (there are NO breakfasts anyway) and transient vacation rentals customers disturbing the neighbors and there will be rentals housing for those who want to live and work nearby.
270.	I would love to see continued growth and economic opportunities on the north shore, specifically Ko'olauloa
271.	Open up re issuing of permits for B&B's
272.	I believe that B&B's and TVU's help the economy outside of Waikiki. Where would your president of the USA stay if we didn't have B&B's or TVU's?
273.	Unfortunately, I am not familiar with the General Plan and like most uninformed people who do not understand the big picture because we are just trying to take care of our ohana.
274.	ohana and Hawaiian culture is important to not only the families whose roots stem from Hawai'i, but also to those who seek to perpetuate the spirit of 'aloha' too many of our 'ohana have had to move off island due to tough economic times, yet when they return to visit o'ahu and their 'ohana, they continue to find it difficult to find accomodations near their 'ohana. allowing short term rentals and building smaller hotels would be a good alternative is meeting this need as well as providing additional, local jobs for maintaining the rental/hotel properties

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275.	We need stronger zoning laws. No short-term rentals in residential neighborhoods.
276.	Prior to consideration of any plan, we must decide what the carrying capacity of O'ahu is, then plaln accordingly. It is only logical.
277.	I'm sick and tired of the games on this island. The city needs to show some solid leadership and out the developers in their place. They want to build new communities like Envision Laie. Make them build the roads, schools, fire stations, police stations. When developers agree to these costs that we are forced to pay, then the city can talk story with their projects. Koolauloa cannot handle Envision Laie. If you expand Kam Hwy, you will be kicking out the locals who live along Kam Hwy. HELL NO! We'll fight the city to the end. Keep Developers and keep locals in. Don't mess with the General Plan. Leave it alone.
278.	Supervised B & Bs are crucial to various markets. They bring revenue to the communities & offer another unique more personalozed option for lodging for visitors.
279.	"The significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transient Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor to our island community. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the General Plan. Mahalo!"
280.	don't allow a skyscraper condo in place of the Moana annex right on the beach at Waikiki
281.	I am very concerned in the gradual growth of commercial activities, such as B&B's, in residental zoned neighberhoods
282.	We need to legalize vacation rentals and B&B so we can regulate them, Tax them and let local residents and businesses prosper not only big business in Waikiki. Lets not throw the baby out with the bath water! If people dont want Mickey Mouse and Goofey to show up in their neighborhoods I suggest not buying a house in Disney Land !
283.	Bed & Breakfasts/TVUs are important to the Hawaiian economy and the tourism industry. Steps should be taken to promote growth in this area (issuing new permits, allowing TVUs, etc).
284.	Please keep our neighborhoods free of commercial activity including new b&bs, TVU's, hairdressing salons, and car repairs for example
285.	The plan needs to be more visionary and include elements related to alternative forms of energy, in particular distributed energy systems. It also needs to look at alternative forms of transportation, especially bike paths and dedicated bike thoroughfares. Finally, it needs to look at alternative models of housing development and sewage treatment (cluster development and localized rather than centralized sewage treatment.
286.	question 11 would not let me mark 4 questions. On question 1 I marked Better Paying jobs but the check mark disappeared.
287.	NO MORE DEVELOPMENT MORE FARM LAND BETTER RULES REGARDING CONCESSIONS ON PUBLIC BEACHES AND B&B RENTALS
288.	Do a good job addressing economic development and environmental preservation. There's plenty of restrictions on growth. Please don't foreclose future options for our communities to grow with our world economies. Honolulu can be a fantastic place!
289.	Please only allow TVU and B&B lodges in resort and commercial zoning
290.	The rail project should be abandoned, It is a billion-dollar boondoggle that will not solve the problem. The Ho'opili development likewise should be abandoned. Paving over farmland in a

	place this size is a very bad idea. Ultimately it won't matter much though. When the ocean levels rise 40 feet over the next few years, the entire Ewa plain will be under water. "The new Atlantis."
291.	One of the important issues facing us here in Hawaii is to keep people returning to the Islands that have been coming for many years. Diversity will accomplish this goal, by allowing guests/tourists to experience "Island Style Living" through B&B and Vacation Rental accomodations. I know that there are several areas that have been overrun because there has been noone to control the growth of this necessary alternative. We need some movement to reinforce the development of an open and honest, practical way for this market to thrive and bring more tourists to the island.
292.	As we are only an Island we need to stop development, to protect what resources we now have and to be able to take care of our waste etc. We need to create other industries, so that we are not so reliant on the visitor industry. We have to address the problems that are creating the homeless such as many homes being taken of the market to create illegal TVUs & B&Bs in residential neighborhoods & many military renting in the communities with the assistance of a Housing allowance, thus escalating the price of rentals that the locals can not compete with. There should be a moretorum on development and a concentrated effort to repair our infrastructure (which will create jobs...new development is not the only way to create jobs.) A better financial plan for the spending of the state/city is desperately needed!!!
293.	Move the urban boundary back towards honolulu proper and the ewa plain. Keep development out of ho`opili and central oahu!
294.	There should be a 25-year moratorium on all new developments outside the urban growth boundary. And Koa Ridge and Ho`opili should remain in ag as they are the best ag lands left on Oahu. Higher densities in the urban core is the way to go for new developments -- either re-development or new zoning in Honolulu to allow mixed use at higher densities than now exist. Make long-term ag leases (50 years and up) more generally available. Right now, almost no farmers have 50+ year leases. And land is too expensive to purchase for most farmers.
295.	We should not depend on the Federal Government to support us. We need to create an environment for small businesses to thrive and support our economy. Lower taxes on small business and get rid of the GET.
296.	This island needs to prepare for climate change impacts, and revamp our water infrastructure quickly
297.	Glad we have one
298.	What is a website that we can review the general plan. Where can comments or ideas be expressed.
299.	Where I live the vast majority of people want to KEEP THE COUNTRY COUNTRY. One segment of the population seems to be hellbent on a ploicy of aggressive developement initiatives aimed at cementing profits for a few at the expense of the greater community at large. Just because the last mayoral administration chose to play pattycake with these interests does not mean that such dealings should be allowed to continue - special interests do NOT take precedence over the larger concerns the we All must deal with.
300.	let us not put all our eggs in the tourism basket. It is too easily upset. It impacts local residents in unpleasant ways.
301.	Promote small business within communities. Promote vacation rentals in Central Oahu and all along the Koolau Mountain Range.
302.	We must find a way to enforce our current zoning laws

17. Please feel free to share any additional comments about Honolulu's General Plan

303.	Permitting B&Bs and TVUs is absolutely necessary to help small businesses survive in these tough economic times.
304.	Vacation rental homes and bed & breakfast homes allows t for the economy to strive and fulfills tourist needs.
305.	NO development wanted in Koolauloa!
306.	SUPPORT VACATION RENTALS, B&B'S AND TVU'S OWNED BY RESIDENTS. THE $$ STAYS IN OAHU WITH FAMILIES THAT NEED IT!
307.	Please pass a law to accept and regulate vacation rental homes. They are needed and wanted by all but a few highly vocal (big mouths) that don't speak for the majority
308.	In this economy I wuld think the city would give permits to B&B who can show proof of paying exercise tax and transient tax. This is a lot of money to NOT recognise Tourisam is our indusrty
309.	Please no b&b hotels in residential neighborhoods
310.	There must be enforcement policies linked to the plan, and they must be enforced. The community at large is losing confidence and trust in local government to do anything beyond passing laws/statutes/ordinances and printing paper with no significant effect.
311.	Thank you for this opportunity. As noted, the City council and state government in general MUST eliminate their current "culture of mediocrity and aviodance". They tend to be very reactive and often only make a decisions AFTER a crisis occurs - usually resulitng in short-sighted "knee-jerk" decisions that do more harm than good. YOU ALL MUST proceed in a PROACTIVE, forward leaning manner that explores and incorporate elements of BEST PRACTICES from other communities that have tackled issues we now face (renewable energy, expanded sustainable local food production, simplified business friendly practices, strictly limited population growth, ect).
312.	Oahu needs logical and modern vacation rental and B& B laws.
313.	Reverse the decision on RAIL!
314.	Why doesn't the economic question have a box for comments? A yes or no answer does allow for input.
315.	The questions about visitor accommodations in residential areas seem skewed to infer economic benefits, while not reflecting their collateral damage to the loss of housing or how they are "spot zoning"
316.	Keep the Country Country
317.	Shutting down Vacation Home rentals will be detrimental to the valued home owners on the island of Oahu. Foreclosures will drastically increase. For many home owners, vacation rentals pay their mortgage every month. In addition, housing options for tourists will dramatically decrease. Tourists should be given an option to stay in a hotel or a vacation rental, this should not be decided by city of Honolulu.
318.	Visitors to our Island need to have a choice of were they would like to stay other than the big hotels in town. Many people who are faced with the choice of hotel or nothing will go someplace else.
319.	Do not sacrifice the five property pin sharing neighbors so that one can go commercial. They will loose property value and have to disclose the adjacent commercial operation. Their homes loose value as the one commercial operator benefits. We have the most beautiful and visitor oriented hotels in the world. Why ruin our own neighborhoods while driving our own residents away from visitor desired areas?
320.	Keep commercial enterprises out of residentially zoned areas.

17. Please feel free to share any additional comments about Honolulu's General Plan

321.	Enforce zoning laws and regulations
322.	Would like to understand and see a stronger connection and integration with the 8 DP/SCP plans. Would like more substance in the implementation of these plans, with priorities, milestones, timelines and costs.
323.	When you talk about private developer requirements for affordable housing you are not addressing Oahu's most pressing issue. The requirement on private is usually for sale untis at 80 to 120% of median income this does nothing to deal with the greatest need homeless and 30 to 50% of median income residents - the emphasis need to be on affordable rentals with services to help reverse the trend of homelessnes - poartnership projects like Palolo Homes with Mutual Housing should be encouraged - currently 22 youth are enrolled in college due to a partnership in learning with KCC these are the first youth ever in their families to go to college - these partnerships are needed to fight the affordable housing need as it is rentals not sale units at 80 to 120% of median that will aide with this problem
324.	These questions were leading towards what you want and do not describe fairly the polar opposite views. The trend which you push is to have people squished in their home boxes (apartment building stacked high) then get on your rail and ride to work, get out and work in your work box, then mass transit back to your home box. What a life. Where is the Hawaiian style life with open areas with few houses on them. We could be growing their own food for sustainability not as a business. We have so much land that could and should be used as places to live, not look at. We only need 5,000 acres on Oahu to grow enough food to sustain $1M people, these are facts that gave Gentry the ability to change the zoning from ag to residential for Mililani. There are at least a million acres on Oahu going unused for anything. This is a tricky survey for those who don't know your agenda. Shame on you, just like the rail you don't give the other side and word the questions toward your desire.
325.	This survey needs to be reworded so that many more folks can understand what all the words mean! I'm fairly well educated and at times I thought about just closing out and not completing the survey.
326.	for food security and ag sustainability, continued private and public sector promotion at all levels for residents to buy local must be a priority.
327.	stop overdevelopment and urban sprawl limit population growth, find new industries that do nor depend on tourism, tourists are taking over our island and trampling our natural places
328.	Unless the sewer system and the roads are brought up to better standards, all future development must be put on hold!
329.	Enforce existing vacation rental laws, and we would have plenty of housing for everyone= less development needed. Thank you!
330.	Please keep residential zoning for residences. NO TVU or B&B's in residential zoning
331.	NO development in ag/scenic/rural areas, especially Koolauloa .
332.	Emphasize sustainability
333.	The significant positive contribution of the local "cottage industry" of Bed n Breakfasts and "Transiet Vacation Units" to our economy needs to be acknowledged and incorporated into the General Plan. For many visitors to Oahu, these units provide a very attractive alternative to big toursity hotels and bring a unique and affluent visitor. These visitors then spend their cash out in our "non Honolulu" communities in a way that contributes greatly to a more diverse and stable economic environment, largely to local small business folk. Please work to legitimatize this portion of our economy through changes to the GP. Mahalo!
334.	I feel bed & breakfasts should be an approved home-based business. Owners should be commended for offering this niche to visitors looking to stay in a residential community.

17. Please feel free to share any additional comments about Honolulu's General Plan

335.	Permit and charge fees for ppermits.. for all vacation rentals- whether they are B&B's or TVU'S...We need $$$
336.	Food security by preserving farmlands is very important.
337.	Depending on continuing growth is self-defeating. No form of growth is indefinitely sustainable.
338.	Two major commitments need to be to energy independence and food security
339.	KILL THE 'RAIL' YOU BIRD BRAINS. IT'S GOING KILL US ECONOMICALLY !!! THEY'RE TRYING TO SHOVE IT DOWN OURS THROATS !!
340.	Development anywhere on Oahu has to be accessed very carefully and balanced with infrastructure concerns and quality of life. There has to be a point where the island cannot sustain an increasing population.
341.	tvus/b&bs improve visitors lodging choices and satisfaction in stay. tvus/b&bs provide important tax dollars and help bring more money into the local businesses. they improve neigborhood appearences and supply local jobs.
342.	allow more b&b's& tvr, i live next to one and it gives me work, i like meeting the different people, never any problems, would like to see more as all rentals have told me how great it was to vacation in a area that made them feel welcome to oahu.
343.	Please limit development and it's destruction of what little remains of the natural environment. Traffic is horrendous, even on the windward side. The island, and it's resources, is limited. Wildlife is continually under pressure. Help protect & preserve what remains of the beauty that is Oahu.
344.	Before granting new development, new infrastructure should be improved. It is vitally important that our communities remain residential with no TVRs
345.	Legalizing TVU"S and adding more permits!
346.	Implement a permitting system immediately for short term vacation rentals.
347.	i strongly support bed and breakfast accommodations not vacation rental housing with the owners living elsewhere and not managing their visitors
348.	We need to have liveable wages, affordable housing and be more self-sufficient. We should lead the way with solar power and green focus. We should have more agriculture for food production and animal farms.
349.	Please license and permit B&B
350.	If the government can guide the state away from petroleum, control our waste management ecologically, promote lower food costs through local farm development, and promote any and all industries withough damaging our island style, we will be in good shape.
351.	Tourism is Hawaii's lifeblood, and there is a new breed of tourist roaming the world, which has become a multi-billion dollar industry – "The Vacation Rental Traveler". These people have eliminated the "hotel experience" from their travels, and use exclusively, well-appointed homes and condos for short term stays and vacations. If Oahu does not EMBRACE these travelers by making comfortable well run vacation rentals a travel option, we risk losing hundreds of millions of dollars flowing to our island - somewhere in the General Plan, there needs to be a proactive way of creating a great rental environment for these travelers, and possibly some mechanism for promoting our destination to this new, multi billion dollar worldwide industry.
352.	The visitor industry should always be a major consideration in Hawaii's future. There are other things we must do such as grow/produce more for local consumption, diversify our industries, etc. but the visitor industry is and always should be a major industry for us.

17. Please feel free to share any additional comments about Honolulu's General Plan

353.	It's important to license and monitor new B&Bs in our neighborhoods so family can come visit and stay close to us. Having the owner on the property should be one of the requirements for licensing B&Bs. TVUs will change the character of our neighborhood and their impact should not be allowed in residential neighborhoods.
354.	All new buildings should have solar panels and rights to the sun legislation protection.
355.	Live private residents alone.....
356.	I strongly feel all vacation rentals and b&b's should be made legal and more available as opposed to opening up huge hotels vcation rentals are much more affordable and appealing options for our vacationers and they give me a job as well as my friends and extended family members. Every vacationer I have ever had come visit myself, my friends or family have all stayed in vacation rentals most of which I clean for work if these are eliminated I will be jobless and my family members who have had to move mainland cuz of finances won't be able to afford to come visit since the hotels are so expensive. My job with the families that own the vacation rentals that I work for is a huge blessing I'm able to work while going to nursing school since the hours are more flexible and the home owners are so understanding and wanting to help us out as most of there employees are trying to make it through college and work at the same time. I beg if u to legalize the vacation rentals otherwise I don't know how I'm going to finish my degree and be able to pay for all of my schooling
357.	more jobs in the local communities. tourism based jobs.
358.	We need to promote tourism in the local communities, not just waikiki. this can be done by allowing permitting of vacation rentals. those tourists spend money in the local communities
359.	I feel it is absolutely necessary to allow vacation rentals and bed and breakfasts as a way to attract a specific type of tourist who would otherwise travel to a different part of the world if not for the availability of vacation rentals. These tourists spend thousands in the local communities and provide jobs for locals.
360.	Think about the furture of our children. Please, keep them from depending on outside sources for food. Bring back small farmers who provide healthy pesticide food. It's good business!
361.	In this different world we live in now, it's important to: diversify Oahu's General Plan to (1) make sure we remain at the top as a tourist destination; do what it takes to accomodate visitors...expand the number of B&B's and vacation rentals so visitors don't just crowd Waikiki, they can help improve the economy in other parts of the island. (2) make the island safe so they want to come back and spend more money here (3) Maintain the beauty and allure of our island so visitors as well as residents continue to enjoy staying here. (4) Become more sustainable; we need to grow more locally and develop our own way of living in case we ever need to; we should not depend on importing goods/necessities here. (5) Have more affordable housing and take care of the homeless/mentally ill who WANT/NEED help. Those who insist on living in the streets (because they don't want to follow society's rules), ship them off to Kahoolawe and allow them to live however they want on that island. If we don't nip this homelss problem in the bud now, it will only get worse. Thank you
362.	1. Allow increased density and increased heights in already developed areas. 2. Provide an intermediate (pre rail) transportation plan ie increase the number of direct , non stop bus routes to the university from Mililani, Windward Mall, Pearl Ridge,Hawaii Kai, bus passes to all UH students, employees included in student fees. 3. Remove zoning restrictions on home employment and having employees in residential districts. 4. Increased areas of mixed used zoning in areas surrounding commercial districts along major transportation routes.

17. Please feel free to share any additional comments about Honolulu's General Plan

363.	B & B's are an important part of the overall visitor industry; regulations are fine, but don't eliminate this segment because there are a few problems. Get HPD involved and make sure the operators are ensuring laws are followed by the visitors. This is a very important issue and we need to keep it intact for those who won't or don't desire to stay in Waikiki and want to stay in quiet areas of the Island; or near families.
364.	I feel that is important to re visit the short term rental permitting issue. It is by far, one of the most important issues facing us in these hard economic times and would be economically beneficial to the state, city and individual.
365.	I believe the Ferry system works if managed correctly (additional ports). I would support spending on this rather than the rail system.
366.	To save the C&C from millions of dollars in litigation and restitution exposures for trying to TAKE without compensation the bundle of private property rights that go with our long time ownership by 'eliminating' ALL B&Bs/TVUs, be sensible and further 'Regulate' them so that everyone is considerate to their neighbors (and if not get cited and not wipe out that important economic income stream for Hawaii and it's residents.
367.	Use the rail funds to fix the freeway congestion not build a rail that will not help but require more subsidies and force something on the taxpayers they do not want and will not solve the problems
368.	We need to join the digital age and increase our ability to make money from exporting our ideas and ingenuity and spirit by way of the internet.
369.	We need expand zoming policies to allow second kitchens and separate electric meters in single family zoned areas... this will allow more affordable rentals on Oahu without development or spending money on infrastructure. My tenants do not stay for more than 6mos to a year because of lack of kitchen, and I could keep the rental price down if tenant had to pay electricity. It would also make more people conserve electric and water if they had to pay for it themselves- benefiting the whole island.
370.	Tourism is the single most important industry in Hawaii. We should have all options available to visiting families outside of the hotel option. We also need to maintain our highways and recreational areas for not only our visitors, but our local residents too.
371.	There didn't seem to be anything in the questions regarding military and that is a huge part of our economy and housing. In areas close to bases we need more vacation rentals and B&Bs to house military families in transit and their families who come to welcome them home or wish them aloha as they are deployed. The members of the military have a strong economic impact on our communities.
372.	Need to allow more regulated and taxed TVUs and B&B. Many visitors are return customers, and want to experience the true Hawaiian experience amongst the locals. They did the wWaikiki scene and want something more serene. Local landscapers and local cleaning ladies, local gift shops, local restuarants all benefit from this type of visitor who spends his money locally, Not at the Corporate hotels and Sam's club where the money goes back to Alabama, or leaves the State. It is the small local businesses that benefit and again the utmost important fact6or is that the money is spent locally.
373.	In this economy it is foolish to try to close short-term rentals. They generate much needed money through the whole island. Politicians should create a bill to make them legal instead of trying to close them down.
374.	Please protect our country areas for over development. Traffic is very heavy on Kamehameha Hwy in Kahaluu

17. Please feel free to share any additional comments about Honolulu's General Plan

375.	To successfully compete with other tourist industries, we MUST have newly legalized Bed & Breakfasts with approved regulations and owner supervised.
376.	Vacation rentals are an island wide asset & should be permitted.
377.	Less government regulations, more free market policies
378.	sustainablity is essential to the future of all hawaiis residence, we should be allowed to have more freedoms with the use of our properties, for example the freedom to rent out rooms in our homes to visitors, it give us, the people of hawaii a chance to take home some of the tourist dollars. why should the mainland hotel company's get to take all the money out of state, that is rediculous. we the people of hawaii want this oppurtunity.
379.	B&B and TVUs give residents the opportunity to subsidize their incomes and bring much needed revenue to the state and county and our local businesses.
380.	Allow more private business.
381.	Maybe my views will change if Mass Transit actually comes into being!
382.	I am a part time residence and believe that you need major changes in the island. Also the issue of B&Bs/TVUs need to be cleared up. There is a minor group trying to control a hidden community of vacation rentals and should be regulated. These people should not dictate what one can do with their home. Also a study should be encourage by the state in order to regulate and proceed with care and how to make things better for these people.
383.	PLEASE find a way to keep the beautiful vacation rental homes for the sake of all our businesses, economy and tourists that make our incomes possible!
384.	Develop a compromise solution to regulate B&B's and TVU's and stop listening to the Keep it Kailua group
385.	B&B's and TVU short-term vacation rentals have become a larger alternative lodging choice and they all need to be allowed, regulated and permitted.
386.	Encourage business development in the Waianae area with corresponding training in those industries. Providing incentives like tax credits that would be negotiated with the State, lease at no or minimal cost. Also, would the military be willing to move some of their housing out there that they are rebuilding instead of demolishing them. It could be used to provide transitional housing for the homeless in that area. Help the communities build partnerships with the military from "internships" for students, to work programs that would bring in the military to help with local residents and build relationships that are beneficial to both. Locals could provide the cultural experiences, while the military could be partners in education for both the young and the old with tutoring, mentorships, support community projects.
387.	We need to be realistic about the bed and breakfast situation. BnBs are not negatively altering the neighborhood if they are quiet, have parking, and provide economic sustainability in an area where tourism is the number one industry. At least allow the number that was allowed in 1989. We are shooting ourselves in the foot and killing the goose that lays the golden egg. BnB owners are not these few who are reaping the benefits; many in the community are. BnB visitors are not adding to the traffic problem because they are in close by and in many cases walk to the beach.
388.	There should be easily obtained permits for TVR and B&Bs without ridicules restrictions.Much needed Infrastructure improvements should be addressed ASAP. Encourage more diverse economic base.
389.	Truly needs further clarification and an updating.
390.	I support vacation rentals which help support our community with house cleaners, plumers, landscapers, hospitals, grocery store, pharmancy, shops, window cleaners, handy man, termite and bug person, roofer, the list goes on!

17. Please feel free to share any additional comments about Honolulu's General Plan

391.	I find it interesting that the Education System was not in the top 16 questions.... a teacher
392.	The failure of the city to provide a reasonable permit system for vacation rentals (bed and breakfasts and TVUs) all around Oahu is the result of a vocal, vigilante minority of rich, white residents of Kailua and Lanikai whose philosophy is "I've got mine, Jack, too bad for you." The visitor economy easily supports a few thousand vacation rentals in residential areas without any significant disruption of the character of the neighborhoods or communities, and has for years. The city has failed to recognize this economic fact of life and keep up with a useful permitting system to assure that such accommodations continue to operate, but with reasonable controls. Honolulu is the laughing stock of thousands of other visitor destinations throughout the world, where such vacation rental accommodations are commonly permitted and provided. This "cottage industry" can thrive without the least harm to the conventional visitor industry hotel operations, because visitors have all different sorts of preferences for their accommodations. Some love Waikiki, room service, shows, and swimming pools, and others like a quiet cottage where they can cook meals for their kids and enjoy the quality of life in Hawaii that is the envy of the world due to our benign climate and beautiful land and water. Anyone with any experience of Honolulu's communities knows that in residential areas it is the long term residents who create the majority of disturbances, ranging from loud parties to domestic disputes. Visitors in vacation rentals value peace and quiet even more than residents, and typically spend their days out enjoying the island and nights resting up for the next day's activities. They DON"T have several cars per household, they DON'T commit crimes, they DON'T contribute to commute traffic jams, they DON'T burden the schools, the courts or other governmental agencies. Permitting a reasonable number of vacation rentals throughout Oahu is the essence of good planning, because it creates and supports jobs and income within residential areas, in a fashion somewhat similar to the notion of creating second city employment on the Ewa plain.
393.	We need to private rental accommadations for visitors in other areas rather than just in resort areas. To many people that come to our island want that. they want to stay in a home, relaxes, able to cook etc. Extremely important for our economy
394.	There are many tough "adult" decisions that need to be made without regard for one's political future. Our politicians needs to recognize that they are the ones entrusted to make smart decisions for all of us.
395.	Thanks for your survey..
396.	I am following the vacation rental controversy in Kailua and noting how Councilmembers vote. A fair, comprehensive permitting process should be drawn up to allow Bed and Breakfasts, condos, etc. in residential areas.
397.	B&b & TVU are important
398.	It's time for the General Plan to reflect the need for more permitted B&B's and TVR's.
399.	promote B&B's and TVU and limit large scale hotel development
400.	I believe there should be more permits for short term rentals throughout Oahu to make Oahu an affordable vacation destination. Many mainland residents travel to Mexico and Costa Rica because they are more affordable for a sunny family vacations. Short term rentals should have rules and regulations but allowing visitors to rent by the week adds revenue both to the state in taxes, and to the neighborhood businesses where visitors stay. I never wanted to stay in Waikiki or the North Shore when I lived on the mainland and I don't understand why Kailua residents get to decide whether owners throughout the island open their homes to families with several generations traveling together. Staying in a private home is much more pleasant

	than staying in a hotel when you have more than 2 people travelling together. I rent private homes whenever I return to the California mountains to ski.
401.	Please provide opportunities for Transient Vacation Rentals and Bed and Breakfasts to get permits so they can help our state to collect revenue through taxes. I feel that this is an area where everyone can win.
402.	Feel very stronly that we need to porovide a welcoming enviornment for guests to our islands. B&B's and TUV's are valuable to our tourist industry and bring revenue to our local communities, and tax dollars to the state. Tourists will go elsewhere if they don't have rental choices and are made to feel that they are not welcome here
403.	We should follow the lead of other locations and plan the growth and development of the island based on available resources. Imported oil and food are not endless and dependable resources. Re-zoning AG lands to build houses is not a sustainable plan. Development should be contingent upon resource availability: water, energy, schools, traffic, jobs, and land. Oahu's course must change. There are plenty of other responsible long term plans that Oahu should look to for guidance.
404.	Improve the visitors' experience by encouraging the B&B and Vacation Rental Housing industry.
405.	I feel as a homeowner we should be able to decide on how we use our home instead of the local government. Most states do not have restrictions on using portions of your home for vacation rental. Like all things in life there must be rules and a showing of respect toward each other. If we do not allow vacation rentals in homes that can provide a comfortable environment for our visitors , we will lose an enormous percentage of tourist which prefer that type of accommodations when they travel. Which could devastate our economy.
406.	The welfare system is too liberal, and the state could save money if they gave the recipients a drug test.
407.	A bit motherhood and apple pie...lots of things to do, but not much in how to do. Many things have been on the plan for many years and still aren't very far along. The plan should prioritize the must versus the wants..
408.	We need to stop the overpopulation of our delicate environment. Fewer cars and fewer buildings. More agriculture to feed those already here.
409.	Please do not allow any more development of ag lands.
410.	Please make it more 'visible' to the average citizen. Have an awareness campaign (TV/radio) to get more people involved with it...
411.	B&B and short-term rentals are an important part of Oahu's economy. Lift the ban.
412.	I'm very disturbed with what's going on with development these days. No one is in charge but the developers. They can pick and choose any agriculture land they want and the city will give them the permits. Our island home is not big enough to please every developer. Put a stop to this out-of-control development. We need to take care of our aina and our keikis. If we want to live townside, we will move to townside. People who enjoy the busy noisy city lights should relocate to the city. Do not destroy what little is left of Oahu. KEEP THE COUNTY COUNTRY. Leave the General Plan alone. Don't monkey around with it. I hope this SURVEY MONKEY is not MONKEY BUSINESS.
413.	Sustainability is not well defined. Adamantly oppose 3rd city in Laie and resultant urbanization of Windward Oahu. Imported oil is the biggest drain on our economy. UH should be an educational, environmental and technology leader in the Pacific Basin. Mass transit is important, but steel on steel highrise system is technically obsolete and prohibitively

	expensive. Focus residential and industrial development off of good ag land. Resolve tenure problems that make it difficult for small farmers to secure financing,
414.	Do not destroy the irreplaceable Keep country country! Save ag lands! continue development in Kapolai and Ewa!
415.	Providing viable measures to secure efficient self-sustainability on this tiny island in the middle of the ocean is critical to sustaining the human lives that reside here.
416.	All development on greenfield sites must stop NOW All new development must be directed back to the PUC or to ALREADY URBANIZED areas of the Leeward coast. The city needs to become denser and taller, pedestrian and bicycle friendly and a more exciting urban experience Attempts to develop Koa Ridge, Hoʻopili, Laʻie and Turtle Bay MUST be blocked. The visitor industry must be focused exclusively at Waikiki and Koolina We must rapidly expand food farming by giving farmers long term leases
417.	The central urban core around UH Manoa mauka lacks the sewer capacity needed to allow growth; so there are numerous 2-3 story old walkups near high rises. Higher density development in the Central Urban Core areas should be encouraged by increasing the sewer capacity....think smart growth!
418.	The General Plan needs to encourage the development of Kapolei as the next urban core while encouraging the diversity of our economy if we want economic stability!
419.	While we need to continue to foster our visitor industry and federal spending in Hawaii, we need to find additional means of economic growth that are less reliant on the development and sale of our limited land resources. These might include knowledge- and culture-based enterprises, innovation, and opportunities that may arise from our mid-Pacific culture AND location. The East-West Center is a fine example of a cultural exchange and knowledge-based institution that primarily serves political and economic arenas; Hawaii should seek anologous opportunities serving cultural, medical, energy innovation and other enterprise areas.
420.	Priority one is to stop the current rail project which will not solve traffic congestion but will bankrupt the City. Then we can concentrate on the other issues,including traffic congestion to make Honolulu a better city.
421.	Needs to be updated, and changed to implements ways that Hawaii can be more self-sufficient, by growing our own food organically, recycling our waste into sustainable ways without wasting our lands, looking into ways of how we can have more water, efficiently.
422.	Keep the country, country. Keep the residential, residential.
423.	Use any inluence possible to imporve education. that is the only hoe we have. Next, the government needs to spet out of the way on building restricition
424.	We need to fix our roads, sewers, & design the DPP to become a business friendly city rather than a nightmare for business to overcome. Stop the rail now and create rules to allow the .05 general excise tax increase (Rail tax) to be used to fix our schools and infrastructure from bridges to lighting creating our own jobs program locally re-building our city with working people not welfare mentality. Its not what our city can do for us, but what we can do for our city.
425.	Job, Housing, education, and community are most important!!!
426.	Stop the rail. Repeat: STOP THE RAIL Invest instead in HOV lanes and road pricing at rush hour. Encourage local diversified agriculture. Emphasize immediate attention to sea level rise.
427.	We need more entertainment industry infrastructure. Only Diamond Head studios is not enough. I work for Hawaii Five-O and the sound stages our production made at the "for sale" advertiser building are not enough - and are 2nd rate. This economy will grow rapidly if we are able to show that we have the resources and should be a priority to encourage growth of

	middle-class wage paying jobs. Make more bike lanes; the more we have the safer people will feel riding. Develop a longer term plan of how we are going to handle the trash problem.
428.	PLEASE DO NOT BUILD THE OVERHEAD RAILWAY THRUGH WAIPAHU TO KAPOLEI. USE THE OLD RAILWAY RIGHT OF WAY ALONG THE WATERFRONT IN PEARL CITY TO KAPOLEI INSTEAD..
429.	The existing General Plan has many good ideas which have not been implemented. Following the General Plan as currently outlined would be a very good idea - better than spot changing it to satisfy particular interests.
430.	Honor the original General Plan population density of 15,500 for KoolauLoa by 2035. There is already too many people in the district due to high birth rates in Laie, etc. that are not sustainable for the future. Each family has to plan that all their many children will not be able to work and live in this rural area. And it should be kept rural - no adding the 3 new hotels and @ 2000 housing units in Laie and Turtle Bay. That should keep the pressure for development down. I have lived in Kaaawa most of my life and Koolaupoko before and there is just so much an island economy should try to sustain. Water will always be needed and conservation measures should be utilized instead of desalinization for many many years. We have to think generations ahead when trying to pack onto Oahu more military and tourists... There need to be more film industry jobs, diversified AG, anything that frees us from oil and food import dependence. Keep the cities, city and the rural areas as cultural and visual relief for residents - Stop growth, stop importing as as possible for food and energy, beautify and maintain what we have in the way of entertainment areas, parks, hotels that already exist in Waikiki area and at Ko'Olina. Do not allow more hotels scattered around the island.
431.	Please.....no more housing in Ewa/Kapolei and Mililani/Waipio until infrastructure (H1, H2) can support it. Traffic is horrible. More houses on what used to be agricultural land is not a good idea.
432.	We have to be stricter with the homeless, i.e. government can only do so much. People must take responsibility for their own lives. There needs to be strciter laws for rentals and get tenants to pay their rents.
433.	please no development on existing ag lands and keep the country country!
434.	THE PLAN MUST ADDRESS THE QUESTION OF CARRYING CAPACITY AND PLAN ACCORDINGLY
435.	* Less government means less taxes to support it. * Get rid of at least 50% of the regulations on the books and eliminate the giant government needed to manage it. * Privatize where possible. * Get rid of the closed union shop. * Deregulate the inter-island shipping industry. * Bring back an affordable ferry system that allows for shipping of vehicles and goods.
436.	All growth is unsustainable. A plan that does not recognize that there are limits to growth will not be a sustainable plan.
437.	Keep zoning intact. Do not water-down zoning laws and allow residential development in ag or resort land-use in residential, etc....
438.	I hope that this study will take into account edible crop acreage in production instead of just general crop acreage in production. The explosion of seed crops by Monsanto, Syngenta and Pioneer Hi- Bred distorts the figures and gives everyone an inflated sense of how much acreage is in food crop production. Is it true that the DPP figures list only 4800 acres in veg. and fruit production? And the State DoA lists only 1900 in veg and fruit production? We need more accurate figures for food security on O'ahu and statewide.
439.	Taking a survey to get information on the General Plan, Oahu's key planning document, does not elicit vital thoughts and information because it is to one dimensional. There is no give and take of thoughts through discussion and Q & A.

17. Please feel free to share any additional comments about Honolulu's General Plan

440.	Need to encourage new residential developments with higher density (and presumably lower costs), and transportation alternatives to the autombile need to be encouraged. There should be physical separation of the circulation routes of motor vehicles from pedestrians and bicyclists to minimize crossing paths and inherent conflict and danger (See Village Homes in Davis California). Hard, impervious pavements for motor vehicles are excessively wide and encourage speeding and greatly contribute to excessive stormwater loading and infrastructure costs, while also increasing pollution to shoreline waters. Low-Impact Development (LID) solutions are needed on Oahu and given the strongest emphasis possible. We must stop allowing motor vehicles to dominate our lifestyle!
441.	I was born and raised in a small community driven town on the east side of Oahu. I am distraught by trhe effects of rentals and vacation rentals now residing in some of my neighborhood properties. This must be stopped if Oahu cares about raising and keeping our children here. We must care about the next generation and cracking down on this is tremendously important. Thank you.
442.	The Planning Commission should said a target for tourism volume. We cannot afford an infinite number of tourists. We will end up ruining the quality of life for our residents and the quality of the tourism experience.
443.	To maintain quality of life on Oahu it is essential to defend residential neighborhoods against invasion by timeshares, B&Bs and other short-term rentals. Single-family dwellings can be recycled into multifamily dwellings provided that the resulting rentals are long term.
444.	With the state of the economy and the national debt we cannot "rely" on long term support from the federal government, the importation of food and fuels from the mainland or the tourist industry. The General Plan should focus on: 1. local production of energy from wind, water and geothermal sources 2. local production and distribution of food 3. separation of residential and resort zoning and the transition of illegal vacation rentals to long term rentals for locals
445.	Preserve our agriculture. Stop the sell-out of our residential neighborhoods to tourist accommodations.
446.	I grew up in Kailua and went away for college. I would like to return, but that is not possible as the sell out of much of my neighborhood to vacation rentals has increased the rents and prices of homes exponentially so that I cannot afford to rent or purchase a home or apartment in the neighborhood in which I grew up.
447.	Don't develop Laie, keep it country, and if you do make sure you widen all the roads leading to it and keep the ranch open space. This is a long term decisiion not one for the incumbent's pocket books.
448.	Acknowledge, respect, encourage, and support Native Hawaiian history, language, culture, rights, and traditions. Encourage, promote, and support diversified economy and sustainable industries including agriculture, high technology, and renewable energy.
449.	thanks for asking
450.	A General Plan is important and it must reflect residents hopes and needs. This survey is a noble attempt to gather public opinion but the outreach has been lacking and the nature of a multiple choice survey tends to influence the survey taker. There should be other less biased systems in place to gather input and garner public opinion to be used in conjunction. Are there?
451.	As a regular visitor to Hawaii where i have family , I have over the past 15 years observed a steady decline in the quality of tourism and a steep increase in the cost of living for the local

	resident. The Aloha soirit has declined you are destoying much of what tourists come to Hawaii for.
452.	When are are the needs, and demands of the local people addressed rather than always what is profitable for the tourist industry?
453.	I'm opposed to the city changing the General Plan to make the developers happy. Don't let the developers build on any ag land they set their dreams on. It's crazy. We need to save open space and ag lands for our keikis. The developers should stay downtown and in Kapolei areas or develop on the mainland. The city needs to think of the kamaaina people first. Forget about the developers. It makes no sense to say we need development to grow the economy but building new roads, facilities etc etc will cost us taxpayers big money. The costs of living keep rising and the pressure to make extra pennies to make ends meet do not end. Enough already. People die and people move too. It's the developers who keep saying they need to build more because there is a need. I don't think so. Don't turn Oahu into Arizona because we are not. Thank you for listening. Remember - don't play games with us. Don't change the General Plan. Don't destroy our countryside with more hotels and subdivisions.
454.	We must deversify our economy and not put all our eggs in the basket of the tourist industry exposed to the economic winds of the world. Enough is enough, how many tourists can we have without destroying our sense of place and the quality of life of people who live here?
455.	Please protect residential & rural communities from becoming tourist towns with vacation homes.
456.	Stop the illegal vacation rental/b&b's now! Residents should be renting/owning those properties, not tourists! Do NOT include or condone this tresspass into our neighborhoods anymore! Eliminate them like a cancer! Grow more food here, too.....for those who don't grow their own.
457.	This survey wil not be able to accurately reflect the opinions of many who take it. Many of the questions are framed in a way that prohibits certain answers from being expressed. There are some predicative notions that are built into some questions that make the survey taker complicit in those beliefs, regardless of whether or not the taker holds those beliefs.
458.	please support organic local farming STOP Monsato
459.	make it easier for developers to "in-fill" we have plenty of land for affordable and market housing-rentals! in the urban core of Honolulu. This will help get people out of their cars.
460.	We need to preserve agricultural lands, encourage new (young) farmers by providing them with educational and government incentives to farm, along with access to affordable agricultural lands in various parts of the island. We should also ensure that locally grown food can stay affordable for those people on a limited budget so that they can have access to fresh healthy food as well as people who might be better off economically.
461.	take care of the aina, and stop being greedy, Hawaiian Electric, Water Board etc!!
462.	Please consider the current residents of Oahu. Please do not pander to the businesses that have no regard for the environment or current residents. NO GROWTH!
463.	I hope these are not trick questions to lead to the conclusion that DPP wants. Keep the Country Country. Keep the city city. Tourists come to Hawaii because of open spaces and Hawaii's island style living. Take a drive around the island and you will know the difference between Waikiki, Ala Moana, Kalihi, Kaneohe and on to the country side of Kahalulu on the windward side and on to the north shore. This is what makes Hawaii special. We are not Los Angeles. Don't mess with the General Plan. Keep it the way it is. Keep the developers off our backs. NO HOTELS in communities all over the island. It will ruin this whole island.

17. Please feel free to share any additional comments about Honolulu's General Plan

464.	Please do not change the General Plan to please the developers. The General Plan looks like a very good plan. It may be old but it does not mean it is outdated. I would like the city and state to follow the General Plan more closely. It is very important to protect the different areas in our island. If people like city, let them live in the city. If people like the country, let them stay in the country. Don't ruin the whole island and turn it into a big Miliani. It would be unsustainable.
465.	I just heard about this from a friend. I don't like the trick questions. You are skewing them to get the results you want. This is no way to lomi-lomi the General Plan. Make small changes but hell no, no hotels all over the island. No envision Laie. Don't turn the whole Oahu into Miami. You owe it to future generations to keep some part of Hawaii Hawaii.
466.	In the former general plan, there was policy that development fit the plot. In contradiction, the Waikiki Special Design Standard make for creative allowances that can stray from the General Plan. Eg: City Council removed reasonable property line setbacks allowing bar construction that blocked an elevated public view of the Hilton Lagoon. The planning department should see to the enforcement of the General Plan over all other authority. In addition, our past and future is dependent on tourism. Should our slogan be their island our future?
467.	Our present General Plan is a pretty good one. What has become more eveident and urgent since its last edition is the need to preserve long-term housing for our local people. We must stop catering to the wishes of tourists at the expense of the declining quality of life for our own hard working residents. We must address the social and environmental consequences for our island when the interests of the tourist industry takes precedence over the housing needs and quality of life of our local population. One of these days, things are going to pop if we continue on our present path.
468.	we have a good plan few changes need to be made my concern is keeping the integrity if residential neighborhoods
469.	We need to be careful of what we see as sustainable by money driven entities and what is truly sustainable as to concerns about this AINA! We have only one and need to treat this AINA as the only place that we have. Destroy/Develop or Sustain, let's be truthful about what we say, especially the Koolauloa Sustainable(Destroy) Plan? Which is not the position of many Koolau residents!
470.	No new vacation rentals in residential neighborhoods including hotels, and B&Bs. Higher level of maintenance of existing parks and other City-County facilities
471.	I am glad there is a review that has long been overdue. The Oahu General Plan should be reviewed periodically to update with the times and economy.
472.	The "economy" is a hoax, tourism is a sickness, and "development" is a lie. GROW FOOD HERE NOW! OR WE WILL BE FIGHTING AMONGST OURSELVES AS THE CLIMATE SHIFTS.
473.	The loss of affordable long-term rentals due to the proliferation of short-term rentals catering to tourists should not be allowed, as many of us in the younger generation will no longer be able to continue living in Hawaii, the place we were born. Without the younger generation, Hawaii has no future. In addition, protecting the environment and long-term sustainability should be top priorities in the General Plan.
474.	Mahalo for providing an opportunity for input.
475.	Thanks for seeking feedback in this survey and for investing more in these critical issues: 1. food security; 2. energy security; 3. better educational, occupational and housing opportunities for Hawaii's citizens.
476.	It's a good plan. Don't ruin it.

17. Please feel free to share any additional comments about Honolulu's General Plan

477.	Start the $^!!!$$$&@*^%$ Rail Yesterday!!$$!! & put the homeless to work & all be mo' bettah!!
478.	We must protect the quality of life and sense of community our our residential neighborhoods. They are also a respite from the overwhelming presence of tourists,and as a source of our culture and our aloha. We should not cater to the wishes of tourists at the expense of the needs for housing and sense of place for our local people. I believe we should focus on the quality of our tourism rather than on the masses that will eventually destroy our culture as well as tourism.
479.	The general plan must look at ways to build our economy. Unfortunately, our schools and infrastructure are in such disarray that it leaves very few reasons for families to live in Hawaii. Income levels are lower and pricing power of earned income is lower than mainland opportunities. A viable plan addresses these issues. Think more incentives for workers and businesses, think about lowering tax rates so you broaden the base and drive an increase in revenue (yes, you CAN collect more by charging less...look at the behaviors of tax payers...you want them to keep more so they spend more, and you will ultimately collect more--this was demonstrated in the Laffer curve). Don't wait for the State to make changes, fix it within the city and county. We have such an amazing opportunity.
480.	Question 11. I wante to stongly agree with better paying jobs and developers should provide more but when I clicked onthat it eliminated the better paying jobs choice. Why not both? Although I live on the Big Island now I spent many many years on Oahu and care about its development
481.	We need updated zoning laws similar to mainland communities- mixed use in residential , allowances for mother/daughter homes with second kitchens and second electric meters- to make more affordable housing without development, smaller home footprint per lot to allow more green space between houses, larger lot sizes, more animal restrictions for smaller lots (no kennels and roosters on 15,000 sq ft or less lots! - too noisy). More car/truck safety rules (no altered mufflers, suspension systems). REALLY need a second access/highway to West Oahu/ Waianae Coast.
482.	we need more diversity in our zoning laws in order to provide more diverse options for housing, farming, etc
483.	we need more home based business and mixed use zoning in neighborhoods- I don't like driving to centralized areas for crowded shopping experiences. Bring back the neighborhood stores, dentist, doctor, seamstress, baker, homestay (BnB), rooming house, etc working out of their house
484.	Help with electric car charging systems at parking lots all over the island.
485.	Several times I wanted to say ALL OF THE ABOVE! Things work together and ranking is difficult.
486.	Focus on sustainability, not short-term gain/fixes. People need healthy diet, clean air and water, safety and fair housing most. Quality-of-life is highly dependent upon the health of our fragile ecosystem and preserving our unique culture. Our entire tourism industry is built upon the beauty of our islands and our Aloha spirit.
487.	We need to improve our current infrastructure before spending money on more programs, eg. train, that we can't afford and won't solve any problems
488.	use more buses, especially express bus lane, do not saddle the residents with a costly rail system which does not go from airport to downtown & waikiki or to UH manoa. do not waste so much money.

17. Please feel free to share any additional comments about Honolulu's General Plan

489.	we need more mixed use zoning and home based businesses so people on the far reaching areas of the island do not have to commute so far for jobs, goods and services.
490.	1. Stop All Development on Rail. Taxpayers cannot afford this. 2. Fix the sewers, fix the roads, improve other infrastructure. 3. Cut taxes, Cut taxes, Cut taxes.
491.	Please preserve Koolauloa and what's left of Oahu's undeveloped land.
492.	I would like to see more housing near my hometown, Hauula. We have families stacked up in homes because there is not enough affordable housing to rent or to own. Our family members are not moving to Central Oahu because their lives are established here. Please consider allowing moderate housing development on our side of the island. Thank you.
493.	This is a great form of outreach. Thank you for making this available but it is not easy to understand the ramifications of the answers one gives to this survey. Please find more ways to do outreach, even if you need to hire people to engage with communities. Neighborhood boards are not representative of the communities they serve. They are representative of the agenda that is important to them. Stop allowing development where the infrastructure cannot support it, namely between Kahalu'u and Kawela Bay. LEAVE IT COUNTRY!!! It is NOT OKAY for Laie to develop to serve only it's own religious community. They have stacked the neighborhood board. That will not bring jobs to our area. It will remain closed to regular people. And having a non-profit organization being the largest employer is not helping the area either. I'm sorry, they may be a religious organization, but the taxes they don't pay, and the locals they don't hire, is not good for our community.
494.	We need to improve our public schools and support the University of Hawaii.
495.	The houses that are built with the living building challenge criteria will provide sustainable houses for sustainable communities. The ratio of farmer to urbanites must be increased with incentives. Currently nationwide there is one farmer to 357 non-farmers. How can one farmer grow food "regeneratively" without oil based technologies? On this islan we have the best conditions to make sustainability work! Mahalo, Dr. Sustainability
496.	I would like to see information regarding the General Plan and its goals published in local media (Honolulu Weekly, Star-Advertiser, etc.) so residents may be made known about it, especially residents not living in the most urban areas of the islands. This survey should also be more widely circulated so residents may have the opportunity to submit their input.
497.	Living expense is so expensive...
498.	This planning does not have Aloha for the Native Hawaiian people and the way the Land will be used for. How can you sustain a place that has been Illegally overthrone and expect the public to support it. Mark my words, their will be no water to accomplush your planning dreams even before 2015. Secondly where will all the s--- flow once all the private sector feel the next financial cash in the next 5 years, many will find a cave to hide their evil money!!!!!
499.	I believe that continual, but monitored, growth and development is key to our future. It will result in providing housing, employment closer to home, and healthy communities. Mahalo for the opportunity to share my feelings and opinion.
500.	visitor industry and the military...difficult to beat that combo. add in clean or tech industries as satellite growth sectors, and we're there. vacation rentals add a personal touch. thx for your work!
501.	The general plan should be most focused on real local quality of life issues for the long run, as opposed to immediate or near economic concerns that often setback quality of life eventually.
502.	We need to provide a future and create employment for our next generation of youth, who will be the leaders, father's and mother's and children need to stay here, vive moving to the mainland. Affordable housing, not just apartments, career growth, careful use of how we

	develop, so that we don't grow so fast that we remove the history of our islands, but learn how to blend the past, present and future that we as a people never lose sight of the Aloha Spirit that make us different from the rest of the world. We need our next generation of islanders to remember how important it is to have an education, to have both light and medium industrial development, to work as a team to make our way of living to reflect what our values are, future generations. There is a sign as you enter into BYU Hawaii campus: "Enter to Learn Go Forth to Serve." Our Island sits in the middle of nowhere, yet millions of visitor's come here to feel the Aloha Spirit, but we as a people of these island need to ensure continued economic development that we can export our talents, skills, educational feats that come from the minds of our people. I have been told there is more Gold in our Minds that has never been tapped into, but if we fail to plan, how to grow our communities and those who live here, then without educational facilities who help our youth to Think and Solve problems they and we will face in the future, and provide affordable housing, and income that helps to promote a stong economy other than tourism and federal spending, but become a State of New Horizons and Visions that helps make future dreams come true. I once read somewhere: "Greatness is achieved by individuals delivering uncommon performance through inspiration, pride, integrity, and self-motivation." If we can learn Self-Reliance and help with this General Plan we can Grow and Develope without over development and preserve the Beauty of our land, Beaches and Aloha Spirit.
503.	If tourism is to remain an important mainstay of our economy, we need to do everything possible to preserve our most important resource - our beautiful environment. Hey Paradise..... don't put up a parking lot..... or put any form of development (ie.... more golf courses, houses or cemeteries) on environmentally fragile watershed regions or agricultural land. Please help us to preserve what we have now for our future generations.
504.	Please make it be a people centered plan. Thank you for working hard to improve our land.
505.	It is badly needed
506.	Do not ever allow any variance to published set-backs and/or density.
507.	The biggest damper on implementing the General Plan is the County Council.
508.	Plan for increased density in all existing residential areas; e.g., infrastructure (wastewater?, parking?) as it is happening already, meaning many supposed single family dwellings are de-facto multi-family ones as the cost of housing is too high.
509.	Some of the questions in the survey seemed to be leading, particularly the last one regarding continued reliance on the army and tourism for continued prosperity. This is a hard question to answer in just a multiple choice "agree" vs. "disagree" format. While I think it would be good to diversify our economy to reduce reliance on those two elements, Honolulu has not been very successful at attracting other industries... partly because of the high land costs, partly because of shipping costs, partly because of lack of educated workforce. Honolulu should be more strategic in its economic diversification goals, and also more realistic in its expectations of what can really do well considering the local constraints.
510.	I am presently not a memer of the community, but rather acting as a consultant of sorts in helping HRI work through the Master Planning of the Laie Envision Project. I will someday be a resident, but what I hear the most is to provide housing and jobs so family can stay there, while still maintaining the feeling the Laie has; that of a tight community that perserves the cultural that has defined this area for many years. in other words sustainable growth that is thought out and planned. With the current structure in place, there are many oppotrunites already in place that can be expanded to provide that which is being asked for as well as maintaining the lifestyle that has govenered this area.

17. Please feel free to share any additional comments about Honolulu's General Plan

511.	Take better care of the Hawaiians. The Native people should get a first priority for all the new things the city develops.
512.	I'm not quite sure on whether I understand the need for a "General Plan" other than the role it should play as a general guideline for development. I don't think it is fair for bureaucrats in an office somewhere in downtown Honolulu to decide what is best for communities elsewhere on the island. Even with the supposed "opportunities for input" given the different communities, in the end, the decision comes down to a group of people who don't live in the community they are making decisions for. Why not let the people who live and work there decide what is best for themselves, as it is related to, and guided by, a "General Guideline for Growth" on the island?
513.	The plan is for the city of Honolulu which means the entire island of Oahu. Don't concentrate improvement efforts only where the masses live. Remember that the rural areas are also part of Honolulu and need attention as well, especially to aging infrastructure concerns.
514.	Thanks for caring enough to ask for my opinion on the plan and for all your hard work putting this survey together. I really appreciate it.
515.	Please try and stabilize our state's economy. We are surrounded by so many resources to help us be sustainable. We just need the proper tools and help to expand it. Use what we have before using things that are imported from other places. Think of better ways to make affordable housing for everyone on the islands. Not to be harsh, but think of the locals first since we've lived here our whole lives and wish/plan to stay here forever, rather than have to move somewhere else to be stabilized.
516.	Great work. Listen to the people. We're on an island, so we should be self reliant. Mahalo!
517.	Education is one of the most important aspects of life in 'Oahu that requires improvement. Also: I support improvements in transportation infrastructure, but primarily those involving mass transit (either rail, buses, or inter-island ferries) rather than those involving personally-owned automobiles.
518.	The overarching goals of the General Plan - redirecting growth patterns toward the west side of O'ahu - is short sighted. Specifically it fails to consider how controlling, even reversing growth, would be more beneficial to the communities and ecosystems that exist now and in the future.
519.	#1. We need to make our neighborhoods safer by making homelessness illegal, and providing a basic living space in Kakaako or Wainae in the form of a high-rise apartment building. These buildings can be built to include full medical facilities, along with recreational centers, child care, educational, and workforce training, along with drug rehabilitation centers all in the same building. This would provide jobs for professionals and solve a very serious safety crisis that is destroying our communities. #2. Stronger penalties for illegal drug trafficking and distributing and sales. Make them pay! Use the money to provide more police presence in drug ridden communities like Hauula. #3. Clean up our parks. Get the drugs, dealers, users, and homeless out of our parks so the hard working - law abiding taxpayers can enjoy them. #4. Allow more Charter Schools to operate in our communities so that our children are the best educated and are able to compete with others across the nation to attend the best universities available. #5. Provide incentives for young and old minds to innovate, and invent better tools, and processes and help us reduce our dependency on foreign anything. Why can't we produce all that we consume right here in our own communities? #6. Develop wave generators and place them 12 miles out so that they are not visible to us on the island. Use the ocean to cool our buildings and Schools, and homes. Allow the development and us of this most abundant resource of the ocean. #7. Allow local communities decide what they

	want their communities to look like and how many people will live in their communities. It is inevitable that when a father and mother have children their children will want to live close to home and their children will want the same. The population must grow and will grow it is the way it should be. Community is made up of many families that have settled in a particular town or area and have continued to grow. Some will stay and some will want to move on. Government should not prohibit growth of our communities. More people will share the cost burden and over all will become more affordable. #8. Smaller Government. Government should provide basic services and provide for the safety and protection of our communities.
520.	Better, more reliable, more often, and CHEAPER public transportation
521.	Reduce traffic, more bike lanes for safer commuting and attracting tourist, west oahu college, stricter enforcement of traffic code, encourage more urban gardens.
522.	Need to mandate affordable housing as a greater priority than tourist accommodations
523.	Do what's best for the people and not for the politicians pockets. FOR THE PEOPLE!
524.	this survey is good for those who have access to the internet. the same should be distributed among the communities in other forms so that more voice is heard.
525.	Housing is expensive for locals because of the investors who buy houses for rentals, etc., but this destroys families who want to live in Hawaii. Can there be a solution that would cause housing to be less expensive for those who live here without having to compete against millionaires from around the world? I also support ideas like that of Laie that have broad support from their own community in terms of deciding if/how much to expand and grow.
526.	I support protection of the natural beauty and rural qualities of Oahu that make it such a place of refuge and enchantment. It's easy to gradually destroy these characteristics and almost impossible to recover them once they're gone.
527.	Does not discuss improvements to infrastructure to support any growth. If housing continues to be built without improving transportation & other services, quality of life and gridlock worsen. Hawaii Kai is having tons of housing added in what was originally planned as traffic corridors & traffic is greatly worsening. It's like that everywhere on Oahu & the other islands too. We have NOT made any plans as a state to deal with the growing number of elders, many of whom have chronic health conditions and very few assets. This problem continues to worsen all the time. Don't see anything in the general plan addressing this issue at all.
528.	The general plan was initiated years ago and not followed through with on a timely manner. Time, energy and money has already been invested towards it's fruition. Stay with the plan. Ignoring and or excluding entity's like the PAC, (as is occuring in the Koolauloa region) creates discourse, distrust and political disapproval.
529.	Good luck on your Honolulu General Plan up-date Survey.
530.	STOP ALL DEVELOPMENTS. . SOLVE OUR SEWAGE AND RUBBISH PROBLESMS . FIRST.
531.	I moved here in 1996 and have seen a tremendous change in the loss of quality of living since then. Lack of maintaining infrastructure, overpopulation in some areas with lack of increased lane miles, forcing too much travel time. The continual threat of removing of AG lands which can never be replaced.
532.	Both B&Bs and TVUs or TVURs need permitting with reasonable rules
533.	Both B&Bs and TVUs or TVURs need permitting with reasonable rules
534.	Keep new large developments on the Eva plain.
535.	Please do publish the results of this survey for all to see.
536.	I was interested in setting up a business, a small school for foreign students to learn English. There were so many restrictions on the kind of place I could rent or lease that I finally gave up.

17. Please feel free to share any additional comments about Honolulu's General Plan

	I would have hired people to work for me and brought foreign money into Hawaii, but the rules are so strict, it made it too unattractive. States with fewer restrictions have booming economies. States like Hawaii where the government has to be involved in and require expensive and time-consuming permits for are languishing. Think about it. Mahalo.
537.	please do something about the re=alignment of Kam highway on the north shore !!!!
538.	Should concentrate on reducing negative balance of payments through more local ag. and higher revenue tourists, rather than more tourists.
539.	We need to promote walkable communities in urban areas, complete streets, transportation alternatives (bike, pedestrian, public transit), and keep the country country.
540.	I believe we should try to become as self sustainable as possible. One of the first things to crash in a bad economy is tourism. But any new industry or businesses should also be environmentally sustainable. The physical well- being of the islands are crucial to the health and welfare of the population. You can't have one without the other. Also, the cost of housing seriously needs to be addressed.
541.	Residential Hawaii is an ideal environment to embrace the visitors choices to experience alternate accommodations and activities. This resistant by a select few in certain communities to ignore what most of communities around the globe have offered like B & B's and vacation rentals to welcome and support the local economies is myopic nonsense. The general plan needs a reality check on supporting the desires of visitors choosing to go where they wish and make allowances for accommodating them.
542.	Development and promotion of locally based and created agriculture, small business versus large corporate type businesses keep more money in Hawaii and encourage locals to remain in Hawaii and discourage outsiders from buying up land creating unaffordable circumstance. More responsible and slow growth development. Promotion and development of ways to maintain and increase presence of hawaiian cultural values and traditions.
543.	keep the country country!!!
544.	WE DO NOT NEED THE CURRENT PROPOSED RAIL SYSTEM. THERE ARE OTHER FORMS OF TRANSPORTATION WHICH WOULD WORK, BUT COST LESS AND IS LESS INTRUSIVE.
545.	We are an island and should not encourage growth, it will happen anyway. We need to preserve the ag land and the beauty of our island for our future generations. Water is limited and needs to be conserved. encourage ohana living and grow our own food.
546.	Look to the past.When the people and the land was truly prosperous.The model is evident,but unlike what many consider workable today.
547.	We need to Keep AG lands AG and start growing food to feed ourselves. Tourism,development and the Millitary CANNOT be the future of hawaii's economy those are not sustainable. I suggest a push towards High tech industries. NO TO ENVISION LAIE PLAN AND THE TURTLE BAY EXPANSION!
548.	Please leave the General intact. Do not change the Oahu General Plan so that rich out-of-state developers can call the shots. Deny the Envision Laie new city in Kahuku. It's too big for this region. Don't build hotels all over the island. Keep the hotels in Waikiki and Kapolei. We want to preserve our quality of life; we don't want to live next to tourists in our backyards 24/7. To cement the whole of Oahu would be a very short-sighted move because there is no turning back. Keep Hawaii Hawaii!
549.	Please allow permitting of Bed and Breakfasts and Vacation Rentals
550.	Please think long-term, as in our grandchildren's grandchildren and beyond. Our islands are finite, we need to change our priorities and focus on sustainability. Thank you!

17. Please feel free to share any additional comments about Honolulu's General Plan

551.	Everyone would benefit from the legalization of bed and breakfasts and vacation rentals, except maybe the hotel industry. And I suspect like with all issues, big money takes all. Even the opponents would benefit as the operators would have to follow the rules and regs once licenced. Although I understand the noise concern that can be an issue with vacation rentals with no owners on site, I think this can be addressed through licensing. It is also a great way of sharing our Aloha with visitors.
552.	How about encouraging the development of planned communities that have all the amenities needed by residents within walking distance, and that encourage bicycling instead of driving? How about having real bike lanes that don't endanger bike riders so more people can cycle in our wonderful climate?
553.	We should be more conscious of the environment. All new construction should have solar power now not 5 or 10 years from now.
554.	Transportation is key: I support biking, carpools, and a huge and efficient network of buses. PLEASE KEEP THE COUNTRY COUNTRY! We all need it. Let's refocus visitor efforts toward agricultural and REAL cultural experiences. Let's help teach people how to appreciate the land, live with Aloha, and decrease their consumerism. Tourists should NOT all have to rent cars! Again, transportation is KEY for our quality of life here. PLEASE INVOLVE YOUTH IN THE VISIONING AND PLANNING FOR THIS PROCESS, AS WELL AS THE IMPLEMENTATION!!! Hawaii is not for sale, please help protect it! Our natural environment is the MOST precious thing we have by far. Protection from invasive species is a MUST!!! We can be a center for organic/agroecological agriculture -- PLEASE let's stop poisoning the soil, water, and ourselves. Mahalo nui loa for the opportunity to share. Thank you for listening!
555.	Plan well for the public and work your plan
556.	Regarding bed and breakfast and homes rented for less then 30 days: It is time to recognize the industry and give them permits. When responsible managers are in place there is no change to residential neighborhoods.
557.	HI must NOT continue to rely on tourists & the government for our economic security. We must develop what we have ie; sun, wind and H2O- power. We MUST educate our youth to lead us into the future. We MUST enforce current rules/regs. re: vacation rentals (B&B, other TVRs). We are losing our community feel with all the tourists inundating certain neighborhoods. Farmers must be able to survive/compete. The stranglehold on the Islands by the large land-owners must be broken. For example, Kaneohe Ranch might say they "care about the community of Kailua" but its actions belie that. For every large chain business that is allowed to open on Oahu, the local businesses find it harder to survive (they have no large corporate bank a/c to help them). As the government has fewer $ to spend, what there is must be spent wisely. Any multi-billion $ project that does not benefit ALL residents, does not make sense. Housing needs MUST be addressed. Not only can the young people not find sufficient, good-paying jobs here, they cannot afford to live here. And we must work to resolve the issues of the long-term homeless population. Lip service is paid to the "aloha spirit" but the manner in which business and government operates here belie that. Let us develop what makes HI unique.
558.	need a second access route into Waianae region
559.	Need more development in suburbs where there are too many land restriction on future development possibilities. For example, there are large tracks opf P-2 zoned lands that will never be developed as open spaces by landowners as it is not a feasiable development. Better to rezone and allow the community to direct what uses can be placed where a developer would deem a economically feasiable development.

17. Please feel free to share any additional comments about Honolulu's General Plan

560.	Have been involved with reviews of city master plans over the years. Have not seen efforts to adhere even to these.
561.	GP needs to be written by people with a strong vision for growth and future. Someone with experience in this area, and not left with just any Tom, Dick, or Harry with self interests.
562.	Emphasize infrastructure first, then beautification. Expand ways to increase revenue through the visitor industry and decrease our dependency on federal spending. Make Oahu as independent as possible with regards to food and energy.
563.	Sustainability is the key to Hawaii's future survival. The Plan must work to stop the unnecessary development and the destruction of agriculture land. It is just common sense.
564.	Anything that takes away from the natural beauty of this special place should be re-considered.
565.	the way things have gone i will be glad to be dead in 2035. i loved the old hawaii and i dont care what anyone says, it is gone and never to return. over population, too expensive, relying on tourism and greedy investers since we became a state and the emphasis on the hawaiian community (blood) is wasting $. im a caucasion and feel as though im a visitor even thou i have been born and raised here. everything is about $ and who is related to who. the whole system has broken down and only a few will reap the gains of anything that is done. the state is corrupt.
566.	Infrastructure is key to survivability and sustainability for the Island as a whole. Sewage, Disposal, Electrical etc are all areas that have ongoing issues. Instead of building new hotels, resorts to support the demand and support of visitors to our islands, allow for homeowners to rent out a room or two as a B & B. This will help provide additional tax revenue for the state while giving homeowners the ability to stay in their homes during these financial hard times. Utilizing what is already build will help maintain the current infrastructure. Expanding with additional hotels and resorts will only put additional burden on an already collapsing system.
567.	I strongly am against over developing the islands and turning it into a playground! This is a special place in the world. We need to remember e Hawaiian heritage. The people sitting on these boards should be forced into reading about, and learning the history and the culture of Hawaii. I'm not a native Hawaiian but I do have a great respect for these islands. We live on the north shore of Oahu, and I'm dead set against growth out here. Please leave it alone. I do however agree that private residences should be able to rent to tourist as vacation rentals. This can cut down on over development of hotels and maybe give people visiting our islands a greater and more realistic idea of how amazing it really is here. It can also generate revenue in more areas. People are much more likely to travel here if they have more choices other than hotels to stay. It will increase spending in our local smaller markets and shops. As it stand right now, the hotels are greedy, expensive, evasive.
568.	B&Bs and TVUs need permitting with reasonable rules.
569.	The General Plan should seek to limit the B&B and TVU (IVU) industry to the designated resort areas of our island rather than allowing residential homes, that could house more RESIDENTS, to be used as visitor rentals. For every rental to tourists, one residence is removed from the residential rental pool which has a negative effect on our communities.
570.	Permits for supervised Bed & Breakfasts and TVUs are essential to Hawaii's economy
571.	I believe we need B&B's for the many visitors who won't come to Oahu (and spend money) if they have to stay in a hotel.
572.	B&B's and TVU's should be licensed. They allow visitors to actually enjoy the local communities. This is an important visitor option.

17. Please feel free to share any additional comments about Honolulu's General Plan

573.	We need to be self-sustaining and reduce our dependance on oil. I don't like that we are so dependent upon Federal Funding (military funds). I don't think more global trade is necessarily in our best interests. We should focus on what we do best which is tourism. We should implement policies that support the bed & breakfast experience as more visitors (especially baby boomers) seem to be drawn to this experience, which is more personal and local in nature, versus a large resort experience which one can get anywhere on the mainland. We should legalize, tax and control the bed & breakfast vacation rental industry. It just seems like such a no-brainer; its not going away.
574.	Bed and Breakfast, TVU's and TVUR's should be allowed with reasonable rules, thus giving potential visitors many more options. Public Transportation should be much better than it is, I lived in Hong Kong for 4 months without a car and never once felt inconvienienced....Both are islands yet we are light years from their standards
575.	Traffic traffic traffic! Restrict incoming new vehicles, and export 1-for-1 (return to mainland, or recycle one car for every car brought here). Limit amount of cars per household!! PLEASE enforce noise laws (car boombox, loud mufflers). Both B&Bs and TVUs or TVURs need permitting with reasonable rules
576.	Please creat an enviroment where free enterprise can flourish. Small business is our real strenght.
577.	We need to diversify our current residential areas- allow mixed use zones, home businesses, ability to separate utility meters for ohana apartments in single family zoned areas to create more affordable housing within existing communities without over-development.
578.	Allow B&Bs and TVUs to help sustain local family structures,. The people that utilize these are repeat visitors and want to get away from the Waikki crowds. They want the more local atmosphere. The visitors that frequent these TVUs and B&B are repeat visitors ususlly spending more money locally in the neighborhoods. They also support many local landscapers, housekeepers, cleaning ladies. The people that rent TVUs and B&Bs spend more money locally then the discount mob of Waikiki. There is an absolute niche that is needed for this group but it must be 1st allowed to happen, then it must be regulated and taxed.
579.	Thank you for the survey
580.	Visitors are the hub of Hawaii's economy. Providing diverse accommodations not only gives visitors their best experience, it keeps from congesting more areas like Waikiki and gives more communities a chance to gain from tourist dollars- instead of concentrated tourist/resort areas reaping all the benefits. As far as vacation rentals go, I've noticed people who live on the property they are renting are the best way to provide the demand for the smaller, local flavored lodging many visitors want. Since they live in the neighborhood, they are concerned with the well being of their neighbors and it can provide them an opportunity to still afford to live there. The small community stores can supply goods instead of a medium to large hotel which might need more business congestion to supply the demands. Sustainability, recycling and waste are all areas that I feel Oahu is 10 years behind. Go to a city like my old home town of Portland Oregon and see how they manage waste- and they have a huge land area where they could choose to dump rubbish.
581.	Support BnB & TVU
582.	Need regulated B& B's and vacation rentals
583.	Bed & breakfast licensing is essential to the continued affordability to senior residents who wish to remain residents. Visitors who rent in SUPERVISED units would be an asset to ALL communities with visitor dollars being spent IN the community, no dependence on our school

	system, brand new rental cars in our driveways, owner supervision preventing neighborhood disturbances, etc.
584.	The General Plan is pre-set to favor the industries that are sucking the Islands dry of profit for themselves at cost of urbanization, increase of tourist population, land profits, both for "local" and multi national interests. They will lie cheat and steal to set up any and all "plans" to enable further despoiling of open space,and spread of urban blight. Even these questions are slanted toward getting responses that sem to favor development. What areas to increase development are there left to develop after the three named??
585.	If tomorrow all of the "illegal" vacation rentals were stopped cold-the real estate market would immediately collapse, the entire Hawaiian economy would follow to economic ruin. This is a simple fact, yet no politician or planning entity has the integrity to bring this fact forth. It is indisputable; so when will it be addressed?
586.	tourism of any kind is good for the island. Controlled, it benefits businesses= jobs .
587.	leadership is desperatly needed. get out off catering to special interest and govern for the people by the people (HOW SIMPLE)
588.	Encourage and support new industries but take good care of visitor industry Support local entrepreneurs Promote local agriculture; diversify crops. Consume more locally and develop exportable crops too.
589.	This is suppose to be a long term plan. If you short change the population by advocating near term solutions but undermine long term sustainability you put into jeopardy the very viability of the island. You are charged with difficult decisions, base your choices on what will sustain us for many lifetimes and rely upon the wisdom of future leaders to continue your extrodinary work to save the island.
590.	Both B&Bs and TVUs or TVURs need permitting with reasonable rules
591.	I understand that private home rentals are the fastest growing segment of the travel industry. I believe we need to have permitting and regulations for this industry in Hawaii.
592.	Both B&Bs and TVUs or TVURs need permitting with reasonable rules
593.	Capital Allocation - Taxes on current residents and fees on new development must be set to fully amortize the initial cost and maintenance costs of needed infrastructure. The revenues & costs of development and the performance measures used to evaluate land use/infrastructure decisions must be transparent to citizens.
594.	Regulate & Legalize short term vacation rentals & B&Bs
595.	In relation to #16, I work all over the State, not in one zip code. I believe in planning but these questions should be made available during elections to get a wider group involved. The best plan is less government. City needs to focus on what it can do efficiently and privatize what it can't. This will create more job's for more people.
596.	Thanks for letting us have a voice by giving us the opportunity to take this survey!
597.	Encourage more local imput.
598.	It's all very depressing. I want to hold those who make these decisions accountable for poor planning. Where's the common sense and foresight? Too many years have been spent on tourism. Enough of that.
599.	It seems that centralization is an important component of Oahu's general plan. I am interested in what options decentralization would bring. I imagine that it would definitely reduce traffic if people had only to commute to the nearest community population center, which could be viewed as modern day ahupua`a. Each community center would have manufacturing, farming, energy sources, office spaces, shops, some high density affordable

	housing (appartments, condos), etc. People would not be as reliant on personal transportation, as much of what was needed would be within walking distance. And O`ahu already has exceptional public transportation which will likely improve. Part of the plan should ensure that cultivatable lands be utilized efficiently. Developing population centers near where the food was grown would ensure that food didn't travel far before reaching consumers (reducing dependency on fossil fuels). Other methods of farming, such as aquaponics could also be utilized to maximize the amount of food grown in a small area without needing good soil, and in fact could be utilized in areas of the city where no usable soil was present. Not only should you spell sustainability out specifically into the general plan, you should look at how to maximize each community's ability to meet its own basic needs. By doing so, you take care of a lot of the other problems. Granted you also have to consider a way of doing this while preserving as much of the natural beauty of O`ahu as possible.
600.	I think neighborhood vacation rentals should be legal, controlled and taxed. Some (not all) homeless could be paid to do ag work and live in clean, rural villages where they are out in nature and way from trouble. Subsidize the growers and make innovative temp. housing for workers.
601.	Education is a very important component to a sustainable and effective human resource allocative economy. Consistency and support towards public education and increased parental responsibility and accountability in relation to attendance would lead our state towards greater academic progress and a better educated and prepared human resource pool.
602.	NEEDS TO LOOK AND ADDRESS EMERGING DRIVING TECH, ELEC CARS ETC
603.	We need a diversed plan and not be dependent on the vistor industry for economic survival.
604.	The PUC cannot be developed anymore. The temperature rises 10 degrees in Cities especially with reflective bldg. NO TODS as they will congest living like the PUC which is not Hawaiian sense of place or living! You are ruining Oahu. Cancel the rail or get light rail at ground level. Sewer and infrastructure have priority over rail.
605.	I think the plan should focus on infrastructure -- telecommunications, utilities, transportation, distribution, etc.
606.	As a local girl born and raised in Kailua O'ahu, it is difficult returning home from college every summer to see my aina being destroyed by visitors. Kailua beach is now a mini Waikiki, and it is impossible to get through Kailua town without almost hitting walking tourists/kayaks being pulled to the beach. It saddens me to see Local residents and the Hawaiian people becoming the minority to this place we once called home. I would LOVE to see tourism STAY in waikiki and NOT in the local peoples backyard. Mahalo
607.	Please get the rail done.
608.	O'ahu is overpopulated. Our resources will run out and the island will not be able to sustain itself. PLEASE ... its time to switch the focus in our island home. And no more major developments until infrastructure and traffic is resolved island-wide.
609.	Keep the Country Country! Stop all agricultural lands from being zoned any type of residential zoning. We need agricultural lands to grow enough food to be able to sustain ourselves and not rely on importing veggies and fruits that can be grown here.
610.	We need to support agriculture on Oahu.
611.	This will be a challenging plan to update. PLEASE don't focus/feature homelessness. The root issues should be addressed: economic opportunities, education, services, and supporting the working people.

17. Please feel free to share any additional comments about Honolulu's General Plan

612.	It's time to update it and shift some of the burden from the leeward and central Oahu sides of the island for landfills and low income housing.
613.	I think that the general plan should include fixing the current waste water system we have in place instead of using money for the rail. Most Westside residents will not use the rail. Do we want to be in a city where our sewer system is backing up into our homes or building a rail system that no one will use?
614.	Agricultural Lands must be preserved for future generations. Once it is paved over it is lost forever. No water recharge, no self sufficiency and always dependent on outside resources.
615.	The General Plan needs to be visionary and not restrict itself to current ways of doing things. One prime example is to think of infrastructure as something that needs to be developed in a centralized, monopolistic way. The technology is there to institute distributed power generation, distributed waste water treatment, and distributed workforce. Power and wastewater treatment could be done at both the household and neighborhood scale, and the cost to develop and maintain such infrastructure would be a fraction of the centralized systems we now employ. We are completely backward in the way we think about transportation issues. Instead of spending 6 billion dollars on an ugly train that will only serve a very small percentage of our population, why not develop true alternatives, like bikeways and personal guideways for electric vehicles. All of our plans and development efforts seem to be oriented toward keeping the control of our resources in the hands of the few oligopolies that have run the island for the last 100 years.
616.	I understand the current GP does not address homelessness. We must, for many reasons, and must provide human services as infrastructure. Ordinances regarding development and land use should have stricter enforcement and oversight. Tax incentives could encourage farming.
617.	We appreciate all the hard work and long hours that go into this process. Thank you. I look forward to a hawai`i which is less reliant on improts, and more appropriately scaled for our island environment. Who needs marble countertops and SUVs to be well fed, employed and happy?
618.	1. Make it easier for developers to develop in existing rundown urban areas-no more green field development. 2. Acquire and communicate better, more relevant statistics re local food sustainability. We need to be realistic and stratigic. Real numbers will help immensely with this.
619.	The Apology Bill signed by President Clinton states that Hawaiians did not give up their inherent sovereign rights. The grievances of 100+ years of illegal occupation can never be addressed. I think that Hawaiian community should be included in Honolulu's General Planning for 2035 until the Hawaiian Nation is returned.
620.	1) There should be a more robust strategy and prioritization for tackling infrastructure issues. It is alarming that the only way we get our roads paved is when a major conference comes to town. 2) A branding statement needs to be made for Honolulu. We have unbelievable natural gifts that are not effectively marketed. 3) The town is dirty and rundown, and public spaces are not properly cared for. Look to towns such as Columbus Ohio that have made strong commitments to cleanliness and upkeep in public spaces. There is very little sense of pride with city staff. Please make a commitment to excellence. 4) Need a greater focus on cost/benefit analysis in delivery rather than procurement policies and political considerations. 5) Rail - rail is a great thing, but I have big concerns about the chosen delivery. Effective rail starts in the urban core, which encourages smart redevelopment. It is also best delivered at grade. There is still time to address the at-grade issue and the citizens are tired of hearing empty excuses for why it needs to be elevated. 6) The city needs to implement a better

	master plan for a pedestrian corridor and bike paths. 7) Housing strategies should be more focused on providing INCENTIVES to developers to build affordable housing rather than exactions. Exactions being proposed would completely halt development of our urban core. 8) DPP needs to develop new policies for adaptive reuse and urban redevelopment. Current regulations are often ludicrous in regards to setback requirements (for existing buildings), parking ratios, poor "open space definitions", etc. DPP employees must be empowered to make more decisions rather than simply checking off boxes. This issue is one of the biggest reasons our urban core is so incredibly dilapidated and visually disturbing. 9) The entire building code and land use designations need to be modernized.
621.	Population control is of imminent concern. The General Plan's first item states this. Where is the curb on immigration? The flood gates are opened and handouts are given right off the boat! Birth control should be priority one. It should be GIVEN OUT FREE AT PLANNED PARENTHOOD as it used to be!! AND why are people on Welfare and those programs allowed to proliferate and reproduce as they do? Why is ANYbody still reproducing more than needed? People should be allowed to replace only themselves, i.e. 'zero population growth' since this island is a finite piece of space. Why is the population allowed to grow when resources are limited? Out of state developers and corporations should pay through the nose to develop here. Why are they allowed to take land, cover it with unaffordable housing, attract outsiders then take their profits home to another state? How does that benefit us?
622.	The general plan should also take a look at how the different neighborhoods on Oahu connect with each other. At the moment, each neighborhood is distinct without any logical flow or connection to other neighborhoods which may be why traffic congestion is so prevalent. As a general plan, there should be an overwhelming focus on the larger picture and how each component of the island intersects with other components.
623.	WHAT IS CARRYING CAPACITY???????
624.	Reducing and eventually eliminating our dependence on fossil fuels is the most pressing need for our state in order to ensure our very survival. Science and observation by way of extreme weather events indicate the beginnings of the consequences to climate change. Unless we change quickly, we will severely compromise our life support system, creating a dramatically different life for the future and rendering all other considerations in the general plan irrelevant. Thank you for listening.
625.	reads like another government control tool, so by definition efficiency and economic prosperity will suffer...
626.	It is vital to preserve the characteristics of our island that make it a Paradise - natural beauty, scenic mountain and ocean vistas.
627.	some people are retired so have no zip code for their place of work
628.	* We are not going back to tribal ahupuaa society * We are not going to be energy self-sufficient without using fission sources * We are not going to be food self-sufficient * We need to emphasize efficient and modern urban transit solutions * We need to focus on things that we can do well * Education, research, quality of life, and an environment that does not drive away our brightest young people is vital.
629.	The General Plan does nothing to address diversifying industries to minimize Honolulu's reliance on tourism and Federal spending. Furthermore, the Plan does not address how it would prevent political factors from affecting Honolulu's economic development and sustainability. These political factors specifically include the nepotic rewarding of campaign contributors and "friends" from the Chief Executive.

17. Please feel free to share any additional comments about Honolulu's General Plan

630.	As a member of the Milennial generation, it is important to protect and sustain the O'ahu we have right now. The lands surrounding our homes, the beauty of our landscape. Our city and county needs to focus on job creation, workforce devlopment, and industrial innovation to diversify our local economy, not residential/housing developments.
631.	Since what affects Honolulu affects the whole island of Oahu, it would have been helpful to have public hearings in the various mokus to help define and clarify the issues in the General Plan before taking this survey. If we were unable to attend a hearing in our moku on a particular date, we could opt to attend another one elsewhere on a more convenient date.
632.	encourage economic diversification without undermining current economic engines; be flexible enough to shift with global economic changes, support military and tourism but still aim to develop industries that will rival those in economic impact
633.	The improvement of the infrastructure along the Waianae Coast and a concerted effort to clean up the homeless problem and move people into shelters (even those that do not want to move)!
634.	The most important issues to me are that Hawaiian Culture is protected and preserved for all of Hawaii's residents and visitors, that Hawaii's keiki are educated through the college level to become contributing citizens, that there is enough local agriculture and energy production to satisfy future generations needs, and that the natural world especially Hawaii's shoreline and mountains be protected for all future generations to enjoy.
635.	People of Kailua have become a real cancer in the island driving out tourists and homes for use by vacationing families. They are trying to ruin a way of life and are basically transplanted mainlanders trying to change things for their own specifications.
636.	The visitor industry is important, however, more is needed to take care of the local people. A content community will share more with the visitors.
637.	Housing costs is the most out of control as is reflected in the numbers of homelessness and the continual rise of multiple family members living under one roof. Keeping the country country is wonderful, but, the reality is that there needs to be a balance between preserving the country, farming etc while at the same time the need for businesses and jobs as means of sustainability.
638.	We need to diversify and bring back agriculture to our economy. Encouraging small businesses will help agriculture. Perhaps our prisoners can work the fields and make their own meals like our Japanese did in Manzanar. They can certainly pick up litter, which we now pay state workers to do. Those state workers could move up to greener jobs.
639.	It's one thing to have a General Plan, quite another to actually follow it. The Land Use Commission is the single most important entity, and the most susceptible to developer pressures. I don't know who's being bought off, but I wonder at the disparity between what people believe (that ag lands should be preserved) and the reality (that the Class A and B lands are available for development by the highest bidder). Disgusting!
640.	Good luck...
641.	We NEED to protect as much viable agricultural land as possible from development NOW, before it's too late. Farming houses will bring economic prosperity for only a short time, and we need to start looking at food secuirty as a long term plan for the islands.
642.	Sustainable human population should be addressed. We should be able to feed and house our population without exceeding the island's natural resourses. We should not look to artificial energy resources nor should we build desalination plants for water. We should put a cap on Oahu's human population.

17. Please feel free to share any additional comments about Honolulu's General Plan

643.	1. Do not reclassify or rezone any more agricultrual land to urban; that is a downward spiral of short term thinking and creates more urban demand. It is a losing proposition for everyone after the short term construction is over. No more urbanization of central Oahu. 2. Aggressively promote and support local agriculture and get it into the schools, farmers markets and every public event (ban fast foods at all the same) ASAP. It will also help to address onset of Type II diabetes among young. 3. Accelerate all aquaculture (fish ponds, aquaponics, and open ocean farms) to provide protein and substitute for unsustainable beef. 4. We import and rent 90% of our food ($3.5 billion+) and 90% of our energy ($8.0 billion+). That is the capital we claim we are lacking in Hawaii. Stop exporting our capital. Build the infrastructure for a new economic model and pay for it (like a mortgage) with the cash flow we will pay anyway for food and energy. 5. Conservation is the least expensive source of both new energy and "new" water. No new source development of either should be permitted until every conservation measure is exhausted. It will save new infrastructure development and enhance (rather than further deplete) our groundwater sources 6. Assume no new federal money, no new state money, and no additional people. 7. Reorganize the City. Within departments, consolidate branches into larger divisions and create short term (1-2 year) task forces to solve the top 10 problems. 8. Streamline the small procedures; spend your time and analysis on the big issues. 9. Look at the City's overall debt structure; encourage public education on the long term debt since we (the people of Oahu) will have to pay it for the rest of our lives. 10. Use enhanced IT capacity to do 4-5 things at once rather than just 1; retrain and re-motivate people by requiring more professional skill development
644.	We must be open to more growth industries, and not depend on tourists, so our educated young adults can live and work here and support our growth/community at large!!!
645.	Honolulu's General Plan should not be influenced by development interests.
646.	Food and energy security, planning for climate change, diversified economic opportunities, especially "green" jobs - these are the areas to focus upon.
647.	keep up the good work.
648.	Because of the fact that we are an island, we should be primarily concerned with sustainability. We have more renewable energy resources than most places in the world, but we don't take advantage of them. The largest common denominator for the apparent mainstream apathy for this oppurtunity is lack of education. Our "planners" must realize that they are in essence "teachers" too, and that their decisions truly affect the masses. Good faith planning requires openness through all media outlets and relying on sound scientific conclusions, not monetary influence from those who stand to profit from growth. Equally, Hawaiian culture has much to share in terms of being proper stewards of the land. Tough decisions will be made, no doubt, but the dialogue must be balanced, informed, and based on what's best for residents. This survey is a small start in the right direction.
649.	Need innovative and open minded examination of resources -- how to preserve and protect
650.	This is a poor survey. There are many questions which exhibit bias and do not allow someone to accurately represent their ideas. For one instance, and there are MANY questions that exhibit the problem, the last question groups tourist industry and government together as 'important' to our economy. This does not allow one to accurately express the thought that one considers support of federal government projects (military presence) to be an 'important' or positive thing but tourism to be a negative thing overall. One quick way to improve the survey would be to put a 'comment' box as part of every single question, and not just one at the end of the survey. But I am not sure how interested you are in getting people's honest feedback about the biases in the survey itself.

17. Please feel free to share any additional comments about Honolulu's General Plan

651.	Law makers have to understand that growth is not sustainable. Even only a 3% annual growth means that all capacities (housing, sewer, water, etc) have to double in 24 years.
652.	Allow for substainable green house projects at affordable costs supports SIPS housing
653.	Glad that there is an initiative to ask the residents for their opinion. We need this.
654.	People need to vote based on integrity not quid pro quo. The community must wake up and become of aware of the abuse of power that will do great harm to those who are not the select few. Hold those in responsible postions responsible for their actions. Money should not be the key to any election, character should be the deciding factor. As a whole we have really fallen asleep at the wheel this time and we will keep paying for it till those who are broke are broken. Those who are in the loop are getting all rewards. Too many good people who jus can't see or want to see or stand up to the wrong doing.
655.	The aging population and dependence upon imports for key survival materials are the two biggest hurdles we will have to deal with. An overall strategy for independence from imported fossil fuel needs to balance a strategy to protect our lifelines to the Mainland and to Asia. Hawaii needs to add to its current airlift and expand airlift beyond the current Tokyo bottle neck. We need to improve our agricultural products and production. We need to broaden our tourist appeal by emphaisizing that we can provide all of the exotic appeal of Bali, the Maldives, and other exotic locations within the relatively safe context of the Untied States. We need to have tourist product that will appeal to aging boomers who travel with their families including grandchildren, hence the larger scale units. Fractional ownership units are good in that they insure a repeat visitor. New markets need to be explored and ecotourism, art tourism, cultural tourism, and agri tourism all have enormous potential. The key to baby boomer tourism is to appeal to their commitment to life long learning and healthy lifestyles both for them and for their families. The diversity of communities need to be protected from gentrification and creeping tourism. There is a big difference between a hotel in Laie to serve the Polynesian Cultural Center and one in Haleiwa. Better managment of our current resources will help with transportation (many communities ban big trucks from the road during rush hours). Not all of these ideas are really General Plan issues, but all are a part of the direction we should be taking
656.	water and sewage use need to be look at very carfully.
657.	Continue a housing moratorium in Windwsrd Oahu
658.	Need to bring Hawaii into the 22nd century..... Agricultural production is on the way out and assets protected for ag needs to be redirected to higher revenue producing activities such as movie production, high technology development, or tourist industry support.
659.	Fix the roads and other transportation infrastructure.
660.	When a community submits its draft Sustainable Communities Plan, do not add nor change it without consulting the drafting group and its consulting organization!
661.	The island of Oahu is too congested, and we need to focus first on fixing and expanding our current infrastructure. Our schools, our highways, our water supply, our public utilities, etc. can barely support our current needs. We need to fix and improve these first before doing things which cause an inrease in a community's population growth.
662.	Please focus on the things we need to thrive for many future generations: culture, education, organic farming (with an emphasis on kalo). Moving faster is NOT a priority, nor are cheesy tourist development. The real estate market is out of control, and needs to be reigned in so that our local people can afford to live here, without losing their homes. Cultural practices need to be protected for the good of all. Without them, there is no aloha.
663.	Does serve for the interest and benefit for kanaka for the Hawaiian Kingdom and its citizens.

17. Please feel free to share any additional comments about Honolulu's General Plan

664.	Please incorporate traditional Hawaiian resource management practices into the State's sustainable plan. You must protect these lands above all else.
665.	Beach front residences and commercial establishments should have been restricted or prohibited so that anyone, everyone on each of our islands could be able to enjoy and experience mother-nature's beauty and serenity.
666.	Stop handing out government monies to the indigent poor and let's help the workforce of Hawaii.
667.	Many people rely on renting their homes (either all or part) to help sustain their livelihoods. It is nearly impossible, unless you're blessed, to make ends meet on what we earn. Some are fortunate to have retirement plans. Others have nothing but what they can earn off of there rentals to survive. There needs to be a way for responsible residents to rent their homes on a short term basis. There is a conflict between state and city/county law that needs to be remedied.
668.	Need to keep the public better informed during it development.
669.	Please save ALL ag land - and stop the building of any more development - including the monstrous developments planned that will destroy much good ag land and bring 10's of thousands of more vehicles to this small island. thank you
670.	Need to make refinancing better then the curent options.I'm not behind on my morgage,but I work very hard to make my current morgage payment. The value of my home drpped over 100.000 dollers.
671.	The current O`ahu General Plan was based on many compromises among a broad and diverse number of community interests, and should be changed as little as possible. Keep growth directed toward the primary and secondary urban areas.
672.	Our prime ag land must be preserved and used,- separated from residential areas; open space and recreational areas must be a priority; and education must meet our work needs in the coming years.
673.	Please don't be handcuffed by the special interest groups. Change is constant and inevitable and we must be prepared to adapt with the global environment.
674.	I would propose to split Oahu into two counties. Primary Urban (Mililani town, Waipi'o Acres, Waipi'o, Crestview, Pearl City to Kahala, Waimanalu, and Kailua). Urban (Waipahu, Ewa, Kapolei, Makakilo, Nankuli, Maili, Waianae, Makaha, Mokuleia, Wailua, Halei'wa, Waihiawa, Kunia to Kahaluu, He'eia and Kaneohe.
675.	Other areas to consider, water supply, waste water management, taxation
676.	The Plan should think WAY into the future. How long can we sustain life here on Oahu at the rate we're destroying our resources and degrading our quality of life. And just because the Mayor lives in a nice house, doesn't mean that the rest of us are satisfied with more development and more concrete. The Plan should focus on policies and efforts that are TRULY SUSTAINABLE for FOREVER. The Navy, real estate development and agriculture will only get us so far.
677.	Developing west side is okay if also developing transportation.
678.	75% of corn hawaii is grown here. 75% of corn grown here is grown on farmland to be used for housing. Inflation is coming. Price of mainland corn has increased 82%.
679.	I feel the focus should be on urban infill development. We need less suburbia and more density with live/work/play neighborhoods. Transportation is a major reason we import oil. If people can walk to work, less need for cars/fuel. We need to find a way to make agriculture/local produce economically viable. Rail will certainly help enhance our transportation system.

17. Please feel free to share any additional comments about Honolulu's General Plan

680.	plan accordingly to the environmental protection needs
681.	Ag lands saved for raising of crops, self-substainability very important; houses must go high raise especially in the primary urban center; better environmental practices, cheaper photovoltaic required; new industry important;
682.	1. Every home and work place should be required to have solar. All other forms of energy production should be utilized: wind, thermal, ocean. 2. Mandatory recycling. Creation of factories to process recycled items into saleable products (see Canada's use of plastic and glass). 3. Improved transportation, NOT train! Use the current technology available, electric/hybrid/solar/vegetable oil, for the buses, including smaller sizes later at night (see Europe's). Run buses 24 hours. Use small feeder buses to get to outlying areas to bring riders to main line. Reward using mass transportation: more buses and easier to get anywhere. Discourage single car use: no free/subsidized government parking or cars; more car-free areas with parking lots outside the area. Ban cars dropping off students with 1,000 yards of the school. Have drop-off sites and make them walk. Better yet, catch the bus. 4. Very little dependence on imported fruits, vegetables, meat. Develop more land for agriculture, using less chemicals and more nature means. Encourage, teach and be creative in growing. Develop enough to start exporting. 5. Reduce smog/air pollution and water pollution (sewage). It's not only the Hawaiian culture that relies on the ocean for food. Explore natural means for sewage: water plants, compost. Make sure the ocean is ALWAYS pristine and NO sewage is dumped, no matter how far out. 6. Change the mentality from "must have single family home/townhouse." Create friendly apartment clusters with services within walking distance and small feeder buses, and lots of green space for playing (NYC, Waikiki). Save the land for agriculture. Keep people from having to go long distances for work/services/entertainment.
683.	by pandering to more development on Oahu, we are only setting up this island for potential chaos. It is called to gathering place but that was when the population of all the islands was between 400000 to maybe as many as 1000000. We now have 1000000 on Oahu..with not enough food and water but more garbage than all the other islands put together. This equation is not rocket science..a third grader in the overpopulated and understaffed schools could answer the question. You want to answer the sustainability questions..figure out how to limit the Oahu population legally.
684.	Do the right thing. Consider the environmental capacity before profit margins.
685.	Please support the Envision Laie plan that will add economic opportunity to our area in a way that maintains the local character. We need more jobs and better housing.
686.	I believe that the general plan should address the critical issues of assuring jobs for our people, affordable housing, health, and food, and taking care of our 'aina and kai from abuse. I also believe that to be sustainable O'ahu must seek to grow those industries that will grow our economy, but not at the expense of our environment. And, our educational institutions, i.e., especially the UH must prepare our children to be competitive both globally and in an island community. Native Hawaiian indigenous values need to be incorporated in all of our policies governing growth and sustainability.
687.	Increase tourist government tax. Tourist industry has cost our government and residents more money than we actually make! We should not encourage more people here, it cost us more money. Only few make money! It cost us more money to maintain for tourist visitors, than our local people can afford.
688.	I support Envision Laie! Growth is going to happen it has happened already and we need to plan make ourselves sustainable for the future. Mahalo!!!

17. Please feel free to share any additional comments about Honolulu's General Plan

689.	Things can change overnight...but you always need a plan. Continue to use more technology to make things happen.
690.	Workshops, conferences, panels, sharing of information need to be focused on getting results on making decisions to get commitments to implement strategies towards the desired outcomes that include all stakeholders who can do something about the issue at hand
691.	1. Need to support local small businesses. 2. Need to provide educational opportunities. 3. Need to generate resources for career development.
692.	Thank you for reaching out to the greater public to gather our thoughts!
693.	Oahu is limited in space, and the general plan should be 10x more clever in integrating or stacking the functions discussed, esp if the coastal areas will be flooded in 100 yrs as stated. For example, the should be "the model" for the world in producing the healthiest produce - which requires, multi-crop permaculture / organic farming emphasizing the "aliveness" of the soil -- a balanced model (vs. growing GM papayas on a large scale, or tumor causing GM Corn seed) is necessary -- just talking about any kind "agriculture" is not enough-- pesticides take a long time to disintegrate and eventually get into water (like Mililani). These multi-crop type of farming can supply a lot of food to schools using volunteer prisoner labor and will save the state money (double or more). It will help "bring back prisoners, and make better use of any land -- instead of having prisoners "weed whack" the side of the road, they can use microorganisms to bring the sides of the road to productive food producing areas. Even "parks and recreation" should emphasize not "fake trees from the mainland," but use Permaculture principles that feed people and teach residents and tourists alike that the land is alive and there would be abundant food. Currently so much of the living expense is food on the island, but there is no reason we cannot be 100% self sufficient (we are throwing money away when we have great sun, land and water). Also, the general plan should emphasize the health of the residents. GMO crops have no place on Oahu as they cause tumors, infertility in rats, cows, etc. We should not support Monsanto and Hawaii is being taken advantage of -- even the Dept of Heath is not doing it's job on this issue. If we plan for the "worst" 100 years from now, we will be better. With respect to rail, it seems like such a waste to just build something without planning it for 100 years into the future -- each hub should be a community area that is a destination within itself--where you can leave your children, etc. not a dead zone like NY subways. I wish the General Plan would focus on the vision of the MOST eco-tourism destination on the planet -- right now Costa Rica is "the model," and Hawaii has no dedication on the State and County level. But this again, ties in with even a simple thing like the park just being "grass and a bathroom area" -- really, because of our limited space, we need to be smarter and grow multi-crop permaculture designed parks that are beautiful and functional. With good design (for example instead of "just grass" using nitrogen fixing pea plants, etc, the people weed whacking can focus their energy on picking food or teaching people how to take care of the soil -- and grow trees that are edible, etc. and also educate people how to preserve the land (right now runoff is clogging the ocean and destroying what attracts tourists). I feel the General Plan is so outdated and "in the box," it must be more visionary and perhaps needs to be specific like in the examples above, otherwise, there is mass confusion as to priorities and the planning commission ends up having to consider such as issues as "should DH Horton be able to build on Ho'opili." -- This is like cutting down the last coconut tree, etc. just to feed construction workers this year to build unsustainable housing on top of prime agricultural land. I hope that the planning commission will take a more visionary approach, as they are the only ones who can lead and stand fast with priorities.

17. Please feel free to share any additional comments about Honolulu's General Plan

694.	I strongly support the development of alternative energy and making us the "least" oil dependent state in the nation instead of the "most" oil dependent state. I think it's gravely important to save our agricultural land and support local farming in any way possilble. We are a long way away from help in a natural disaster, and it would be nice to know our state is sustainable enough to help the people of Hawaii through a crisis. We should be a leader and an example to the world in alternative energy. We have it all here for the most optimal environment for "green" energy which in turn creates growth opportunities and job opportunities for the future generations to stay at home and work. This is our aina and our kuliana to take care of the future generations, this aina and our planet. Plan well now.
695.	SUSTAINABILITY
696.	Absolutely no vacation rentals and b&b's in residential areas
697.	Save HawaiÊ»i! Keep it "local", Hawaiian, Aloha, clean, healthy - and welcoming. Make it sustainable, fossil-free and safe. Create a plan that works! Think 7 generations ahead! Our Island. Our Future.
698.	I am glad that they are thinking of revising the general plan to address the issues of land zoning restrictions and affordable housing options in particular. I was born here but had to move away for a while, and it will be nice to afford to live and create pathways for greater opportunities for my children. Hopefully I will not have to move away again as I love it here but is too expensive for housing in our area, not enough affordable accommodations for family we can't fit in our home, and too much red tape to get a business going to support my family. Minimum wage doesn't really get the bills payed. Mahalo for thinking of us.
699.	providing job trainings for people who are dependent on welfare and financial assistance and to provide a job that is suited to their skills.
700.	Don't pave over the prime farmland. We need it to be more food-sufficient. Ewa should not be so overloaded as is planned now. There is not enough water, traffic is already horrible (and we don't need Rail - it won't fix it), and farmland is way more important, because we import practically everything. If there were more local farmer's markets all over the state & people ate more local foods, we'd all be better off. Bike paths have been talked about but never developed, and that's a shame because it would help relieve traffic. Kapolei "2nd city" needs to become a reality to balance the traffic situation, but there also has to be a line drawn somewhere. Overpopulating this island is not going to help us in any emergency. Setbacks from the ocean is prudent - not because of so-called 'global warming' but ocean health & tsunami protection, geez. Beaches are destroyed because people encroach upon them with walls & barriers. Leave them be & they will heal themselves.
701.	Define sustainability. The taxpayers are demanding absolute transparency of gov. and accountability. We want greater input in planning our future. Elected officials have lost their credibility and can no longer be trusted to conduct themselves with trustworthiness and integrity.
702.	Rent is too high, maybe help the less fortunate to buy homes instead of paying into rent. Increase salaries so we can afford our rent and mortgage. Be aware of all of the children who are in homeless situations, and how did they get there. Because rent was too much to handle so now they are homeless. Mahalo for listening.
703.	Honolulu needs to reduce the immigration from Micronesia and paying for their rent, food and medical issues. The funds allocated for immigrants (and illegal) are being depleted for the future citizens of the USA.
704.	Think of what will sustain our islands if tourism should decrease..there are so many other lovely places in the world.

17. Please feel free to share any additional comments about Honolulu's General Plan

705.	Good luck in your endeavors - I am guessing these are not easy options.
706.	Leave the farmland alone.
707.	The primary problem for Hawaii agriculture is that agriculture gets blanketed by many uses--only one of which is "local food production for local consumption." Golf course turf, garbage dumps, seed corn, nurseries, biofuel crops, wind energy, and export crops are a few of the uses that literally crowd-out local food production for local consumption. When talking about sustainability, it is important that food supply is increased to a point that does not burden the Hawaii consumer--specifically future generations.
708.	I live in windward Oahu. There is a desperate need for affordable housing. Many friends and acquaintances have extended family in one residence because they cannot afford separate housing.
709.	I live in a small community and want to see growth here, but not huge hotels and thousands of houses, but smaller scale maybe a hundred homes, bike paths..etc. Not so large scale to ruin the community atmosphere and bond of local families and friends.
710.	Laie needs more housing. Better public transportation. Bus is too expensive and unreliable. Traffic needs to be improved throughout the island.
711.	Honolulu's GP should be reviewed more often.
712.	Obviously the transit system will transform the landscape on the island. The General Plan needs to reflect the changes in work and lifestyle facilitated by the rail system.
713.	We need to create agro/forestry villages on rural land so farmers can live close to their fields and still have access to basic services(no McMansions please and no feudal system(where poorly paid workers do the work and live in containers),small1-2 acre farms should prevent this because the farmer can work his own fields without hiring outside help.
714.	Please consider allowing more family housing. It can be done without marring the beauty of the island, the ocean views, or agriculture needs. It can be done in a responsible way on land that is not being used for other purposes. Families grow and must move away from family in order to find housing or affordable housing. We need affordable small hotels for our family on the mainland to come visit, not stay in a fancy resort.
715.	Excellent survey. Congratulations!
716.	I believe we should be looking towards communities which offer more sustainable models. Currently our state & specifically Oahu is the leader (in the world) of producing trash (which is being imported) &
717.	The future of our State is not encouraging. Our own government (state & our nation) has set us up to fail. The greed of our own Corporate world has placed us all in an extremely dire situation that we are forced to climb out of while ther greedy culprits get bailed out. As a result we are faced with tighter borrowing requirments, stricter credit guidlines, no jobs, all while the expense to just survive are virtually impossible. Hawaii needs to come together and realize that we need to agressively expand our Agricultural Opportunities, show our farmers & AG Land Owners greater support so that they dont sell to the first big offer that comes rolling in . Support our Tourism market, make stronger efforts to truly make Hawaii a unique experience...go back to our roots...theres something there, we just happen to have technology to assist in expanding on it. Economically, things need to be more affordable for our own residents...sometimes they are the only ones keeping us a float. We need help....our kids will never be able to survive.
718.	Please make sure it includes reasonable and sustainable economic and residential development in the Ko'olauloa area to provide more jobs and improve living conditions
719.	We need more affordable houses in Laie and Kahuku area that don't become vacation rentals

17. Please feel free to share any additional comments about Honolulu's General Plan

720.	While I am environmentally-conscious, the Hawaii State "culture" has permitted a very small minority of opponents to hold hostage the needs and wishes of certain communities. The North Shore, which draws tourists to the Polynesian Cultural Center and all the surfing on the beaches at and around Sunset, has a two lane highway that has been labeled one of the most deadly stretches of highway in the United States. Yet, a small group of people insist on keeping the "country country." Like the Superferry, a few loud voices prevailed and the rest of the taxpaying majority still shake their head in disbelief. We need politicians who have the guts to sort through all the "public" screaming and weigh all the sides of each issue and then make a decision on what's best for the most people in accordance with what's best for our communities, now and in the future. Another example, the hotel proposal in Laie. The same naysayers put everyone on the defensive with their activism. They make it sound like the "country" is going to become downtown New York City and we'll all be going to hell in a handbasket as a result. You can't and will NEVER get 100% consensus on ANY issue; hence, you have to use your brains, get all sides, get the facts and then make a decision for what's best for the most involved. That's what government is suppose to do---those elected and those who draw a paycheck doing what they were hired to do.
721.	It's so hard to live in Hawaii with all the costs of housing. Find some way that when more development is done, have only the local community have first priority first.
722.	We desperately need more housing in Laie.
723.	I think it is vital to preserve the ag land in the area. Many citizens of the Ko'olau Loa community are not taking into account sustainability. If the ag land on O'ahu is reduced, we further limit our ability to be independent of big ag distributors and international mega food producers. If Honolulu's General Plan is amended to include the expansion and development of Malaekahana, BYUH, and PCC, I think it will destroy the natural charm of Ko'olau Loa. There is no infrastructure in place to support the growth. The traffic on Kamehameha highway is already busy from the North Shore to Kaneohe, I don't foresee that getting better with expansion. The big corporations (BYU, PCC, HRI) will inconvenience many of the residents of Ko'olau Loa with their planned expansion and destroy the charm of the "country". I do not like it one bit!
724.	New and well thought through developments is good for our future for Hawaii
725.	Question 13 seems to assume there should or shouldn't be emphasis on tourism and government funding. It is a reality that will continue and must be addressed and attended to, but we should also be looking to diversify and become more sustainable. It is disappointing that the questions are presented to be answered at the extreme ends, when what we really need is a discussion in the middle. No one wants to deplete precious resources. We must carefully guide growth and development where it is needed.
726.	I'm concerned by the wording of this survey. If it is any indication of the tone of the forthcoming plan, I'm concerned. I think there needs to be a focus on agriculture--but for local food consumption, not for GMO Seed Crop, not for Floriculture, and not for exports. I am concerned that agriculture is being conceived as industrial scale, plantation style operations and fear that there is not the inclusion of family farms, organic farms, or other small-scale operations. I feel like sustainability is being thrown around as an afterthought, with economic development the main agenda, which is completely backwards. We need to re-prioritize, and look truly long-term. Increasing housing units should not be a priority as O`ahu is already overpopulated and overdeveloped. No amount of 'upgrading of infrastructure' will address the fact that there are TOO many people on this island. We should not house more people than we can feed. When new housing is built, it's not going to the houseless folks--they

	remain on the streets and on the beaches, I don't believe that counting on the 'trickle down' effect is realistic. We need to seriously curb development on this island. Take care of what we already have. Avoid destroying/urbanizing/paving natural areas. We cannot depend on tourism to be our economic mainstay. Nor can we depend on construction for construction sake, simply because we need jobs. (People need meaningful work, apply their skills to repairing existing structures, instead of building new projects in previously undeveloped areas) These are all short-sighted goals--economic development needs to focus on keeping money in Hawai`i, and not on capital injections from large multinational corporations.
727.	As is common, wording of many of these questions will skew the responses.
728.	The overall theme of the General Plan should be to renovate/infill and redevelop our existing urban core (downtown to Waikiki) and make the urban core a true full service "city" with transit, infrastructure and amenities. Bifurcating the urban area by continuing to focus on shifting development to 'Ewa results in wasteful utilization of resources and sprawl. At a 1% growth rate per year, sensible mixed use development with a variety of housing types can be fully accommodated via infill, TOD, and walkable neighborhoods, all within central Honolulu
729.	I am working in a job earning less than my worth, in a position similar to one that I held BEFORE graduating with my Bachelor's degree from a university BECAUSE I refuse to continue to travel to the opposite side of the island and battle traffic jams and stress-inducing accidents in order to have a better, more challenging career in my field of study. I'm currently renting a studio of a house that is made up of single-wood construction so that every nail someone has put into the wood comes through the other side and rain gets in my walls and rust runs down the paint, with terrible plumbing, no cupboards in the kitchen, and no stove to cook food, overgrown grass, no screens on the windows and missing louvers on every single window in the entire house to the point that someone can reach through and unlock our backdoor if they wish. The landlord of course lives on the mainland in a three-story mansion. I am severely limited in housing options because I'm no longer a student, live in the Laie community, and I have a pet. I'm paying $850 for this tiny hot crackerbox to live in while tourists are living in fabulous a/c homes built with the highest quality of materials and amenities exactly next door to my house. And the landlords of houses like mine are not held accountable for lack of repairs and maintenance. They know how severe the housing needs are in our community and feel that they have the right to overcharge for rent because they know how competitive renters are out here. When I first moved in, they said rent was $1550 but in a year they raised it all the way up to $2400. Plus they allow their friends to park and leave random vehicles in our driveway and when I complained about it she threatened that she could put a family in where I live that would pay more than the $850 I'm paying now and that she's actually losing money by having me there. While I'm fixing up the place by installing shelves to store food and patching holes where rain comes in on my bed. Everything about Laie's housing and everything about O'ahu's roads needs to change.
730.	Hopefully, some sense will come out from this survey and the people taking this survey will be of use to those compiling the results.
731.	The General Plan should include a directive to pursue a sustainable future for O'ahu. That sustainable future should include making the protection and preservation of agricultural land a priority. Development of what is prime agricultural land for non-food related activities or even agricultural estates for pseudo-farming is not appropriate and should not occur. Land once developed will be lost for agriculture and that should not be allowed to continue to happen. The future generations deserve a chance to live in a community that can feed itself

	to the greatest extent possible and to be self-sufficient to the greatest extent possible in terms of energy and food self-sufficiency. Thank you.
732.	Your survey questions are so biased in putting forth your particular point of view that you will certainly receive what you have already decided the answers should be.
733.	i feel that water conservation should be a part of the plan
734.	Need to fix the roads, allow other communities to make decisions for themselves and not rely on the city council to decide every little small issue. currently the city council has to vote on someone donating cameras to parks, to adopt a park. these sort of issues should be able to be decided on a neighborhood board and not the city coucil of honolulu. they need to be working on larger issuse like infrastructure, farmlands, education, etc
735.	A key aspect that is not considered in the plan is the affordability of the infrastructure improvements (roads, waste disposal, rail, harbors, etc.) and government employee benefits (retirement, healthcare), all of which combined add up to a liability never before faced by the City. The long-range plan can not succeed without additional financial resources other than the existing tax base.
736.	Need to focus on beautification aspects of our roadways that are not dependant on water such as desert landscaping techniques utilized in places like Arizona (Phoenix to be specific). Our roadways, especially on the leeward side of the island are disgraceful. They are either brown or overgrown with weeds/vegetation. They could and should be designed to be attractive year round without requiring water or regular maintenance.
737.	Support lower taxes, enable people to be more self-sufficient and make it easier for small business to thrive and provide more jobs. Support agriculture and clean energy, protect cultural and natural resources.
738.	Sustainability is key: food, energy, and happiness
739.	Stop the bloody rail and DR Horton
740.	The growth expansion of the housing/business footprints without any PRIOR build out of instrastructure first is a formula to destruction of the quality of community life and continued traffic gridlock. Water and the treatment of wastewater and the lack thereof is of paramount concern and will eventually lead to more degradation of our lives.
741.	The General Plan needs to look beyond sustainability, to self-sufficiency. Oahu needs to have sufficient food, water, services, and economic opportunity when oil costs $200/barrel.
742.	Gradually get the government out of business and let the market make the calls. We cannot dictate where this will lead, but success can only be achieved by serving demand, not by dictating demand.
743.	Oahu MUST become more "self reliant"! If conditions in the "mainland" were to deteriorate, for whatever reason, the people of Hawai'i should be able to stand on their own. More housing is NOT the answer. We MUST protect our precious agricultural lands, while moving away from fossil fuels and utilizing sun, wind, wave and geothermal energy. Agriculture and renewable, sustainable energy are the two KEY factors that will assure our survivability in a future that is, by current events, unsure and unpredictable. These factors should NOT be secondary but, at the top of our priorities.
744.	Get the cars off the roads, cops catching crooks, homeless out of the parks and bushes, and public schools on a higher level
745.	If oil stopped coming to Oahu, how would I send this email. How would I flush the toilet (no water pressure to send water to my house) We also need everyone to know how to manage their own sewage when disaster happens to avoid disease outbreak like in Haiti. Check out

17. Please feel free to share any additional comments about Honolulu's General Plan

	Joseph Jenkins' Humanure Handbook. Everyone just needs a five gallon bucket and the know-how to manage the contents. Mahalo!
746.	Sustainability, lower housing rent and a more environmental conservation and preservation is in my opinion critical areas where the General Plan should focus
747.	Support local peoples and not outsiders.They do crowd our islands and reap all the benefits. Stop importing outsiders. Remember whose island these belong too.
748.	It's good you have a plan and communicate it. It's bad you have allowed suburban sprawl to overtake the actual industries to support the new Ewa families, which increases the traffic. It's bad that you haven't required builders to provide more parks and schools. It's necessary to rebuild old neighborhoods nearer to town to provide housing close to where people work. It's necessary to provide our current open spaces and farmland.
749.	The endless building of resorts and hotels on open space and ag. areas needs to stop.
750.	It is imperative to identify and preserve all prime agricultural land for future farming. Government needs to encourage through vigorous subsidies, the development of organic diversified farms throughout the islands.
751.	I would like to start a permaculture farm and be able to live on the land where I work. Though I see a seemingly endless supply of available ag. land, there seems to be little in terms of systems to help me achieve this goal, short of already being wealthy enough to buy some acreage.
752.	In the transportation issue, we need to re-look at the high-speed ferry option. both locally, and between the islands.
753.	Please invest in the long term protection of the land, residents' health, and the environment.
754.	What makes this place special is the natural beauty, and our ag land is integral to that. The urge to "improve" Oahu by paving over the natural beauty is short-sighted and self-destructive. Keep Oahu beautiful, don't make it ugly and over-developed like the mainland cities that our visitors come here to escape. The developers are good people too, but they won't end up paying for their externalities, we will. Our general plan should serve us, not them. Once you pave over the land you can never go back. We cannot keep building new houses for ever on this little island. I know you're looking at projected population growth figures and trying to be wise, but the population will always be projected to grow. The answer to over-population is not over-development. At some point we have to stop building and decide to preserve our island.
755.	To survive people need clean water to drink, clean air to breath and a generious supply of fresh locally grown fruits and vegetables and fish these should be our greatest goals
756.	I had a great time when I was in O'hau . So , I want it to be greener .
757.	keep the farmland in the Waipahu area as farmland, Do not plant houses & streetswhere we need to grow food.
758.	Don't develop any more farm land. Kill O'opilli(sp)
759.	To utilize advance technology that is available for modern underground & mountain (cave) or hotel dwellings. Also maximizing the technology on Methane as a alternative energy source.
760.	Honolulu Exports too much of our money. Building a train ? contract goes to some foreign company and traincars will be built off island. we import way to much food, sending our money off the island. We import WAY too much oil and cars, again sending our money off the island. Importing everything, ultimately sends all of our money to someone else. Even all of the tourist trinkets, sourvineeers, towels, woodcrfafts, FLIP THEM OVER and they are all stamped, "made in tiwan", "made in china", "made in ... some other country" Hawaii cant even make our own hawaiian souvinerres ?? exporting yet more money to foreign countries

	for items that are supposed to represent hawaii. WE HAVE NO MONEY because WE KEEP GIVING IT ALL AWAY TO EVERYONE ELSE ! design the plan to be SELF suffecient, self reliant and KEEP OUR MONEY HERE ! THAT will create jobs ! what a concept !
761.	corruption will over rule any plan
762.	Please keep Hawaii Hawaii with open land, clean beaches and gorgeous mountains. Protect our aina and our culture values.
763.	Answering questions that lack specifics, is an invitation for misinterpretation. The devil is in the detail usually.
764.	The community of Hawaii should think like a village and discontinuing thinking that it is a global competitor.
765.	Oahu Housing Availability expansion should not extend to communities where roadways don't support the traffic such as North Shore, Kohala, Kapolei, and Ewa Beach. Besides the fact that more than half of Oahu residents couldn't afford the housing in Kohala. There is so many houses for sale, we don't need to develop anymore communities, rather we need to find people jobs. Bed and Breakfast should be legalized. Agriculture is a great sustainable resource, there is too much land being developed, and not enough farmers. What about water resources being used as power generators? Moving towards renewable energy such as wind, solar, and water is a great direction. Hotels in the communities are a great idea but 250 room hotel seems too large for most communities and our affordable housing should be addressed first and foremost, which could take the place of these hotel development locations. Thank you, Jina Ho-Waller, North Shore Resident, jinahowaller@hawaii.rr.com, 808-638-5982
766.	Stop spending money on plants that die. It's fiscally irresponsible and a crime. Kevin Mulkern 396 6595 please call I would like to help.
767.	GO out in the communities who have no computer access and have no idea of this kind of survey....their voices are even important!
768.	Thank you to Rep Riviere for sharing this with me
769.	This kind of community feedback is GREAT and very important.
770.	As the island grows, I am most concerned about infrastructure. And more usage of agricultural land- more farmers.
771.	We need to look at the long term effects of our short term decisions. We need to save prime agricultural land so we are not dependent of foreign sources and that includes the mainland for our food. We are asking for trouble if we keep paving over land that can be farmed. Being sustainable is the only answer for a Healthy Hawaii.
772.	I'd like to see some conversation on Home Owner's Associations. They are getting out of control and are impacting the affordability of homes. They are nothing more than banana republics.
773.	Honolulu needs a 'Hawaiian' plan. Restructure Oahu back to ahu pua a's and concentrate on self-governance and self-sustainability. HGP should encourage out-migration for those preferring life-styles of the U.S. mainland to include our present Mayor and former Mayor
774.	Commuting from Central Oahu into East Oahu is horrible. This needs to be addressed.
775.	If there are no jobs, no homes, perhaps there will be less people. Keep the culture, teach the keiki so they know "Ua mau ke ea o ka `aina i ka pono"
776.	No one gets to develop anything new until the homeless problem is solved. When I was a kid here there were not homeless people living on the streets. There were gypsies living at

	Hanauma Bay, but they were cleared out. There's something wrong with our society when this problem just goes on and on.
777.	Community and sustainability needs in Koolaupoko are significantly different from the needs of urban Honolulu. Especially with the increase in population, urbanization and congestion in Honolulu. The needs of Koolaupoko District are not important in town. The General Plan calls for continuing decreases in population and a death of agriculture in our district. All 62 types of overnight accommodations listed in the North American Industrial Classification System are illegal in Koolaupoko thus killing tourism industry here as a way of helping Waikiki. Therefore, to preserve our lives and our families in Koolaupoko, it may be better to remove ourselves from the issues confronting Honolulu. Allow Koolaupoko to go our own way as our own county where we can address the issues that we feel are important here. This include development of agricultural programs and tourism. We don't need the train. Mahalo.
778.	IÊ»m not crazy about the general plan as itÊ»s written ... too much emphasis on outside influx and growth patterns ... we need to deal with whatÊ»s here already, to realize that these are islands with finite capacities, and and minimize further growth.
779.	Community members should have been notified of revising the General Plan and involved in the future plans at a much earlier date than just the City's DPP, Consultants & Developers
780.	B&B's where the owner is in residence on the property should be allowed. It brings in tax revenue, it accomodates visitors who desire to be out of the city, it helps the homeowner afford the high cost of living in Hawaii- the many elderly who want to stay in their own homes - many many advantages for travelers & residents.
781.	Less government more private growth
782.	develope ewa planes and east of h-2, Add a shore line route from ewa to honolulu under pearl harbor channel
783.	I must admit I do not know much about the General Plan, its contents, or its aims. But I do know that quality of life in Honolulu can be improved dramatically by focusing on a few points. One, dramatic and aggressive measures to decrease automobile usage, which will clean the air, reduce the City & State's reliance on imported oil, make the city more bike- and pedestrian friendly, and make the overall feel of living in the city more pleasant. Better public transportation, including some form of rail, would be excellent, as would measures such as congestion charges (i.e. a fee for entering the main urban center with a vehicle) and/or making certain areas, such as Waikiki between the beach and the Ala Wai totally automobile-free (with the exception of buses, I suppose). Two, there needs to be an overall beautification campaign for the city. Beyond Waikiki and some parts of downtown, the city is, frankly, hideous and filthy. Strip malls should be replaced with more pleasant pedestrian "town main street" sort of areas, rundown concrete apartment buildings should be replaced with proper houses, and homeless people should be gotten off the streets (and off the beaches, too, I suppose). This, too, will benefit the tourist industry, and all the other industries that gain revenue from it, greatly, and will improve quality of life for locals/residents as well. All it takes is a little ambition, the desire to be a better, nicer, cleaner, city, rather than holding onto the city as it is today and calling it "tradition" or "local culture" or whatever. That, and some better, more efficient, more appropriate, application of funds.
784.	The aging population of O'ahu is growing into a high percentage year by year with the BabyBoomers now reaching their 60's. Seniors should be better represented in positions of leadership and consulting to those governing. Retirement Fixed Incomes must not be overlooked when government leaders make fiscal decisions that will impact such Seniors. There should be established Committees for ages birth to 20, 20 to 50, 50 to 70, and 70 to

	100+. These four groups should serve as advisors to government leaders at all levels. Age is very relevant and government decisions should be made with consideration of the needs of and impact on each group of persons on our island.
785.	Affordable Rental Units for Singles or couples. Sustainability requires new laws and should be required in ALL Hotels and resorts in the state where we have 6-8 million tourists a year. Why isn't this required asap. Bring back the super ferry!! All small businesses and local businesses need this back. Now we have Young Bros. charging 5 times the price since it left. Sad state of monopoly and politics hurting the local small businesses. After 30 years building permits still take 1-2 years....honestly a disgrace! other than that....aloha
786.	Support Vacation Rentals with Responsible Owners!
787.	This survey is better structured than most I've seen, congratulations! I participated in the Hawaii 2050. The most important issues are to develop clean energy, improve transportation and utility infrastructure, provide coops for local ag with: 1. feed mill using locally sourced feedstocks, 2. wholesale market for neighbor island as well as O'ahu produced food to transport to O'ahu markets,3. create State food safety policy which allows small local farmers to compete without using third party certification or regulations which require expensive testing and monitoring. Sen. Jon Tester ammendment is a good starting point, needs to be modified for local conditions.
788.	We need commutable bike paths and streets dedicated at rush hour for community by bicycle, more bike racks downtown, etc. We need to seriously take advantage of the electronic revolution to allow people to work and learn at home rather than having everyone commuting everywhere. There should be small "area offices" thoroughly hooked up to the internet where businesses could hold "staff meetings" electronically; students could attend "seminars" followed by break out sessions at the site ... and so on. All government functions which could conceivably be done online - even if it's just fill out a form online to be placed in a "hold bin" until a real live person can evaluate it. ALL inquiries should be handled online even if we dedicate people to do nothing but handle online inquiries.
789.	I enjoy living in Hau'ula and it's rural life and don't want and can't see it getting bigger - only better. I would like to see developement in the Malaekahana area next to Lai'e and support the Envinsion Lai'e proposal. That area can sustain the communities surrounding it and leaving the surrounding areas just as it is - rural.
790.	I believe the rail system, as planned, is economically unrealistic.
791.	There s/b a full-spectrum carrying capacity island-by-island determination in order to benchmark the current capacity of each of our islands. A resilience based analysis s/b used to determine the carrying capacity set of preferred futures and an envelope of options described with implications for fuel, food, water, and population.
792.	other issues: quality of life of residents - safer tap water, air quality, noise, congestion. Organic local fruits/vegetables should be stressed for health of people and environment. Tax the things we don't want more of: pollution (air, water, land, noise...)
793.	The plan needs to articulate a clear vision for Oahu's preferred future. Otherwise, the functional interests will be pursued disjointedly and will not help produce a cohesive whole. As the key change agent, City government would have a logical and substantive framework to determine its role and functions, which is conspicuously absent.
794.	In nature, populations rise until they outstrip their resources, then they crash. People talk in terms of "sustainable growth." There is no such thing as "sustainable growth." At some point, any further growth at all becomes unsustainable. True sustainability means as new people come, old people go... population remains the same, and new jobs come as old ones go.

	Change is sustainable and inevitable. Eternal growth is not. (Unless we can clone our planet.) At some point the only healthy economy (and population) will be one that isn't "growing," but is simply "changing." It would behoove us all to start thinking this way.
795.	Okay, I think to increase money coming to your island. You need to insure that Kamaaina discount is also extended to those that were born in Hawaii, but have moved to the mainland after college or their adult life. I think more of us would do more activities. and stay in hotels rather than with families. This will bring money to the islands. Please make a an ID that says we were born there for Kamaaina discount. Thanks. Let's bring money to the islands that we love and want to return to twice a year rather than 1 time every 2 years.
796.	Hawaii spends a lot of money promoting the beauty of Hawaii without giving tourists the ability to legally stay in the most beautiful places overnight. This should change. There are hundreds of homes that go empty on the beaches of Oahu most of the year because the owners are non-residents and they are not allowed to share them with tourists. Isn't this a good resource, much like parks, to make available for visitors and locals alike who are looking for a few days of beach "getaway'?
797.	I strongly support Hawaiis largest and most sustainable industry: tourism and vacations. Especially the vacation rental and bed and breakfast industries as they are no impact, sustainable sources of economic revenue.
798.	Implimenting plans could be difficult. We are part time residents and care about the community and will help when and if possible.
799.	Need to keep working towards recycling and keeping material out of the landfill
800.	Maintain and improve Oahu's scenic beauty.
801.	Honolulu and the rest of the state need to work toward being more self-reliant and discard the out-dated and destructive 'plantation mentality" the permeates our self-perception.
802.	Elements of the Plan which protect environment, limit growth to urban/already developed areas, and protect valuable ag. areas are ignored in favor of developer-favored projects, i.e. Laie and Aloun Farms. The City Council routinely favors developers and scuttles its own guidelines, i.e. Kyo-Ya Waikiki towers. To solicit citizen participation on a General Plan which the Council repeatedly disregards is disingenuous. Apparently the DPP has never met a development it doesn't like!
803.	Its great to see options such as reducing dependence on oil, preserving agricultural lands for future farmers and self sufficiebcym
804.	sustainability and keeping land in conservation should be important keys to future planning
805.	Plan for "challenging" economic hardships. Encourage varied private sector involvement.
806.	Please support more homes for koolau oahu residents we are stuffed like tuna out here!!
807.	I think you need to re~think the curent general plan past the year you have it at. We need to keep this place as pristine as we can. It is Hawaii after all.
808.	Less government interference, direction and management is always better.
809.	I see TVU as an overall good.
810.	Little or no enforcement of current policies, rules, laws is MOST discouraging, distasteful and leaves doubt about future plans overall.
811.	SOS: save the surf
812.	I am all for supervised bed and breakfast and vacation rental in residencial areas. Many of the older locals need the added income since their children have left home. Also it provides for the touist to see the real Aloha spirit when out in the community and not staying just in

	hotels. I do however believe that they need to be monitored. The state sure could use the added income from this. If a resident is not on island they need to have a property manager taking care to make sure it is monitored at all times. I feel the state really needs to look into the plus of this. It's a win win situation, unfortunatly which has been controlled by a few who are not born and raised in the islands, but come to retire here and chose to change things not always for the better of everyone!
813.	Including supervised B&Bs as part Oahu's communities is an added bonus to character of a neighborhood.
814.	The planning process undertaken here appears more reactive than proactive. The department is attempting to take a look at trends and patterns, and are limiting their vision of the future to responses to such trends and patterns. I believe real planning should be to talk about visions, hopes and dreams of Hawaii and Oahu, and from some common ideas of such, develop development plans to bring us to those visions and dreams. Second, the future of Hawaii and Oahu is grounded on the population, not only in terms of its size, but also its character of the people themselves. A million egotistical, domineering, capitalistic, stingy, colonialistic, homophobic, religious radicals is a very different population from one who are exudes values of `Oluolu, Lokahi, Aloha, inclusive, tolerant, respectful, etc. Those values or deep cultures from which a people come are just as important if not even more so, than mere numbers, and must be given a special place in the planning of one's future. Third, the approach taken by the planning team, simply by the questions being posed, appears to assume no possible change in political relationship with the United States. In the next 25 years, we can just as equally expect, if not even more, the collapse of the American economy, and with that, the military might, the cultural leadership, the international regard, etc. Indeed, we are already seeing this happen. But no place in this planning process do I find any scenario for this eventuality. Should we not, at least begin a discussion of another possible direction for Oahu and the rest of Hawaii, from a planning perspective? We we be better of if we could control our own immigration policies, our own economic development, our own trade policies (including visitor controls) with foreign nations, our ability to ship products to whereever we want without the Jones Act hanging around our neck, without the Federal control of at least 25% of our lands, without military occupation and pollution of our lands with their dirty activities including atomic, biological, and chemical warfare tools used and stored in our lands, etc. Why are we not asking those questions? Why are we not projecting other possible scenarios which would really give us choices and raise discussions for the people? I am forwarding under separate cover, directly to those conducting this process another visioning process which I call the 2035 Traveler's Guide to Hawaii and ask that you take a look at the document, not necessarily at the specific ideas regarding economics, transportation, population, education and national security, but more with regards to the process of doing future planning by releasing all constraints, whether political, military, or cultural, and allow our ideas to take flight. Poka
815.	Despite what a small group on O'ahu state, the decision on B&Bs has not been decided. It's returned back to a moratorium.
816.	Keep it as county as possible
817.	While our State Land Use Plan was precedent setting, our actual development has been based upon imported technologies and building practices; not necessarily those best adopted to our unique Island environment.
818.	Hawaii has a tremendous opportunity to become a world leader in alternative energy while it is still emerging as an industry. If we get ahead of the curve, we can complement tourism and

	farming with a new source for a variety of jobs, including those that require higher education in areas that are currently underrepresented in Hawaii, such as science and engineering. By focusing on the areas where Hawaii is unique, we can grow new industries with careful application of both government incentives and targeted education.
819.	no rail!!!!!!
820.	The questions posed should provide reference to specific sections in current GP relating to the question(s) in order to better gauge how to answer. I'm glad to see questions regarding agricultural lands and food production; hopefully the GP will include an entire section devoted to a food security plan. Same comment for reduction of reliance on fossil fuels and recognition that its time to craft policy and plan for climate change.
821.	Focusing on the development of renewable energies and doing everything possible to streamline the permitting process w/o risking damage to the aina is the single most important priority to, not only make our state energy independent but to jump start our economy.
822.	Do not agree with the premises of some of the questions, which forced me into a box of "disagree," "strongly disagree," etc. Forced into overly simple answers to complex questions in certain cases. But whoever put this opportunity to comment was thinking ahead. Wish I'd known about it in advance so that I could cite specific poorly designed questions.
823.	Reducing reliance on visitor industry and creating more opportunities for renewable energy/tech jobs seems important.
824.	Right now I think we are still thinking in the box. The largest portion of our efforts in maintaining a sustainable economy revolve around the fickle tourism industry. We need to start seeking out of the box solutions to improve our economy. Tourism is great but for us to be truly sustainable, it should not be our primary source for economic sustainability.
825.	I am not savvy to the process of how the General Plan receives and decides what is included in the planning, however, it is my opinion that initiatives which encourage self reliance of individuals, communities and O'ahu residence, will surely lead to healthy quality life styles. Subsidies by the Federal government should help initiatives start and gain momentum towards self-reliance. When self reliance is achieved, the subsidies should be withdrawn to allow stregnthening within. There are many needs and it is difficult to decipher the priorities. Those which provide respect and honor for the residence and leads them to be productive, will give energy and endurance to the success of the General Plan.
826.	Changes can and should be made to allow some growth in areas outside of Honolulu. A "country" feeling can be maintained without entirely restricting growth.
827.	We MUST have non-car transportation options -- especially safer bike and pedestrian streets
828.	Cut welfare to the able bodies and put them to work with training and monitoring of progress.
829.	I believe new licenesure for B&B's on the Windward side of Oahu needs to be addressed. It brings in $ for the State and supports many of the people who live and work on the Windward side. This has become a issue that has divided neighborhoods and I would like the State to step in and take some control over this problem.
830.	make farming affordable through policy changes; the ships WILL stop sailing, then what do we do? buildings need to grow up, not sprawl throughout island design & fund homeless-to-work program
831.	Black and white is difficult. I like common sense decisions. Housing is important but so is open space. Ag is important. Traffic and congestion is bad. I'm not in favor of more big hotels at Kawella Bay. Farmers should live on their land to prevent theft. I'm still mad at the loss of the ferry.

17. Please feel free to share any additional comments about Honolulu's General Plan

832.	Keep the City City and Keep the Country Country. We need to preserve the healthy balance between Town and Country. No new village in Malaekahana!
833.	nobody with the exception of city workers and politicians even know that Honolulu has a General Plan
834.	Interesting & very focused survey.
835.	PLEASE encourage any new development to include mixed use zones (i.e. housing above commercial districts) in order to encourage more walkable communities. Thanks for the opportunity to comment :)
836.	Less restrictions and tax on business. Lower property tax. Create Jobs by spending less
837.	Utilize current government owned land for transportation and other infrastructure development for less impact on communities.
838.	B&Bs and TVUs are already established withing the communities, so no extra land to build hotels is needed.
839.	Where is the General Plan to shrink Government so that we are not obligated to pay for the lush benefits of the retiree's. Make Hemp legal, that could be a hugh industry.
840.	Thank you for this. As I wrote earlier, I do think that you skewed the results on one question with putting the "popular" responses on top, and not alphabetical for example.
841.	been in Hawai'i since 1981 - Maui and Oahu - there needs to be a political shakeup or Hawai'i is doomed...
842.	I think it is important to give definitions to terms such as 'open-space'. These terms can be mis-interpreted and lead to miscommunication and distrust. Being completely open and honest from the beginning is the best way forward.
843.	Protect agriculture, maintain the infrastructure, plan for global warming, support new industries, develop slowly!!!
844.	Keep all Ag lands available, we have a food scarcity problem in our future. Also, NO development of Gunstock Ranch/Malaekahana into a new town with HRI or any other housing on it.
845.	I've only lived in Oahu for a few years but I've already seen massive development and new construction that is very unnecessary. Oahu should take a cue from Kauai and protect its land - leave it undeveloped, or you will lose it forever. The highrises, resorts and shops are slowly creeping out and taking over the island. Protect the natural beauty and culture of Hawai'i now, because you cannot get it back once lost.
846.	There must be balance between affordable housing and agriculture. The Ewa plains must be protected to sustain both.
847.	In the past there were farmers and farms located in Ewa Plain and Kapolei area. Due to the development of this area how to do eat local, buy local and grow local. When these areas are taken away for the devlopment of the growth of Hawaii. All of you need to think the more we take away from the land and build on it, what do we have to rely on in the future. Mainland bound or sustanabilties in these islands. When I grew up in the 60's we grew plants and recycled items and returned coke bottles to the store. We need to think about what we can do as an ISLAND to be sustainable and living on our own from the elements the Lord provides us: rain,sun, the land, and the ocean. Malama all the resources we have currenlty and bulid on the greatness of these islands can offer us today and in the future of our children. These islands have many to offer, but the mainland seems to be the easy way out, but that is not the answer for all of us. We need to look at what we have now, work at it, be patient, and continue to imua kakou.. We all love these islands, but we need to take care of them today for the future and be sustainable in our own rights. Allow all the houses today to have solar

	systems on their homes without any cost to anyone. Not all of us can afford to have these solar systems. Allow the homes today to be able to grow plants for their families to eat on their tables. We need to refocus on the true meaning of sustainablity and life on these islands. It isn't about the rail and traffic. We will always have traffic no matter where we go in this world. When thinking about the General Plan of Honolulu, please take a close look at our grow local areas, our sustainabilities affordable programs for this island, and finally look how can we sustain our lives living on these islands with out any connection to the mainland. How can we maintain our lives without the mainland. Mahalo.
848.	More emphasis on how 'sustainable communities' are developed. Aloha
849.	This survey should have been sent to all the neighborhood board members. It was not. You are doing your best to disenfranchise the boards. Setting up a meeting on July 7 when four boards met, etc. Clearly, you have decided what answers you want, and who to exclude from participating. You should also get this survey to every household on Oahu, if you truly want participation. Otherwise, you should be fired and another firm hired to take your place.
850.	Thanks for the opportunity to provide feedback!
851.	More light, clean industries should be encouraged. We have unique climate and sea resources that can be harnessed and such industries should be encouraged by Governmental preferences and cooperation.
852.	I have been stymied by the difficulty of finding legal vacation rentals and especially by the seeming impossibility of obtain a permit so that I may legally provide a vacation rental. This is an important issue for me as I encourage others to visit Oahu. It is very difficult to find legal accommodations outside downtown Honolulu. Please provide for new permitting for legal vacation rentals and/or ease current restrictions. This is a nasty issue on the Windward Side I know, but the proponents of what I've just said are so intimidated by the opponents that it is hard for them to come forward to speak about it, in letters to the editor or elsewhere. This does not speak toward "good neighborhoods" to me.
853.	The plan would benefit from addressing the need for safer options for bicycle riders - better bike lanes or dedicated bicycle paths throughout the City and County.
854.	I feel we you as government need to look at keeping Hawaii, Hawaii and not try to change it to look like other Cities. We need to do away with the Rail because it's costing us too much. No one vever talked about the maintenance of the Rail. We are being taxed too much and continue to be squeezed out of fund. Kupuna's live on set incomes and soon you will have more homeless to contend with and that will include a lot of our Hawaiian people. Before developing an area look to see if that area has all the infastructure that they need to sustain themselves instead of pulling from other areas and giving to sustain the dried up area or build the infastructure and charge those that live in that area. Do not pull water for example from one area that really uses their water to sustain themselves to feed another area. It will cause conflict and that's not good. As a state of maybe even nation we are struggling finacially but yet we are still going on with Rail we need to look at trashing the Rail project and thinking of the people!! not look and how our name will look after we leave office!! Remember people are the ones that put you in office and they are the ones that can take you out!! Take care of our homeless population and not allow other homeless to come into our state. Do not allow other states to send their homeless population to come here they should deal with their own problems.
855.	Food security and protection of groundwater resources are vital. Allowing companies like Monsanto to use prime farm land in this state on GM seed crop may have untold repercussions on future generations. Hawaii is remote with very specific environmental

	protection needs. I hope that short-term gain isn't being prioritized over long-term planning. More housing means that we should be growing more food. Backyard gardens aren't going to be enough. Encouraging the growing of food in public spaces, including but not limited to anywhere there are currently only flowers or ornamentals will be important.
856.	A fast inter-island is critical to the well being of O'ahu's people. Emergency equipment can be brought in from other counties on the marine highway in case we have a huge wild fire or great damage from an earthquake. Also, the rapid movement of produce from the outer islands to Honolulu will reduce the cost of living on O'ahu.
857.	I was able to attend the meeting held on 7/7/11. I believe the topics discussed are on the right track and in agreement with many of the communities concerns. We MUST evolve our way of thinking and being by really looking INWARD to our vast and incredibly unique supply of human, environmental and cultural resources available to us. Hawaii could truly become a global model for intelligent and conscious living. Lets push ourselves to overcome our obstacles and fundamentally make that paradigm shift in doing things for the bigger picture and the greater good.
858.	The Land Use Commission has no planners or architects why? They always seem to suspend their rules why? Land use in the 21st century should not be political, it should be based on science and truth.
859.	As a resident we feel that others that are residents of the island should be more willing to share the beauty of the island with people that only get to experience it a few weeks out of their lives. Our economy depends on sharing our space with others. These individuals should be our friends.Hebrews 13:2
860.	I believe the less restrictive policies regarding TVU and B+B's can be helpful especially in the form of open licensing.
861.	Some of the agriculture questions are "skewed" -- it's not EITHER agriculture or 'open space'.....
862.	I salute your efforts to revise this plan. Thank you all for your hard work. If you take a close look at what a company like Ku'oko'a is doing, it is a good and radical model for change that is exactly what hawaii needs. We need to get off our dependance on Oil and the global tourism market, and start producing something locally that we have in abundance: energy! Tourism should shift it's focus from Disney-like "Hawaii" branding that has very little cultural significance, and instead focus on eco-tourism and our wonderful host-culture that has some very beautiful farming concepts that could make Hawaii the destination for the concious consumer instead of a dumping ground for over capitalized tourists who can get the same experience they do here at almost any hotel around the world. Thank you all again, your help and dedication is very much apprecaited!
863.	Keep the country country
864.	We have to remember we are only an Island and can not sustain unlimited development. We need to stop and fix the current situations (ie sewers, roads, schools, etc) before we keep building. It is imparative that we keep country country. We are losing more and more visitors because we have lost that "Island Flavor" Waikiki looks like New York City with a beach or Miami (people do not want to go to Miami) We need to protect our residential communities and not turn the whole Island into resort towns. Please!!! We have to look further into other industries instead of putting all our eggs into the tourist basket. Thank YOu
865.	Please save ag land from developers.
866.	Rural areas should remain rural

17. Please feel free to share any additional comments about Honolulu's General Plan

867.	The assumptions in the general plan is not the current reality'''i.e. the Ewa plains are planned for a no longer existing plantation agriculture, but it is well suited for diversified agriculture that is considered only on the North shore. The plan should NOT be ammended, but should be started all over with community input...whether expensive or not.
868.	Although we will continue to rely on tourism and federal spending (i.e. military), we should make it a top priority to DIVERSIFY our economy and become more self sufficient so that we are more resilient to global crises (9/11, disasters, etc.). Many of my answers to this survey were those of over reaching importance, such as improving infrastructure, because answers such as "traffic congestion" are a subset of infrastructure improvement. Govt should stick to its core functions and do a good job of those, such as paving the roads, providing clean bathrooms in the parks, etc.! Provide the environment for the private sector to flourish and stop suppressing job creation by higher taxes and govt regulation. If govt was doing its job well, we would not have over $5 billion in EPA mandated sewage system improvements and fines, nor the over $20 billion in accrued pension liabilities, nor the $5.2 billion rail boondoggle that did not consider other alternatives in the alternatives analysis. The above ground, heavy rail will ruin our City visually and condemn future generations to a lower quality of life due to higher taxes to maintain such a system. We are taking away prime ag land in Hoopili to build the boondoggle when we could use alternative routes that would be better and preserve prime ag land with R1 water.
869.	There are too many strong forces favoring development & large hotels, leaving ordinary citizens with no choice.
870.	The Department of Planning and Permitting should be required to comply with the General Plan.
871.	I believe Oahu has a culture of where violence is acceptable. HPD does not even arrest people for assaults. Physical attackers are criminals and should be rehabilitated mentally and emotionally
872.	Try plan for survivability as well as sustainability.
873.	We need a rail system built NOW! In addition, explore the possibility of further expansion of the system (e.g. to Mililani, Salt Lake, and beyond UHM/Waikiki)
874.	Keep the country country or all will be lost
875.	We need a moratorium on all developments on Oahu. Everything is up for grabs. The city is losing control of developments because it does not follow the General Plan. Protect the agricultural lands. We do not want Envision Laie and five hotels at Kahuku. Please do not play games with our future. I can see that DPP wants to ignore the General Plan so they can do the hell the want. It's very short-sighted because taxpayers will be paying through our nose for infrastructural costs and problems. The rail and the sewer are enough to push us out of house and home. Have a moratorium. Figure things out. Don't sell out to developers.
876.	Planning for impact of climate change is vital. Encourage expansion of family farms and coops to support marketing. Resist urban sprawl, keep country country and focus on vertical housing. Build up, not out.
877.	love the turist!
878.	I want to approve vacation rentals as a viable way to avoid building more hotels and keep industry here for the people.
879.	Please ENFORCE existing laws about illegal vacation rentals! This would open up a huge amount of long term and more affordable (due to competition) housing...and then we wouldn't NEED as much new development and government assistance. Thank you!!!
880.	Good luck. It's a monster, but necessary, endeavor

17. Please feel free to share any additional comments about Honolulu's General Plan

881.	I believe transportation improvements (roadways & mass transit) should be a priority.
882.	It is vitally important to ensure that we support our tourist industry with viable infrastructure to include self-regulated b&b's, tvu's, the return of a super ferry, and other common sense, high-impact value added services. The DPP in particular needs to completely modernize & revamp it's archaic, dysfunctional & ineffective policies @ practices. It's long overdue for a complete house-cleaning & accountability for it's legacy of failures & inefficiency!
883.	Allow agricultural lands to be developed with mandatory use for AG with mixed housing. Cows wander around development, or farmers farming around homes. State gets more tax revenues and farmers get cheap land to farm. Win win. Allow vacation homes to rent to tourists. Current noise rules are fine as long as they are enforced. Tourists will by pass Hawaii if we dont give them the options they desire. if they didnt like vacation homes, there wouldnt be a market. Why kill the market, embrace it and tax it and just apply rules like other industries. Big fines or loss of license if to many noise or problem complaints. Make it easier for builders and developers to build homes, get permits, etc... It took me 5 years to get a zone change back to original zoning and $50k. Any where else in the nation would have taken me 3 months and $2k. Open Hawaii up to easy permitting for business and development. Just protect areas like oceanfront and mountains and make park areas mandatory for large scale development. Give more access to the mountain areas for parks. We have thousands of acres on Oahu that the public has no access to. What a waste of natural areas for hiking and camping.
884.	Please make it legal to have a B&B in private homes, especially for seniors on fixed incomes.
885.	It is important to support the visitor industry by issuing more permits for vacation rental accommodations and B&Bs
886.	Replace DPP Director with a real Planner
887.	Bed & Breakfasts and vacation homes are supported by 80% of Kailua residents - based on a door-to-door walking survey done by a neighborhood board candidate who targeting those neighborhoods closest to the beach - the most affected. We have a small minority of very loud opponents in Kailua who have a tremendous discriminating additude against tourists and think they should be confined to Waikiki as if they are some sort of undesirable breed. Vacation rentals blend seemlessly into neighborhoods, they use less resources (no washing of laundry daily), the guests love them and it allows people visiting family members to find nearby accomodations. We do not need hotels in our residential neighborhoods - but there is a great demand for short-term rentals. It is a hot issue and difficult to resolve - but we need to work on it. Some Kailua residents have begun putting stickers on Lanikai residents cars and stopping and questioning those without stickers as to what they are doing there and where they are staying. This is not how we want to greet our tourists. Issue permits and those against vacation rentals still won't like tourists, but the harrassment should abate.
888.	Terribly crafted survey such as question 13 where one option might be acceptable while the other not and no option to chose.
889.	More permits for B&B's and TUV's. Outdated permit laws.
890.	I want the Plan to consider permitting more vacation rentals and B & B's, on a case by case basis. Vacationing people are a major portion of our economy. They need various types of choices for their stays
891.	tourists love vacation rentals as an alternative to hotels. local businesses need the income that tourism outside of waikiki brings when they have alternatives. The current acrimony surrounding this subject is due to a small but vocal group of people. The silent majority does not mind having vacation rentals in their midst, as long as landowners do a good job of

	overseeing their tenants. The current climate of "keep out, tourists!" does not send the right message for an economy based on tourism.
892.	This survey was slanted and questions were loaded. This is a waste of taxpayers money, I hope someone more open minded could give citizens an actual chance to give input.
893.	I support permitting additional B&B's & TVU's with the development of enforcement.
894.	The General Plan should encourage protecting residential zoned lands by not allowing vacation rentals or other commercail activities. This will drive the price of homes down, therefore making them more affordable, increase the number of long-term rentals, and it will increase family-oriented home occupancy.
895.	Need to allow permitted bed and breakfasts and vacation rentals.
896.	I haven't read it but would like to review it. Assume I can find it on line?
897.	First of all, there has always been talk about Hawaii being self sustainable. How is this going to happen when government keeps giving up our prime ag lands to developers who are only here to sell $600K homes? The Ewa Plains is a good example of giving up our prime ag lands. The farmers don't have to water as much due to an underground spring, just wondering if anyone in government knows that? Secondly, if developers weren't so greedy and have more home in the $100K range, more of the RESIDENTS in the islands would be able to afford their homes instead of renting from someone from the US mainland or Orient who is using these homes as investment properties.
898.	Encourage local businesses ,that tend to keep there capital reinvested locally .instead of large companys that there stuckholders are foreigners and all the profit the make is taken out of our state .
899.	Reasonably run home rentals (short term also) provide lots of jobs we really depend upon. We need to have good ag controls as well.
900.	Government needs to protect the environment and its people and not over use what is here now so that future generations can continue to exist here. Government must level the playing for residents to maintain simple lifestyles over exploiting every inch of Oahu.
901.	The "General Plan" can't serve us now or in the future unless we are willing to update it constantly. It needs to be a fluid plan that is constantly integrated in the city's changing realities.
902.	A fair permitting program for short term rentals of all kinds needs to be made available. Only allowing a few to have permits is discriminatory in bad way. A permitting avenue needs to be given.
903.	Try expanding and refocusing on the (IT) technology industry sector. The Hawaiian Islands are strategically located on the Pacific Ocean and should be a gateway for IT development to/from Asia Pacific and USA.
904.	Lower taxes for all, smaller, less costly, more efficient government, business friendly, expand UH and make it world-class, cut gov't programs and put more money into infrastructure, localize public school districts like the mainland, ship homeless people back to where they flew in from.
905.	The City needs to think about expenses before building government properties, the cost to maintaining a building must be thought of.
906.	Allow more TVU's since the internet we need to encourage tourism not discourage.
907.	Publicize this survey and allow more time (until mid-Aug.). Have more public informational meetings. Gather more community input.

17. Please feel free to share any additional comments about Honolulu's General Plan

908.	STOP developing prime agricultural land and rural areas! Create more density in town so people can live and work there without having to commute. The rail is not necessary, fix the infrastructure, and enhance bus services. If there was more development in town, prices would be more affordable.
909.	The survey should be open longer. Too many people don't know to take it. Also, the neighborhood boards and community groups should be provided the opportunity to participate. Relying only on web based public involvement does not provide all groups the opportunity to participate. Remember, environmental justice!
910.	As Hawaii has some of the best weather in the world, the General Plan could address the improvement and expansion of its pedestrian and bicycle circulation within urban areas as well as provide connection to adjacent communities. Additionally, the General Plan could address the improvement of Oahu's parks, open-space and greenways, increasing their usage and allocating them as an asset in strategies for economic/community development.
911.	Make cuts in government and stop taxing us to death!
912.	Liveable communities where people can safely walk, bike, or roll should be considered. The economic and health benefits to the entire population can be huge and should not be overlooked.
913.	I didn't know about this web survey until I read about it on Civil Beat. You should do more to let people know they can participate this way, instead of having to go to long meetings. Show people how to share this survey as a link on Facebook etc Most don't read the paper and won't come to your public meetings. Kanu Hawaii and other orgs should be encouraged to share this link.
914.	Is that it? Is this slot the only place the public can make comments? It appears that you web site does not have a more open forum for the public to post comments on. If so I will re-post the following there, and am also sending it to your email. My comments come in 2 parts: analysis of your survey; and comments to your first planning meeting. notes on survey: This is a very poor survey, totally useless and can only generate vague results you can twist any way you choose.. The answer choices offered are very limited and show a bias on your part. You are trying to steer results in your direction. This should be much more open. It is easier for you to have surveymonkey tabulate limited choices, but open-ended questions with fill in the blank answers, would be more honest and revealing of true feelings. E.g. Question #2 It is disgraceful you are mixing the homeless issue with need for future housing for our general population. And of course we want to improve quality of life, meaningless choice. Environmental protection is overly-vague, everyone wants to protect the environment, meaningless choice. Question #3 requires way too much interpretation and knowledge to produce meaningful answer. Especially repugnant is question 4 which lumps most of the island, PUC, Ewa and Central into one category for future growth. This completely avoids the real question which is, where in those 3 areas should the actual growth go? That should be the major focus of the General Plan yet you don't address it. Question #5 Another pointless question, of course we want sustainability. Question #6 another no-brainer Question #7 What do you mean â€œlike Ko â€˜Olinaâ€ ? Do you mean Ko â€˜Olina, or do you mean another Ko â€˜Olina in addition to the Ko â€˜Olina we are already getting? and how about adding a choice regarding preserving what is left of our natural environment to give tourists some reason to come back here? Question #8 I added â€œprevent further urbanization of fertile soilsâ€ which is the tough effective approach you are cowering away from. Question #9 is phrased in a way that suggests we really don't need that extra ag land so let's do away with it. Very biased. Question #10 is the worst bunch of choices yet, really disappointing that

17. Please feel free to share any additional comments about Honolulu's General Plan

this is all you can come up with. If this is the direction you are going there is no hope whatsoever. Question #11 Your choices keep getting worse and worse. The first 3 choices are either unrealistic, beyond our control or handing over carte blanche to the private developers to do anything they please. Question #12 Finally a reasonable range of choices, except you forgot to mention our economic engine, tourism, which is going to need protection, enhancement, and yes, even expansion, hopefully to the outer islands. Question #13 Of course they will always be â€œmajor componentsâ€ and the number of response you get that are other than â€œstrongly agreeâ€ will demonstrate the level of a) inadequacy of your wording and b) ignorance of the respondents. What you are really trying to get at is what level should this dependence be at. my comments at your 7/7 meetings Honolulu: No Plan Yet Dennis Callan, callan@hawaii.rr.com, 1011 Prospect St., #702, Honolulu. Hi 96822 phone 528-4411 Our lack of an effective urban plan is Hawaii's most overlooked problem and one that our politicians have not begun to come to grips with. Three big issues are inter-related with this: our housing crisis, the transportation problem, and our failure to conserve agricultural lands and green open vistas so important to our tourism economy. Unfortunately there is very little public recognition of the real problem, the lack of a plan, resulting in continued suburban sprawl, astronomical housing costs, increasing traffic congestion and destruction of ag land. Without a basic understanding of the consequences of No Plan, it is impossible to develop solutions. I am delighted to see this process beginning now and am pleased to contribute my perspective. As a world-traveler who has been to Europe 50 times and seen a great deal of the Mainland and Asia, I know how the civilized world houses its people and I have sketched out a solution for our problem but it is probably politically incorrect because it calls for massive reconstruction of the urban core with high rise, high-density, well-planned communities! This could be done right, but would take courage and would inconvenience many people in the short run, so it will probably never happen, but what is the alternative? More housing on ag lands? Horrible traffic congestion? Three generations stuck under one roof? A cramped studio apartment in the garage? This will happen with continuation of our current lack of effective planning where we are just drifting along at the whim of developers. For example the overall thrust of the previous plan, a Second City, has to be considered a complete failure. It is it not a â€œcityâ€ , and worse yet, we have not even built our â€œfirst cityâ€ , which is really what I am proposing we do now. The most likely scenario with our current lack of effective, good planning is more suburban sprawl which is the worst alternative, even when it is marketed as walkable communities where you can farm in your back yard. But that is where the money talks. Developers, big landowners and banks have made a killing out there, far from town at our expense. It should not be allowed to continue. In the ideal world, we would build a city -- a truly beautiful and functional city, unlike the disorganized situation we have today. Honolulu has the potential for greatness, but we are not heading there with our current direction. The towers going up in Kakaako are a start, but they are too expensive and not part of a comprehensive city-wide plan. Where is our leaders' plan for Oahu's future development? What profound insights have our recent mayors ever expressed about our direction -- or any of our other politicians? This is particularly a city issue in which the City Council is responsible to develop policies, but they have done nothing about it for decades. The media has also completely failed to cover it. We are victims of a lassez faire system that puts private enterprise in control of our collective fate. The billion-dollar marketplace is determining policy for us, but for their benefit. As long as unfettered free enterprise continues with this control, things will only get worse. Tragically, the one major city government effort regarding future planning, the rail system, is

completely off-target from what we should be doing, and is going to distract us from real solutions. We are a small community that can only pay for one big project at a time, so if we build the rail, our focus for the next 10 years will be on nothing else, leaving the younger generation out in the cold. A BETTER PLAN: (over) Honolulu can become a true world-class city, with housing in town that is affordable and attractive, near jobs, recreation and shopping, where people could get to work by walking, bicycling, bus service, or elevator. Creation of this new skyscraper city would require coordinated planning and construction of large high rise housing complexes. The best way to deal with high prices is to tremendously increase the supply and perhaps put some controls on pricing. Our rural areas will be protected and transportation will become much more efficient. I'm talking about the area from Kapahulu through Kalihi, below the freeway. I'm proposing construction of super-blocks, with very tall towers, natural ventilation, covered parking and roadways to minimize noise, green parks between the towers -- in short, a new city with urban amenities near every corner. This can happen here. I've recently returned from Hong Kong, Bangkok, Hanoi, Seoul and Shanghai and have seen how their model could be altered to fit this scheme, with apartments up to 70-stories. We do not need to become as dense as these mega-cities, but can learn important lessons from their positive and negative experiences. This would require some new thinking and learning from many other successful cities of the world. The Ala Wai golf course would be the perfect place to begin. It presents a golden opportunity for three obvious reasons: location, size and government ownership. We could develop middle-class housing here affordable to the workers of Waikiki, who could then walk to work or take a short shuttle. It could become a perfect New Town with urban amenities making a great place to live. The site is about 150 acres in size, or Â¼ square mile, or 60 hectares (.6 square kilometers). It covers the equivalent area of half of Waikiki, equal to14 blocks long by 3 blocks wide, 45 square blocks. At high density it would be possible to build about 7-10,000 condo units on this land without crowding. By comparison, Shanghai downtown housing density averages 40,000 persons per square kilometer, equivalent to 24,000 people on the Ala Wai site. If it were built at density levels of Manhattan it would house 15,000 people. We know Waikiki is already thriving with that kind of residential density of 25,000 persons per square mile, plus that many tourists. Exact densities desirable can be debated. This would create a major supply of new, affordable housing that could be designed in such a way to provide a high-quality urban life style, close to work with many conveniences in walking distance. Cities require urban density for critical mass that will support services which residents want nearby, such as shops, cafÃ©s, schools and job sites, all at walking distance or a short ride by shuttle, bus or bicycle. The few golfers can be relocated. Once the Ala Wai new town is constructed it can serve as a model for similar densification in the rest of the urban core defined above to provide efficient and livable housing. This might sound far-fetched, even outrageous to some, but this is the way the world is developing now. Just look at what is happening in Asia and you will see this is the future. It has already happened with class next door in Waikiki. However, to accomplish this would require our government to play a very active role. Eventually, property would have to be condemned â€“ a lot of property. There is no other way around it, because private enterprise just cannot work on this large, coordinated scale. We would be justified in the use of inverse domain for this public purpose, especially considering we are in an emergency situation. Current property owners and occupants should be given first priority to move into the new housing at current prices. There will be a tremendous increase in value of this prime urban land, which can be shared to some degree with current owners and users, and shared with the community at large â€“ especially those

	young folks in need of housing. Most of our current urban housing in this zone is an inefficient, outdated use of land. Before it is knocked down, some new housing complexes should be built, such as on the Ala Wai golf course, on some currently underutilized parcel, so that evictees will have a much nicer place to move directly into. We can develop Honolulu into a great city with affordable, comfortable housing located in enjoyable neighborhoods, close to work while preserving the rural environment.
915.	Without top-notch public education, there is little hope of attracting clean industries that can provide good paying jobs, which in turn drive all the other quality of life issues, which are affordability dependent. One must keep in mind that all real money is created by the private workforce, and it is this money that enables infrastructure improvements, ag land preservation, etc., etc
916.	This is a tremendously difficult task and there are strong political and economic drivers for development. Kakaako (HCDA) was setup to provide affordable housing and has not done its job because housing is built for speculative, off-shore, up-scale buyers; local salaries are not liveable and the result is tremendous homelessness and over-crowding. Neither of these are within the City's control but policies need to be set so that what we have is not further degraded by Kyo-ya (along Waikiki's beachfront) and concentrate future visitor units in KoOlina. Thank you for this opportunity. Many of the pages should have allowed for more selections of priority or have an "all of the above" feature but I realize how that precludes the type of broad-based prioritization input you are seeking. I am a professional planner.
917.	There should be a more serious effort to improve the protection and security of critical infrastructure and key resources so that they can be safe from tampering, vandalism, acts of terrorism, etc.
918.	The General Plan should encourage and promote comprehensive, coordinated planning, design, and construction, especially as a way to conserve tax dollars. Preserving, improving, and efficiently using existing infrastructure is key to cost savings. Our water system (both waste water and drinking water) is especially in need of re-investment and would ultimately reduce our long-term costs. Addressing the reality of climate change is an important long-term consideration, and should be a consideration in how we reinvest and grow. In other words, it's not a choice between a.) addressing climate change, b.) addressing economic growth, or c.) addressing housing. We need to address economic growth and housing, and climate change has to be considered in how we address them. Planners and designers need to be encouraged to reorient their thinking away from automobile-centric transportation. The 6-cylinder single-occupant vehicle is not a sustainable option. Transportation can help the island achieve its goals regarding the environment, public health, affordable housing, and economic development or transportation can be a barrier to the achievement of those goals. The General Plan needs to present a vision for transportation that is internally-consistent with its goals in these other areas. Thank you for the opportunity to comment.
919.	Stop Ho'opili! Preserve the agricultural land that Aloun Farms and the surrounding farms sit on. It just may be the best farmland in the world!
920.	The failure to approach the General Plan in terms of tradeoffs (i.e., one can't have it all and so given limited resources how does one prioritize choices) is, I think, a major flaw. Unless that is corrected, the plan will not be as helpful a guide as it could/needs to be.
921.	Clearly Hawaii will continue to be America's vacation destination of choice for many generations. The Waikiki-only accommodation option is short-sighted. Families want to be under one roof. An reasonable level of regulated B&Bs and TVUs will help guarantee Oahu's success in the tourism industry.

17. Please feel free to share any additional comments about Honolulu's General Plan

922.	I thought the questions were very bias towards high density, rail motives. There should be a much better groups of questions that give a better balance of economic, infrastructure and educational problems. Really is that the best we can get from you?
923.	Quit supporting those folks who are able to work but refuse--preferring to live on the take.
924.	Vacation rentals are greatly needed to protect homeowners struggling to keep their homes. Increase b&b's and private home rentals allow us to afford to remain in our homes
925.	After all the work in putting this plan together, I would like to think the finished product would actually be a paramount consideration when proposals that affect Oahu's future are brought before the City Council or put forth by the mayor's office. If a proposal doesn't mesh with the stated goals of the plan, then it should be stopped in its tracks.
926.	Visitors should be able to stay in B&Bs all over the island. It is absolutely necessary to issue more permits.
927.	Before you put any more housing, resorts or any other expantion projects in Waianae, Makaha, there NEEDS TO BE ANOTHER ACCESS ROAD!
928.	Give the visitor industry and the military complex the attention they deserve, but find ways to make Hawaii more business friendly and more diverse. Improve the infra-structure. Seek ways to lower the cost of living in Hawaii.
929.	We need to develop and expand kapolei to alleviate traffic and to better the economy!
930.	I think it is very beneficial for our local economy to allow regulated vacation rentals.
931.	There needs to be more permitting for Bed & Breakfasts and TVUs for Oahu.
932.	I believe that the tourist industry must remain an important element of our economy. There is a significant target market to which we are not responsive by not having a well regulated bed and breakfast industry. There is no destination I know of in the tourist industry which does not have a b & b element. A reasonable b & b bill was voted down by the City Council last year. Much of the logic for those who voted against the bill is based upon misinformation as follows: 1. B & Bs will take business away from hotels. This is positively false. The people who stay in B & Bs are people who search out that type of venue. They will find another destination rather than stay in a hotel. 2. The City and County cannot provide the supervision needed to monitor B & Bs. The truth is that the monitoring of B & Bs is accomplished by the people most affected by any bad behavior by guests - THE RESIDENT OWNERS. 3. Having B & Bs in a neighborhood changes the character of the neighborhood. This is absolutely false. Having B & B guests is no different than the owner having guests. Also, B & B guests contribute significntly to the economy in the area they visit.
933.	Tourisim will remain the most important component i Oahu economics. Encouraging new experience variations for visitors is needed to attract returning visitors. Its not all in Waikiki
934.	Tourism is our bread and butter. we should continue to enhance every aspect of it. it employs people.
935.	Think Business Friendly and Money will work it self out!
936.	Vacation rentals provide jobs, income for tax money, visitors to island who cannot put 8 people in a hotel room or cannot afford 4 hotel rooms!
937.	There needs to be more permitting for B&Bs and TVUs for accommodations outside of Waikiki. Many visitors do not want to stay in town and enjoy a quite area. They also bring in state tax and business to our local stores.
938.	Vacation rentals are an economic plus.
939.	Tourism is key to our economy. Vacation Rentals help diversify tourism and support local businesses.

17. Please feel free to share any additional comments about Honolulu's General Plan

940.	the gov't should allow the residents to vacation rent to give the vistors an opportunity to feel the aloha in the comunities all over the islands. staying in a residence like being at your own home.
941.	Hawaii, with its natural beauty, is & will be heavily depended upon tourism for its economic survival. The General Plan should focus on the development but at the same time, not over development of the industry. The goal is to strike a balance between the two.
942.	Please come to East Oahu. We want to have a say and share our thougths as a community. Please change the boundary of Kahala to be included in the East Honolulu Sustainable Communities Plan as we are connected via Kalanianiole Hwy and what happens in Portlock and Hawaii Kai will impact Kahala. What happens in Kahala impacts us. They should not be part of the PU Center. It is a scary thought to say the least. Nuf said. Cheers and mahalo.
943.	Oahu needs more permitting for B and Bs and TVUs. They are important for local businesses and to fill a need that many travellers coming to Hawaii have.
944.	Open up B&B licensing. It provides clean use and good tax revenue and does not detract from the hotel industry
945.	We have to increase tourism dollars to Hawaii. I think bed and breakfasts are an important part of that.
946.	Residential property should not be used for short term vacation rental occupancy.
947.	TVU s and bed and breakfast provide a great way to keep money in the local economy and provides work for locals and does not send the money out of state to the owners of big hotels
948.	Protect Oahu from Monsanto and support organic farmers , small business and vacation rentals.
949.	We support the legislation of Permitting B&B's and/or vacation rentals in order to improve our tourist market. Many US Mainland tourists prefer to stay in B&B's or private homes vs hotels, condo's in Waikiki or other resort areas. Let them experience Hawaii like residents do. If you permit it, they will come.
950.	Allow permits for Bed and Breakfast accommodations to help reduce new hotel expansion.
951.	Oahu needs more TVU's and B&B that are permitted. Not all visitors want to stay in Honolulu. More alternative visitor accommodations needed such as Motels or Ins. Homeless issues need to be addressed as you can see our people living on the streets in Honolulu.
952.	I believe the plan should include the development of safe cycle paths throughout Oahu as well as more outdoor activities for its residents and visitors. I fully support the licensing of B&Bs. It is another way to support the local economy, market the island's core values and increase household income. I don't see a downside to licensing B&Bs; it would provide revenue for the City and allow B&Bs to be supervised. Who is making all the fuss about an issue that is so minor in the context of today's economic crisis? Is the hotel industry behind this or just a handful or resentful residents? Setting guidelines through licensing would provide a means to address the real concerns about B&Bs such as noise levels or parking.
953.	It's great that you are asking for public input and giving the public a sense of what issues you will be focusing on for the future of O'ahu.
954.	We need to allow vacation rentals and B and B's to flourish without harassment from the KIK and SON who are violating the constitutional right to use our property. Short term rentals don't ruin neighborhoods, they preserve them as they are. Shor term residents should have to follow same curfews as long term residents.
955.	Please consider the existing plans, such as the Koolaupoko Sustainability plan, and avoid reinventing the wheel as to the proper delineation between business and residential needs and interests.

17. Please feel free to share any additional comments about Honolulu's General Plan

956.	As evidenced in other U.S. Mainland resort destinations, updated Bed & Breakfast licensing is mandatory to attract and provide ALL visitors with choices in their accommodations. B&B's are also critical to local residential useage to accommodate family visitations.
957.	Vacation rentals should be permited!
958.	Permitting should be available for bed and breakfast and vacation rentals.
959.	Eva development should be vertical (high rise) and preserve the farm land around it.
960.	Not all tourists want to be restricted to Waikiki. Many prefer to vacation at condos, beach houses and Bed & Breakfast establishments. Also, property owners should have their private property rights protected, along with their right to earn an honest living by taking in tourist renters. The war in Kailua to stamp out TVU's and B&B's is counter-productive and wrong. Also, no more land should be given to Native Hawaiians for homesteading. These individuals should assimilate into the Hawaiian/United States culture of today, despite their grief over what happened a hundred years ago to Queen Liliuokalani.
961.	B&Bs/TVUs are an important part of our economy and they need to be permitted. Too much of taxpayers' money is being used on an issue that should of been resolved years ago with rules and permitting.
962.	The entire island, especially coastal areas, have become tourist destinations. I believe there should be more legal B&B's and TVU's to serve the visitors
963.	There is a strong desire from visitors for additional B&B and TVU rentals. We need to license and regulate more visitor rentals.
964.	Homelessness is an impediment to the visitor industry and qualified residents use of public facilities. It will be a drag on the economy and needs to be a first order of business. Food security, and energy security are next priorities. Regulated B&Bs provide one of the most sustainable ways of diversifying our visitor industry without significant impact on services or environment. It is often the first choice for visitors wanting a cultural experience, and needs to be codified to meet that end.
965.	There should be a thriving B&B industry here on Oahu - we're an international destination WITHOUT allowing visitors to stay at B&Bs legally. Shame on us.
966.	Hawaii should be promoting the development of clean industries including finance, business, medicine, advertising etc.
967.	Honolulu continues to be a difficult State for business to thrive due to heavy taxation, restrictive regulations, very little incentives to take business risks. Attitude change. Growing aging population continue to have difficulty retaining "talent" in the islands. Housing huge problem and has been exasperated in the last few years by outside investors buying homes not for residents for illegal vacation rentals in residential zoned areas which truly cause a domino effect in our communities when it comes to housing. My employees have had more difficulty finding affordable rentals because there is less inventory available to residents as more and more properties are converted to transient housing...why do property owners get to have 30 day window to rotate visitors in and out of a home is a residential neighborhood. Impact destructive to communities. Residents are the taxpayers we have bought homes in neighborhoods because the expectation was they were community and residential areas..not areas for short term vacation renters to party, ignore speed requirements, impact noise have strangers around our homes. Must be stopped. There are over 4800 vacation rentals advertised on Oahu in residential neighborhoods that are not zoned for this type of activity. Residents have limited recourse to the City to have it stopped. Why? It is illegal. Needs of residents and taxpayers should prevail over individual property owners doing the wrong thing

	and trying to make money on homes illegally. I wonder how many people in the City live in a neighborhood with ongoing and numerous vacation rentals...it destroys a community.
968.	We need to downsize government jobs and unions, and encourage more small businesses. Small pockets of housing are needed in the country areas of the island.
969.	It needs to include reasonable regulation of B&B's and TVU's
970.	Allow for more transient vacation options island wide. In our unique & beautiful setting - tourism will ALWAYS be a driving economic factor.
971.	We need to encourage those on welfare/section 8 to support themselves and ween the public of govermental support. It is to easy to live off of the government and becomes a habit.
972.	encourage the dispersion of visitor impact by allowing vacation rentals in residential zones.
973.	our islands are far and away more beautiful than 75% of the rest of the planet and must be saved and shared.
974.	Must provide for permitting of B&B's and TVU's..... Mahalo Nui Loa
975.	There needs to be more permitting for B&Bs and TVUs, not more hotels {big or small}.
976.	More property tax for second home owners that are out of state owners. Grandfathered less home owners tax for residents that have resided for more than 10 years or more in their homes.
977.	Stop Bed and Breakfasts!
978.	NO ILLEGAL VACATION RENTALS!!!
979.	I frequently vacation to Hawaii and absolutely love the natural land, culture and people. I do not desire a Hawaii full of resorts and more government control, we have enough of that in California where I live and look how its doing now in the bad economy, not so good. Anyways, I am againstdevelopment of any part of hawaii...it will take the reason people love Hawaii and love living in Hawaii away, it will drive away the majority and only attract a rich few minority...it will lose what makes Hawaii so special and unique. You increase building, you take away the natural state of Hawaii and its culture by having more visitors than natives. That is all I have to say.
980.	You tried, but the survey questions are a bit loaded. Investment wants land to develop real estate for people who might want to live here. We need to retain and support the local life over the aims of profit. Go slow! Very slow.
981.	Preserving rural areas will always be challenging, but we must continue to meet the challenge. Once it's built on or paved over, it will never come back.
982.	Oahu's housing problems would be alleviated by encouraging or requiring the military to provide additional housing on the Oahu bases, thus leaving civilian housing and rentals for our civilian population. This would open up a lot of housing for our residents. There is too much military living off base in our civilian housing. I would like to see licensing reopen for bed and breakfasts and vacation rentals. Oahu could make good use the tax money they generate. Tax them at the hotel rate and rid the island of those that do not collect and pay taxes by regulating and licensing. I do not want to see large scale hotel development on the north shore or within the Koolauloa district. I believe smaller boutique hotels, B&Bs, vacation rentals and possibly agricultural-related TVUs are the best solution for the increasing visitor demand for rural accommodations.
983.	We should become a bicycle-friendly city to make us more economically stable, healthy and attract tourist dollars related to this activity.
984.	Sustainability, controlled / smart and slow development practices, self-sufficiency, clean energy, locally grown products and produce, respect for Hawaiian culture and lifestyle and

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	ALOHA 'AINA should be at the core of the plan. The truth is that the world is running out of oil and Hawai'i needs to prepare for this NOW. Plus this growth for growth's sake mindset has been proven to be the demise of our planet. Let Hawai'i be a model for the rest of the world for furture living that is healthy and in balance with the natural environment and our LIMITED resources... not a follower when it might be too late.
985.	Keep the Country Country ... Urban core NEEDS the rural escape
986.	Improved education, self reliance and a plan to care for our aging population are the critical factors to address for the future success of the residents of this island.
987.	There was no specification to where the mini-hotels (250 units) and B&B's would be located. This type of accomodation is appropriate in resort zoned areas however not in residential areas. The lack of specification makes these questions inconclusive and are not appropriate for use in making future decisions for the general plan.
988.	Very important to maintain open space, making possible future agricultural development. Far better and inexpensive public transportation would make life on Oahu far more tenable for all.
989.	Non-legal vacation rentals in neighborhoods are destroying the social fabric of our communities and need to be stopped.
990.	keep development in the urban core as much as possible.
991.	Incorporating sustainability and climate change into the General plan is key to Oahu's, and the State of Hawai'i''s future.
992.	Keep rural areas rural and in Ag. No more development outside of the urban core and west Oahu.
993.	There needs to be a hard look @ resource carrying capacity within districts to determine 'allowable' population increases in the future..not just allow % increases forever.
994.	less emphasis on visitors and their needs; more emphasis on local population sustainability in food and shelter
995.	Preserve our residential neighborhoods. This enables a portion of the quality of life we need. Guard against any encroachment from B&Bs, Vacation Rentals, Businesses, or other disruptions.
996.	Get rid of the illegal B&Bs.
997.	Keep all hotels in Waikiki/Honolulu. Eliminate B&Bs. Keep the Country Country !!!!
998.	Enforce existing laws to eliminate illegal vacation rentals, and the homeless/housing issues will be resolved immediately.
999.	The question regarding B&B's is misleading because it does not mention which zoning they would be located. Visitor accommodations are acceptable in resort zoning or maybe commercial, but not in residential zoning.
1000.	If you create an environment friendly to businesses and get rid of the union cronies, Hawaii can become a gateway for Asian countries into the USA business market. Our dependence on tourism and federal handouts will never create the revenue needed to modernize Hawaii. Modernization does not require or guarantee the loss of the distinct culture of Hawaii or the aloha spirit.
1001.	The future shape of the city is priority one: tall, dense housing in exciting, attractive, mixed-use, pedestrian and bicycle friendly neighborhoods such as Iwilei, Moiliili, Kalihi, McCully to change people's desire for single family homes. NO MORE SUBURBAN SPRAWL. Greater food self-sufficiency is vital. Investment in education so we become a global leader in alternative energy, tropical farming, deep ocean fish farming, sea level rise adaptation practices. No

	more development on the North Shore or Windward side. Save Hoâ€˜opili. Kill Koa Ridge. Build a sensible efficient attractive mass transit system - preferably Bus Rapid Transit or the O-Bahn system from Adelaide.
1002.	Hawai`i has many wonderful plans and studies, most of then shelved and gathering dust. A case in point: look at the very first section of our present General Plan re Population objectives and policies. Controlling growth, balancing in- and outmigration, distributing immigrants, a desirable rate of physical development, encouraging family planning, City and County publicizing the desire to limit population growth. I certainly have seen none of these implemented. Every planner should be forced to read The Maximillion Report, The Lands of Hawai`i - Their Use and Misuse, and Land and Power in Hawai`i (for starters). Maybe also the one page "Postage Stamps" by Sam Kaai (excerpted from his Does Mo`o Live Here Anymore?). Alas, is it too late?
1003.	Sustain the Hawai'i lifestyle and Keep the Country - Country!!!!!!!!!!!!!!!!!!
1004.	More business opportunities and tax breaks for tech companies and less income tax
1005.	Our needs will change as environment and economic situation changes. I think the plan needs to be flexible enough to embrace change as it comes and not to be so stringent. Our people need to learn how to be self sustaining when all around them is changing. Thank you for giving us a voice I hope it makes a difference. Mahalo
1006.	Protecting farmland is extremely important.
1007.	I support the creation of additional housing in the Koolau Loa area.
1008.	We need more affordable housing options.
1009.	No new development from Kahalu'u to Haleiwa.
1010.	allow expansion where it can help the well-being of communities and the overall future health of the island. the controlled growth of envision laie is a much-needed development that will benefit the future of the island. The country will still be country but components of the plan will simultaneously allow economic growth needed on the island.
1011.	Controlled growth of areas outside of Honolulu will be vital to keep communities both sustainable and viable in the future. As a chemist, I feel strongly that diversification of the economy is a huge priority that our have huge benefits for the state.
1012.	North Shore resident numbers are smaller than primary urban centers and because of that we residents feel our voices are given less attention. We have a great need for more housing options as well as the possibility of a hotel that would increase employment.
1013.	Un-nuanced questions here can lead to un-nuanced conclusions. Please beware.
1014.	Oahu will never be a thriving, vibrant, consistent econy until it becomes less of a welfare state, becomes less repressive toward business, and less reliant on two industries (tourism and defense). We need to identify other comparative advantages and then open ourselves up for the private sector to build on them. The status quo mentality of punishing the private sector, expansion of government spending and tax burdens is self-defeating in the long run.
1015.	The North shore comunities need more housing.
1016.	It is my sincere hope that the plan will guide Oahu in a direction that will allow my children to find employment, raise families, eventually buy homes, all the while enjoying the natural areas and public trust resources that Hawaii has to offer.
1017.	Island wide light rail would be nice. Efforts to decrease dependence on personal automobiles would be very appropriate here.
1018.	Thank you for your allowing us to provide input -- I think we really need to cut down on all of the red tape that makes things take so long (and increases costs). We are way too restrictive

	and resident/business unfriendly as a state. We need to revitalize the ALOHA spirit in working together (WIN-WIN), not just protecting our turf and our regulations.
1019.	Thank you for asking for input. There are great models on sustainable communities under the Living Village initiative or European Union. There are great ideas for housing, agriculture and education. There is not much marketing of Oahu in Europe. This could be a good revenue stream.
1020.	There has been a university in my community for almost 60 years. I feel that the General Plan should allow it to expand as it helps to train future leaders in many international countries. Hence, the rebuilding of the small hotel to train students in the hotel industry and housing for students, faculty, and staff on the university and PCC is vital to keep it viable.
1021.	There needs to be an efficient process to evaluate and approve developments and economic opportunities. There seems to be a divisive and defensive approach which causes a lot of polarization on issues. No one wants the beauty of Oahu to be destroyed but improvements need to be made in infrastructure and support services that allow quality development to take place without all the red tape and delays.
1022.	More local control of land use decisions. Reduce permiting red tape. Urban bureaucrats don't understand country feelings.
1023.	Unfortunately, relying on tourism and federal monies is all we have with current policies and regulations that strangle small business owners and any kind of new development. However, tourism and federal monies are a shaky economic base. You must promote some kind of new development that is tourism based.
1024.	Need more affordable housing
1025.	I think the Ko'olau Loa area must preserve its country charm. Development of the Malaekahana area will rob the area of its country charm and the natural beauty. Tourism is also not a viable source for a healthy economy. It would be in the best interest of the host culture (na kanaka) if the City developed an agricultural economy with diverse crops for export and local consumption. I absolutely DO NOT support any more development.
1026.	I would like to see more availability of resources moved to other areas of the island.
1027.	Now is the time to update the general plan with policies, programs, services and opportunities to benefit all Oahu residents. Mahalo
1028.	Expand Kam Hwy around the island and build a Costco or Target on the North Shore.
1029.	Kahuku area desperately needs upgrading. Houses are falling apart, cost of living is high, standard of living is low and families are stacked on top of each other. We're losing "locals" in the country.
1030.	Please allow Envision Laie to progress, so that people in Laie will be self sustainable and continue to provide jobs and housing for its people and allow the government to focus on other areas that are not.
1031.	Clean energy should be paramount. There are so many ways to generate electricity on this island, there is really no excuse for not using them.
1032.	Please provide more flexibility for local communities to address their own needs with regard to housing, sustainability, jobs, etc.
1033.	The General Plan should definitely support developments like Ho'opili in Ewa/East Kapolei and the proposed Envision Laie controlled growth program proposed for the Koolauloa area.
1034.	It's a challenge to keep everyone happy...we look to your leadership. It's not about my generation but my children's future...will they have one? Only time will tell. In the mean time,

	one child loves the Mainland and has no desire to return, the other wants to return after finishing College to make her life in Hawaii Nei.
1035.	The current plan has focused mostly on where the population masses are and the remote, less dense areas also need attention to deteriorating infrastructure, pent-up housing demands because of the lack of affordable housing and allowing each community to be as sustainable as possible to minimize traffic congestion because of commuting, etc.
1036.	It would be ideal for a hotel for families, friends and business associates to stay at that is near the Polynesian Cultural Center, BYU-Hawaii and the Laie Hawaii Temple.
1037.	On the east side of the island, motels where visitors could stay
1038.	As population will only continute to increase, the General Plans should focus on smart growth and not be restrictive. Restricting housing and urban development will only continue to put the cost of housing out of reach for most. Having a reliable and predictable system in place helps keep costs contained. One thing the state ought to consider is doing away with the archaic Land Use Commission and leave zoning to the counties to decide.
1039.	Improvement to drainage system in Laie needs to be done BEFORE more development moves in. Kamehameha Hwy needs to be improved/widened on North Shore to support increase in traffic and bikes to be safer.
1040.	The general plan was one of the great legacies of the Ariyoshi administration. One of its strong points is the careful and complementarty descriptions of the various regions of the island so that the entire island over time does not become developed by the otherwise inevitable urban creep. developers, by defintion are in business to develop, and if not held in check, will, in a piecemeal fashion, destroy all of what remains of our sense of place. Developers, by nature do not care about sustainability, except as it pertains to sustaining growth and construction. development, by definition is not sustainable in a context of fixed acreage and resources. For this reason, we must continue to see that the general plan provides oversight and as check and balance system which protects our quality of life and oversees prudent development. with regard to my own reegion (Kooplauloa), the regional plan has long recommended using ahupuaa boundary lines as a way of protecting the rural nature of this side of the island and protecting natural green buffer zones between townships/villages. there is great wisdom in maintaining this practice. If development is allowed to trample on this principle, there will be little left for visitors to see on this island and they will simply decided to visit the outer islands instead. this will hurt our current oahu-based visitor industry entities (Ko Olina, PCC, Sea Life park, Waikiki hotels, etc. The Koolauloa and North Shore regions also contain the primary backyard playgrounds for local residents. who hasn't spent weekends out here? I like the design of the general plan because it defines the primary areas of development while preserving our backyard playgrounds. Who can afford to travel interisland just to enjoy a weekend away from the hustle and bustle and congestion of the South Side?
1041.	Please bring affordable housing to the Laie area so that my family can live together in this special land together forever. Aloha!
1042.	It is wrong that you support Envision Laie your govt leaders are corrupt they do not represent the majority of the population. the most important thing is the people
1043.	Our community desperately need affordable homes.
1044.	Encourage our educated children to stay in Hawaii by providing more affordable housing and by providing opportunities for higher paying jobs.
1045.	Sea level rise is the biggest challenge and we must start planning for this now!

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1046.	We need to live harmoniously with the land. Less development and more environmental initiative s that restore native plants and support watersheds to remain,in there respective streams and original ahupuaa
1047.	Plan does not address the common person who works and would like to own their own house in an affordable neighborhood out side that set aside coridore.
1048.	Thank you for polling this way.
1049.	bus rapid transit would be cheaper and better in these difficult economic times
1050.	Install a seawater pipe and build a SWAC-air conditioned skyscraper second city targeted at Oahu elderly at Kalaeloa (Barbers Points NAS).
1051.	We need to discourage 'voluntary' homelessness. Use some of the unused agricultural lands to develop homeless communities. It is not fair for residents who work hard to live on Oahu as tax paying, law abiding citizens to have to live among insane people desecrating our public spaces. The smell of urine and human feces is unbearable in many areas of the PUC. Arguments about individual rights when supporting protection of the homeless do not hold water. We need to protect the rights of those who contribute to the sustainability and livability of our island. The creation of good paying jobs and the development and support of education infrastructure to train workers to support local industry is key to our future in light of how quickly the retiree cohort is growing. Oahu should focus on reducing entitlements for low-income families while creating incentives for able bodied people to work for the standard of living of their own choosing. Homeless should not be an option. Homeless should be required to reside at homeless farms until necessary skills for living among their families or in mainstream norms are gained. The General Plan should address possible relocation flights for those who become stranded on Oahu and wish to return to their homelands but can't afford to. Thank you for your time and making this forum available. Aloha A feasablitlity study should be conducted to determine if military bases should be required to house their respective military members on the bases where they serve. Why does the government have to subsidize military members' housing allowing them to rent off-base? Doesn't this scenario artificially raise rents making housing unaffordable for many of Oahu's residents? Does a need exist for the General Plan to address Compact of Free Association (COFA) immigrants?
1052.	The plan was created back when there was a great amount of growth, but other factors such as the agricultural export indusrty (sugar, etc) was still booming. We now rely on other venues, especially more on tourism today. These are still vital, but other venues must be created so dependency can be lessened and strengthened at the same time.
1053.	Honolulu should be as business friendly as possible. Encourage businesses by helping them solve their problems rather than adding more complex legal requirements and unnecessary costs.
1054.	We need to be a self sustaining place and not rely on products from off island. We will starve with a transportation failure.
1055.	TIME TO MAKE SOME CHANGES!
1056.	The General Plan needs a clear vision for Oahu. The vision will determine the obejectives and policies.
1057.	The housing on this side of the island is ridiculous what is available is overpriced or substandard.
1058.	The process to go through for any land use change is so convoluted and protracted that it is creating even more demand for what is currently available, driving prices up, and causing more housing problems for those who cannot afford things already. This mandates, out of necessity, that the youth end up staying at home to live in multi-generational homes, with

	myriad additions (almost all unpermitted), or leaving the island to pursue other opportunities. A smart growth plan that allows for reasonable development should be encouraged.
1059.	Some "agricultural land" is too steep to farm without causing excessive erosion and some that has poor soil. Those areas should be allowed to be developed as well designed residential areas that compliment the surrounding areas
1060.	Population percentages by region are very unrealistic and need to be changed. The areas that have low population allotments are economically depressed and risk becoming a "Pacific Appalachia" based on some quaint notion of preserving them. Communities throughout the island should be able to grow in reasonable ways, and should have more work opportunity. "Strong Control" models like the current plan don't tend to work in a dynamic world, since their assumptions are often inadequate to describe the reality they purport to represent and since conditions change MUCH faster than the plan. The plan needs to be more along the lines of "loose control" and the elements that restrict growth in certain regions need to be done away with. Encouraging growth is fine; restricting growth is not fine and needlessly depresses potential development that could actually be very important to our island in the future. Beyond removing needless restriction, more needs to be done to improve the job base (no matter where that is on the island...) and dramatic improvements in education are key. This goes well beyond K-12; we need to promote the growth of ALL universities on Oahu, since those are just as important to our island's future as the primary and secondary schools. The Plan seems to overlook this very important university component, or to even restrict it in a heavy-handed way as part of enforcing population targets in some areas. That is a deficiency that must be remedied.
1061.	Scrutinize spending and dump that rail transit project. The majority of people who have to commute in our community have to drop the kids at different schools/day care and then continue on to work. The people who don't have to do this live within walking distance or up to 5 miles from their job.
1062.	III.Obj A.2 - follow objective and allow the restoration and building of sea walls and reclamation of land eroded by the ocean.
1063.	We should not be reliant on tourists or the government to sustain Hawaii. We should come up with ways to support our self better.
1064.	we need sustainable growth without destroying the envionment
1065.	We should not be looking to the Federal Government to support us. We need fewer Unions and less restrictions on businesses.
1066.	Survey conflates what's needed in the abstract with what can be done (by someone) and with what can be done through the General Plan process. This is understandable but a source of confusion. More discussion of how Oahu (government, citizenry, economy) can rely on or use the General Plan would be helpful.
1067.	We need to improve our education system and put things in place to bring our Ohana back to Hawaii. We need to have other economical resources besides tourism. Improve the wages and we need to pull together as a Hawaii OHANA to sustaiin our community whether you are white, black, yellow or whatever color or make you may be. We need to work as a team to make our dreams for our children come true. Lets put our differences aside and strive to do only what is best for the future. Can we listen to our younsters voices for they are the future and stand behind them to support and guide them along. Lets not shoot them down but make them florish with their bright ideas instilling the values of their Aina and what is important in life. Mahalo.
1068.	slow development is the fault of building permit delays.

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1069.	Should have been revised years ago; too late already.
1070.	We need to think outside the box and stop getting caught up in bureaucracy, egos and politician personalities. Focus on entrepernership & economic creativity. Small business needs less restrictions.
1071.	Eliminate "feel good" aloha programs and concentrate on technology and industry.
1072.	It is not realistic in certain cases.
1073.	I feel the new rail system should be developed island wide - circle island and the city/county should have accepted the proposal that was made to develop it by private enterprise several years ago.
1074.	Food for thought: While looking back when I was growing up to what I am experiencing now. It is pertinent to have changes that will suite the current economy. Not to over do but what is needed. Perhaps, update the General Plan more often, maybe three to five years from now there will be a need to revamp verses reviewing the General Plan in twenty-five years. Preferably, I would very much like our State and City & County review tax hikes every twenty years!
1075.	Make plans that work for the people who live here and have ownership, stop making it better for those who make mainly profit and can leave or sell to make more profit and hurt the one who own and not looking to profit. Keep Hawaiian Lands in Hawaiian Hands!
1076.	Oahu is already overpopulated. More developement cannot be sustained. Not enough water, sewer, landfills, ect. No new housing developements should be approved. Moratorium on all new developements until island is more self sufficient. (Food, energy)
1077.	People in outlaying areas i.e. Laie need housing and need more opportunity to work close by
1078.	The general plan needs to reflect the needs and desires of the communities. If the Sustainable Communities Planning process is corrupted by the C&C, the communities have no say in their future; case in point, the Koolauloa SCP had Envision Laie inserted into the draft by the C&C, not the Koolauloa community.
1079.	The City of Honolulu has a terrible reputation regarding assistance to new businesses. that needs to change if we are going to strengthen and diversify the local economy.
1080.	Development Plans should not be "conceptual" but detailed regional components of the GP. Otherwise, the GP is "general" and the DP's are "conceptual" Details are needed somewhere in the heirarchy to make the Plan "comprehensive".
1081.	The General Plan mandates protection of O'ahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development and to give consideration to natural features such as slope, flood and erosion hazards. Did someone tell this to the Director of the Department of Permitting and Planning? Director has never met a development project he didn't like or permit. Although we have mass wasting on our ridges and slopes, permits are routinely given for projects that sit precariously above already developed valleys. Mountains are allowed to be blasted with TNT so more houses can fit into development projects. Even though we have laws to protect the public's access to the shoreline, the DPP gives permits to shoreline homeowners to build walls and gates to keep the public out. This has the effect of turning our public beaches into private ones. It allows hotels to build 26 story condotells into our shoreline setback. Who is watching the City and making sure that it is following the General Plan? No one because we have spot zoning going on every day at the DPP. But you knew this already because you only left enough space for people to write one sentence of comments.
1082.	I think if housing needs to be increased, density should be increased to prevent sprawl. Housing areas should include New Urbanism and LEED ND principles so people can walk or

	bike to work, shopping, recreation, and groceries etc. Everyone doesn't need a yard. Safety needs to be addressed as well as housing and building quality. What about an aesthetic standard for buildings - there are many 60's and 70's looking high rises that are eye sores. People commute because they can't afford family housing near decent schools. Good jobs, affordable housing and decent public schools are not in the same vicinity of each other.
1083.	I am a Native Hawaiian and I would like to see more focus on renewable sources energy such as wind and solar. Hawaii is blessed with massive inherent potential in these fields. Responsible development in these industries will lead to more green jobs and less dependency on fossil fuels. We have everything we need to be a model for the world and yet all we can focus on is adding more hotels? The reality is that we have enough hotels and their occupancy is low as it is. People visit Hawaii for the experience and lets face it, the compartmentalized, corporate experience of staying in a Waikiki cookie-cutter hotel is getting old for a lot of people. I am not against tourism and I support bed and break-feast establishments. Tourism is here to stay. But maintaining Hawaii's visitor count should be done by highlighting the intrinsic qualities of Hawaii's culture and environment - not by adding more senseless hotels.
1084.	Sustainability = living, working, learning, and playing in the same community. Urban cores reduce human quality of life and are not sustainable. Keep families in the country.
1085.	To achieve true sustainability, economic development and housing supply must be encouraged in areas besides Oahu's urban cores.
1086.	We need increased and better planning than we have been getting. Visitors no longer want to come to Oahu - too much concrete, We need to build up not out. We need more rental apartments.
1087.	This survey seems to have a slant towards development. We need to move towards more sustainable solutions and continued growth is not the answer.
1088.	Question #3 is worded based on the assumption that the distribution of population should and can be "enforced" by the General Plan. The "stick" approach is one way, please consider that the City and County can provide a "carrot" approach of making the corridor between Kapolei and UH an attractive place for growth to concentrate (barring the limitations placed by global sea rise).
1089.	TOD development (Nodes) should replace the growth directed to Central Oahu to protect Ag land.
1090.	1. Preservation of open space is critical to the future community well-being and long term economy. 2. Promote policies that encourage government efficiencies and productivity.
1091.	The north shore of Oahu is under threat of large scale development and could threaten tourism as a whole. Keep development in town so the "Town and country" doesn't turn into "Town and Town". Changes to the rural country feel will effect visitor enjoyment and increase traffic to a point where the just wont come anymore... and that's not good for anyone.
1092.	Thank you for this effort. I am eager to help.
1093.	The current General Plan has been undermined somewhat by development interests on the North Shore and Ko'olauloa (through the Ko'olauloa Sustainable Communities Plan). If a new General Plan intends to direct tax revenue towards infrastructure necessary to build within the urban core, then residents of Ko'olauloa and the North Shore should be reassured that this area will remain rural. Current proposals for development at Turtle Bay and "Envision Laie" threaten to tear apart the fabric of our communities and fly in the face of sustainability.

17. Please feel free to share any additional comments about Honolulu's General Plan

1094.	We need affordable rentals now. Actually we needed them yesterday. There should be rent control like NYC so greedy landlords are stopped and more affordable housing must be a top priority now.
1095.	It is important to think creatively about our future if we continue to depend on an economic model developed in the 60s i.e. resort development and the military we will continue to perpetuate the same problems we are facing now - we need to develop a planning process that supports an economic base that pays a decent wage and take control of our development future and not just give in to anyone that has the money as current and past administrations have done despite the General Plan. We are injuring our people and our `aina with our shortsightness. We must look at ways to implement and enforce a carrying capacity for the islands not an easy task.
1096.	This is a singular opportunity to pause, review and redefine (now that we are living in the 21st Century and are aware of the extreme fragility of our Hawai'i) the General Plan with the emerging 21st Century Global principles of sustainability. We are so fortunate to be able to embed these values in the Hawai'ian value system which is our cultural heritage and will allow us to express 'Aloha 'Aina" in or own unique General Plan.
1097.	the gov't worries about welfare fraud but does not even consider that there are companies which produce nothing but buy and sell tax credits for alternative, renewable energy, for example, esp if they are "popular"
1098.	Directing growth in Central O'ahu makes no sense given traffic, the proposed route of transit, the need for ag land and the aquifer. Growth must be directed to 'ewa and the PUC.
1099.	Preserving good, not only the best, farmland is extremely important.
1100.	Self sufficiency carrying capacity should be addressed. Buildout population should be addressed.
1101.	Honolulu must admit that not everyone can have a house, and work to provide neighborhoods more optimized to live/work, more vertical and less sprawl. Creating a city on the west side with no resources where everyone must drive for hours to reach work is not a solution except in providing some housing. Let's look to Portland for urban planning and sprawl control, and to Manhattan for life in constrained spaces.
1102.	With climate change and escalating oil prices poised to totally change how we live and our notions of sustainability, it is absolutely CRITICAL that we stop allowing 'growth' for its own sake to dominate our future planning. We must learn to do more with less, to emphasize food security, conservation, reduction of waste, etc. We must get off of the 'consumerist' bent we are on, and steer away from reliance on tourism. Tourism we be a casualty of both escalating oil prices and climate change when we realize how serious both are shortly. Let's get ahead of the curve on this one.
1103.	Please consider the whole island. Please do NOT be Honolulu Centric.
1104.	Rail is needed.
1105.	One of the biggest flaws in the General Plan is that rural areas are governed by urban policies. In other words, much needed managed growth is too dependent on overgrowth in Honolulu and Ewa!
1106.	why no mention of the rail projct in the survey. It will have an enormous negative affect on the island and should be abandned now before it is too late
1107.	Sustainability equals balance or equilibrium. The phrase "sustainable growth" is self contradictory in an island context. The carrying capacity of this island has either been exceeded or will soon be. We are currently faced with: overflowing landfills, sewage spills,

	frequent traffic gridlock and so on. The General Plan must recognize these realities and limit future growth accordingly.
1108.	Oahu's residential communities have been plagued by illegal vacation rentals and B&B lodges operating in residentially zoned areas. These illegal businesses reduce the inventory of long-term housing for local residents and adversely alter the character and social fabric of residential neighborhoods. They take revenue away from properly licensed hotels in properly zoned areas such as Waikiki, and compromise neighborhood security watch programs. These illegal vacation rentals also compromise Hawaii's sexual predator laws and negatively impact neighboring property values.
1109.	Please do not monkey with the General Plan. It's a good plan that preserves the rural areas and urban areas. The Department of Planning and Permitting is already violating the principles and intent of the General Plan by monkeying with the various Sustainable Communities Plan. We do not want the whole island of Oahu to be cemented over. Those who love urban areas should move to the urban areas. We do not want the rural areas turned into a Kaneohe or Waikele. It ruins the island's charm. It also ruins the lure for tourists. I hope this Oahu General Plan is not an excuse to DPP to drastically change the existing plan. Remember we are Hawaii; we are not San Diego or Florida.

QUESTIONNAIRE

Thank you for taking the time to complete this survey by the City and County of Honolulu Department of Planning and Permitting.

This survey is being conducted as part of the City's General Plan Update Project. The findings from this survey will provide valuable insight about issues being considered as part of the City's effort to update the General Plan. The findings will also be used to focus discussion at the first Community Meeting for the project, to be held on Thursday, July 7, 2011.

The survey will be open through September 1, 2011. Complete survey findings will be posted on the City's project website shortly after.

This survey consists of 17 questions, and should take about 10 minutes of your time to complete. Your answers will be completely anonymous.

The "status bar" at the top of the page measures the percentage of the questions completed and indicates your progression through the survey. In order to navigate through this survey, please use the following links:

- Click the "Next" button to continue to the next page.
- Click the "Prev" button to return to the previous page.
- Click the "Exit this Survey" button at the top right corner of the page if you need to exit the survey.
- Click the "Done" button to submit your survey.

If you have any questions, please contact Helber Hastert & Fee, Planners at gp2035@hhf.com or by phone at (808) 545-2055.

Thank you for your participation and interest in this project.

1. What characteristics do you value most about living on O‘ahu? Please select the three characteristics that make O‘ahu unique and/or special for you (check only three).

- [ ] Clear distinction between town and rural areas
- [ ] Opportunities to enjoy surrounding natural areas (mountains, shoreline/beaches, ocean areas)
- [ ] Parks and recreation opportunities
- [ ] Local culture and values
- [ ] Proximity to family
- [ ] Strong sense of community
- [ ] Efficient transportation networks
- [ ] Housing choices
- [ ] Economic opportunities
- [ ] Other (please specify)

2. From the list below, which do you believe are the five most important issues that need to be addressed by the General Plan? (check only five)

- [ ] Traffic and congestion
- [ ] Improving residents' quality-of-life
- [ ] Native Hawaiian cultural issues
- [ ] Homelessness and availability of housing
- [ ] Economic opportunities
- [ ] Development pressures
- [ ] Changing character of existing neighborhoods
- [ ] Upgrading and expanding capacity of infrastructure systems
- [ ] Protecting agricultural lands and increasing agricultural production
- [ ] Environmental protection
- [ ] Decreasing dependence on fossil fuels
- [ ] Possible effects of rising sea level and flooding due to climate change
- [ ] Other (please specify)

3. Important policies of the General Plan:

1. facilitate the full development of the Primary Urban Center (Pearl City to Kāhala),
2. encourage the development of a secondary urban center in ʻEwa (Kapolei),
3. encourage further development within the ʻEwa and Central Oʻahu urban-fringe areas, and
4. thereby relieve development pressures in the island's remaining urban-fringe and rural areas.

One of the tools that the General Plan uses to implement these policies is a set of population percentage guidelines for each Development Plan (DP) and Sustainable Communities Plan (SCP) area. These percentage guidelines show what percentage share of the entire population of Oʻahu each area should have in the year 2025. The General Plan's current percentage guidelines for 2025 are:

Location	Percentage Guideline
Primary Urban Center	46.0%
ʻEwa	13.0%
Central Oʻahu	17.0%
East Honolulu	5.3%
Koʻolau Poko	11.6%
Koʻolau Loa	1.4%
North Shore	1.7%
Waiʻanae	4.0%
OʻAHU TOTAL	100.0%

Do you agree that these population percentage guidelines have been effective in achieving the General Plan's directed growth?

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

4. Looking to the year 2035, O‘ahu's population is projected to be more than one million residents (representing an increase of about 85,000 people from the year 2010 population of 953,000 residents).

Do you agree with the following statement?

In planning for the year 2035, the City should direct the major portion of all future growth to the Primary Urban Center, ‘Ewa and Central O‘ahu. There should be no significant increase in housing supply in other regions.

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

5. The General Plan reflects a sustainability strategy, when the Plan is reviewed in total. However, the Plan does not explicitly discuss the concept of "sustainability."

Do you agree with the following statement?

It is important that the General Plan be amended to formally recognize the goals of achieving a sustainable future, and the role of sustainability in shaping land use and other decisions.

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

6. Do you agree that policies that address the effects of sea level rise - such as increased shoreline setbacks to direct development away from coastal areas and infrastructure investments to address potential flooding - are important considerations for the General Plan?

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

7. Which broad categories of visitor-oriented services might be needed in the future?

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
Another large-scale destination resort like Ko ʻOlina Resort (up to 4,000 units)	◯	◯	◯	◯	◯
Smaller hotels in selected communities (250 units)	◯	◯	◯	◯	◯
Supervised bed & breakfast accommodations	◯	◯	◯	◯	◯
Vacation rental homes within existing residential neighborhoods	◯	◯	◯	◯	◯
Improvements at existing outlying hotels and resort areas	◯	◯	◯	◯	◯
Amusement parks, such as the Hawaiian Waters Adventure Park	◯	◯	◯	◯	◯
New ocean-based attractions	◯	◯	◯	◯	◯
Improved sandy beaches along Waikīkī Beach	◯	◯	◯	◯	◯
Attractions based on Hawaiian culture	◯	◯	◯	◯	◯
Agriculture-based tours and eco-tours	◯	◯	◯	◯	◯

8. What are the three most important factors that will contribute to the success of O‘ahu's agricultural industry? (check only three)

- [ ] Increased consumption of locally-grown products (greater self-sufficiency)
- [ ] More crop diversification
- [ ] Greater supply of farmers
- [ ] Improved transportation (to get products to market)
- [ ] Land held in perpetuity for agriculture
- [ ] Government assistance to farmers (e.g. subsidies, marketing support, etc.)
- [ ] More export crops
- [ ] Stronger pests and invasive species controls
- [ ] Other (please specify)

9. The current supply of unused high quality agricultural land far exceeds the acreage of high quality agricultural land in production. Indicate how you feel about each of the following statements.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
High quality agricultural lands should be preserved as open space, and never developed.	◯	◯	◯	◯	◯
High quality agricultural lands need to be saved for future farming needs.	◯	◯	◯	◯	◯
Protect only the very best farmlands, and let the rest be developed over time, as needed.	◯	◯	◯	◯	◯

Other (please specify)

10. The most important housing issue for the future is: (check only one answer)

- ◯ Homelessness
- ◯ Housing affordability
- ◯ Overly restrictive land use policies
- ◯ Increasing the supply of rental housing
- ◯ Distributing affordable housing throughout the island (and not concentrating it in ʻEwa and Central Oʻahu)
- ◯ Other (please specify)

11. What is most needed to improve the affordable housing situation on O‘ahu? Rank the following items from 1-4, where 1 is the most important and 4 is the least important.

	1 Most Important	2 Important	3 Somewhat Important	4 Least Important
Better paying jobs	◯	◯	◯	◯
Less restrictions on housing development	◯	◯	◯	◯
Government provided housing	◯	◯	◯	◯
Requiring private developers to provide a greater percentage of affordable housing	◯	◯	◯	◯

12. The General Plan identifies policies dealing with the importance of maintaining a healthy economy. The global economic environment has undergone significant change since the 1970s when the General Plan was first adopted.

Economic policies in the General Plan should now encourage: (check only three)

- [ ] New growth industries
- [ ] Remote workplaces (e.g., telecommuting, work-at-home options)
- [ ] Educational strategies to support desired industries
- [ ] Improved transportation and communications networks (for systems serving on-island, statewide and abroad)
- [ ] Reducing dependence on imported oil
- [ ] Increasing the percentage of food that is grown and consumed locally
- [ ] Competing in a global marketplace
- [ ] Other (please specify)

13. Continued reliance on the visitor industry and federal spending as major components of our economic well-being, as noted in the current General Plan, are important for our future economic prosperity.

- ◯ Strongly Disagree
- ◯ Disagree
- ◯ Neutral
- ◯ Agree
- ◯ Strongly Agree

* 14. What is the five digit zip code where you currently reside?

ZIP/Postal Code:

* 15. What is the five digit zip code where you currently work?

ZIP/Postal Code:

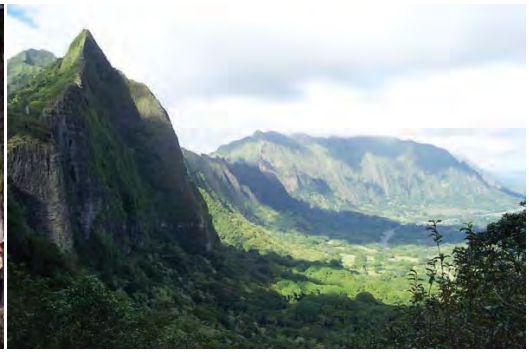
16. How long have you been a resident of O‘ahu?

- ◯ Less than 5 years
- ◯ 5 - 10 years
- ◯ 10 - 20 years
- ◯ 20+ years
- ◯ I am not a resident

17. Please feel free to share any additional comments about Honolulu's General Plan.

J

COMMUNITY MEETING NO. 1
JULY 2011



O‘AHU 2035:
GENERAL PLAN FOCUSED UPDATE.
YOUR ISLAND. YOUR FUTURE.

The City and County of Honolulu Department of Planning and Permitting invites you to learn about the General Plan and share ideas and opinions about updating the General Plan.

COME TO THE COMMUNITY MEETING

Thursday, July 7, 2011
6:00 – 8:30 pm
(Registration begins at 5:15)

MISSION MEMORIAL AUDITORIUM
550 South King Street

Free parking at
the Fasi Municipal Building

VISIT THE PROJECT WEBSITE

http://honoluludpp.org/planning/OahuGenPlan.asp

- Read the current General Plan
- Read the “Key Planning Issues” summary and background reports that discuss trends in Agriculture, Tourism, Affordable Housing, Sustainability, and Industrial/Commercial Lands

TAKE THE SURVEY
JOIN OUR E-MAIL LIST

http://honoluludpp.org/planning/OahuGenPlan.asp

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CITY AND COUNTY OF HONOLULU ★ STATE OF HAWAII ★

SHARE THIS MESSAGE AND FORWARD TO OTHER INTERESTED PARTIES

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY **July 14, 2011**

Date:	July 7, 2011	**Project Name:**	O'ahu 2035: General Plan Focused Update
Time:	6:00 to 8:30 pm	**Recorded by:**	Corlyn Orr
Location:	Mission Memorial Auditorium		
Subject:	Community Meeting #1		
Attendees:	See attached		
Reference:	Community Meeting #1 PowerPoint Presentation		

Introductions

The purpose of the first Community Meeting for the O'ahu 2035: General Plan Focused Update was to present the project purpose and scope, discuss preliminary findings, and begin soliciting community comments. Jiro Sumada, Department of Planning and Permitting (DPP) Deputy Director, convened the meeting at 6:05 pm and introduced City Managing Director Doug Chin. Doug Chin provided opening remarks, which included thanking everyone for their attendance and participation, and a brief statement about current economic conditions in relation to the General Plan Update. Mr. Chin emphasized that the City's ongoing fiscal challenges may have a positive effect on planning discussions, and is also a major factor in the planning team's use of technology to communicate information and facilitate participation.

Presentation

Scott Ezer, principal with Helber Hastert & Fee, Planners (HHF), provided a 30-minute presentation that included: an overview of the City's planning program and the role of the General Plan; purpose and objectives of the project and the proposed project schedule; summary of the key planning issues and preliminary survey findings; and ways to provide comments and be involved in the project.

Comment Stations

Five comment stations were set up at the front and rear of the auditorium. Topics for the comment stations were organized according to the 11 "Key Planning Issues" summaries, with summaries displayed and grouped as follows.

Station	Key Planning Issues Summaries
1	1. Future Growth Pressures and Constraints 2. Regional Population Distribution
2	3. Regional Employment and Mobility Patterns 6. Economic Strength and Prosperity
3	4. Changing Character of Population and Housing 5. Affordable Housing Needs
4	7. Waikīkī's Future Role as a Visitor Destination 8. Other Changes in the Visitor Industry
5	9. Keeping Agriculture's Future Healthy 10. Preparing for the Impacts of Global Warming 11. Adding Sustainability as a Fundamental City Policy

Following the presentation, meeting attendees were asked to visit the various comment stations and write their comments on post-it notes before placing their written comments on the displays. The comment stations were manned by DPP and HHF staff who were available to answer questions and assist participants, as needed. Forty minutes were provided for this exercise. Verbatim transcriptions of the comments are appended to this meeting record.

Additional Written Comments

Attendees were encouraged to submit other written comments, if there were additional areas of concern that were not addressed by the comment stations. Index cards and a comment box were posted near the auditorium entrance for this purpose (see “Additional Comments” section of the appended comments).

Open Microphone Session

The group was reconvened at around 7:45 for the open microphone session. Each speaker was given a one-minute time limit. Individuals wishing to speak longer than one minute were allowed to do so after everyone had a turn to speak at least once. The oral statements are also appended to this meeting record.

Meeting Attendees’ Place of Residence

Each attendee was given a colored ½-inch “dot” when they signed in, and were asked to place the dot on a large format map of O‘ahu to generally show where they live. The map showing the distribution of meeting attendees’ place of residence is attached.

Next Steps

Scott Ezer wrapped up the meeting following the open microphone session. It was emphasized that comments could be submitted through September 1, 2011. Everyone was encouraged to review the background information posted on DPP’s project website and sign-up for the project e-mail list, take the survey through July 14, 2011, and help get the word out about the project.

The meeting ended promptly at 8:25 pm.

O‘ahu 2035: General Plan Focused Update
Community Meeting #1 Attendees

City Managing Director:	Doug Chin
Department of Planning and Permitting:	David Tanoue, Director Jiro Sumada, Deputy Director Kathy Sokugawa Randy Hara Mike Watkins Steve Young Hal Senter Renee Espiau Blanche Chong Lori Honma
Helber Hastert & Fee, Planners:	Scott Ezer Corlyn Orr Tara DePonte
Community Attendees (79 individuals):	Hilarie Alomar Dana Anderson David Arakawa, Land Use Research Foundation Michael Asato Gail Baron Tom Brower Dennis Callan Charles Carole, League of Women Voters Mahealani Cypher Mike Dau, Kipapa Gulch Estates Nancy Davlantes Dr. Kioni Dudley Laura Figueira Randy Fujiki Dan Garab Brian Gibson, OMPO Matthew Gonser Ron Gonzales, Lyon Associates Polly “Granny” Grace Mike Hamasu Kathryn Heath Laurien Helfrich-Nuss Glenn Ida Keith Ishida, Office of Housing Choon James Rocky Kaluhiwa Steve Kelly Kevin Killeen John Kirkpatrick Annie Koh Poka Laenui Questor Lau Roberts Leinau Michael Levine Debra Luning Aki Marceau Michelle Matson

Larry McElheny
Fred Mencher, O‘ahu Farm Bureau
Geoff Miasnik, MVE Pacific
Brandon Mitsuda, Honolulu City Council
Amy Monk, Hawai‘i Kai Neighborhood Board #1
David Monk
Barrie Fox Morgan
Art Mori
Trish Morikawa, Managing Director’s Office
Maurice Morita
Daisu Murai
Gail Myers, City Council
Reverend Bob Nakata
Kathleen Pahinui
Melissa Pawneshing
Karen Piltz
Stew Ring
Bruce Plasch
Elizabeth Reilly
Cynthia Rezentes
Kim Ribellia, Office of Council Chair Ernie Martin
Ken Robbins
Shaunagh Robbins
Bill Sager, Kāne‘ohe Neighborhood Board #30
Stuart Scott
Ben Shafer
Vincent Shigekuni
Elaine Shinagawa
S. Simmons
V. Simmons
Frank Skrivanek
Bob Smith, Wai‘anae Neighborhood Board #24
Mary Steiner, Outdoor Circle
Soulee L. Stroud
Chontel-Tiare Ta‘ala
Paulette Tam
Nanette Vinton
Perry White
Jim Wood, Windward Ahupua‘a Alliance
Shannon Wood, Windward Ahupua‘a Alliance
Jun Young
Kimi Yuen

KEY PLANNING ISSUE 1: Future Growth Pressures and Constraints

- Keep the current General Plan. People who want to live in urbanized area can move to urbanized area. It's only an hour drive from one end of the island to the other.
- Population density in PUC should continue to rise as mass transit is built, leaving rural & country areas with low densities, and used for recreational & agricultural uses.
- We must preserve Oahu's sense of place. We cannot imitate Florida or Arizona. We are Hawaii. We are only 598 sq miles carrying capacity must be considered.
- Focusing Growth in the Urban Core. Allow downtown to become a "city" against the small town image. Consult EPA Smart Growth Policies
- Land Use must be based on merits, infrastructure costs, Hawaii's sense of place and not social media propaganda based on flawed EA, EIS, polls, t-shirts and free food.
- What do we want Oahu to become? Will we be cursed or complimented by our future generations? Will they enjoy Hawaii – open space. Rural ambience - that we enjoy now in the Koolaus and North Shore.
- The General Plan should shape housing priority & geographic (high density vs. single occ.) distribution through zoning, rather than allowing sprawl based on perceived trends.
- Important to keep country. The 3rd city Envision for Laie will totally change the character of Windward Oahu. It was stuck into the Koolauloa Sustainable Community plan in the 3rd draft & with no community discussion.

KEY PLANNING ISSUE 2: Regional Population Distribution

- Question: Does the 2010 census figure for Oahu include the military & dependents too?
- % of island population is <u>great</u> concept. However, when the whole island gains even tiny growth – say 200 homes can seriously impact areas w/limited infrastructure - such as <u>one road</u>. How to make abstracted percentage more "humane"
- Stick to the General Plan. Keep the country country. It makes economic sense too! Tourists do not come to see Kaneohe or Mililani.
- We are a small island. It's not too far to drive one end of the island to another. We should sacrifice a bit than keep cementing the whole island.
- To be more accurate – maybe we need info. Every five years to be more accurate, than every 10 years.

- Carrying capacity is smart planning. Once you cement over a piece of land, you can't get it back.

- Carrying capacity. There are many illegals that we do not count.

KEY PLANNING ISSUE 3: Regional Employment and Mobility Patterns

- Economic growth & jobs is necessary islandwide for large urban & small rural communities alike.

- Keep the General Plan "as is." Urban Core, tourist, and urban fringe should remain "as is." We need open space for many good reasons. Preserving the rural windward/north shore preserves Hawaii's sense of place.

- Expand the rail project to include UH – Manoa & Waikiki as well.

- How or will plan – address proposed and hotly contested rezoning proposals and special permit desires of North Shore & Koolauloa?

- It is unrealistic to think there will ever be enough jobs in Leeward to consider it a "city."

KEY PLANNING ISSUE 4: The Changing Character of Population and Housing

- Don't know. But it's critical that it does.

- Will plan address clash between state and county permitting?

- 1978 Gen Plan directed growth to Leeward Oahu & opted to slow or limit growth in Windward Oahu – Keep it that way!

- Please look at Peter Cooper Village and Stuyvesant town in Manhattan for beautiful, park and affordable housing complexes.

- Keep the Gen Plan as is. It keeps Oahu's sense of place. People can move around. It's just a small island.

- Elderly would benefit from apartments in the PUC, freeing up their houses in the suburbs.

KEY PLANNING ISSUE 5: Affordable Housing Needs

- More urban housing in the city in very tall buildings would help.

- Lack of affordable housing directly related to military housing allowance in areas w/large military populations – they compete w/local families, leading to crowded living conditions

or homelessness & drive up cost of rentals. Require military installations to keep military residents on their bases or provide affordable housing subsidies for local families to address demand for affordable rentals.

- "Facilitate the maintenance." Need tax incentives to redevelop affordable housing.
- Future Housing – We need to get the cost of retirement condo living down so retirees don't have to leave Hawaii & can sell their homes & downsize.
- Housing that provides shelter & security isn't it a need of all "animals," us humans included. Homelessness is a human phenomenon. Other animals don't have this unless we humans destroy their habitat.
- Homes in some residential communities are being marketed as vacation homes or TVU business. Residents are being out-bidded for their homes, making some communities unaffordable for residents.
- Need to build more single room occupancy units at affordable rents. This could help reduce homelessness, at least among single people.
- Response to the questions:
  1. –--
  2. Yes.
  3. Yes. By creating/outlining private incentives to develop more affordable inventory.
- I believe in order to promote cultivation of more locally grown food and the concept of "food security", in Kaneohe, there shouldn't be any more housing development on and/or subdividing of agricultural land and conservation lands. Addition of 210 affordable homes in Keapuka's watershed banana patch area will have less rain prompting Kaneohe residents to use more water to irrigate yards. I oppose zone changes from agricultural land to all types of residential zones.
- Use ag lands for homeless villages. Homeless can grow food.
- We should have incentives – easy permitting, tax incentives for at-home businesses – anything to reduce commuting volumes!
- Affordable housing can only happen if it's financially feasible for landowners & developers. Incentives are needed so that more can be developed/built.
- "Affordable housing" is $200k. Most locals will be kicked out of their homes if property taxes continue to rise because of new subdivisions.
- Keep Hawaiian Lands in Hawaiian Hands. Keep the country, country.

- Response to the questions:
  1. ---
  2. Absolutely
  3. Absolutely

- Homelessness can be remedied with affordable rentals. Leave the expensive contractors.

- Since 1970s how many housing units have been developed? Of the 14,000 affordable housing units built by developers as required, how many are still affordable?

- If we "solved" the affordable housing issue, we probably would have a population boom – we should try anyway.

1. Commit developers to development of affordable housing units in areas they develop. No swapping land credits as currently allowed.
2 Yes.
3 Yes and in rural areas. Ignorant to not include homeless elsewhere and not all homeless wish to live in urban areas.

- My response to the questions:
  #1 the City's goal for housing & affordability
  #2 yes – it impacts all residents & infrastructure
  #3 yes

KEY PLANNING ISSUE 6: Economic Strength and Prosperity

- Does economic and prosperity include concept of island's carrying capacity?

- Decentralize
  - Government
  - Education
  - Industry

  Traveling in herds in the morning to work/school & home in the afternoon is a failed planning idea.

- We should be planning for the post-tourism era. Oil price increase jumps & bottlenecks in availability will kill tourism sooner than we imagine. To be extrapolating tourism trends is a mistake & we should diversify away from it sooner than later.

- While growth in the media and film industry would largely benefit from continued tax incentives from the state, the role of the county and city has been relatively underdeveloped. Problems are based around:
  - Lack of trained workforce (imported talent)
  - Limited space; (creation of Advertiser building sound stage has worked to address this…)
  - Underdeveloped coproduction (international) promotion of opportunities in partnership w/tourism office.

- Food security is important. All lands can be great fertile ag lands because there are limitless ways to grow food – sustainability cannot continue when the whole of Oahu is paved over.

- Own the "well" whatever the source may be.

- What forms of fuel & energy options do island economies have that will enhance & augment its capacity for sustainability? At what point to we say we are "too" vulnerable to export?

KEY PLANNING ISSUE 7: Waikiki's Future Role as a Visitor Destination

- Waikiki is turning more & more into time-share units to attract more visitor similar to Orlando, Florida.

- Response to question #1: yes
  Response to question #2: yes

- Keep Babylon in Babylon

- Response to the questions:
  1. Yes. While also considering how to allow growth of other established resorts.
  2. No.

- Got to become bike & pedestrian friendly if you want Waikiki to be world class destination

- No hotels all over the island. We do not want to be LA.

- New markets!
  China
  Brazil

- Waikiki needs renovating or in some cases reconstruction in order to compete in the World Market.

Infrastructure should be upgraded to keep up with demands.

- Tourists come to see "Hawaii", not cemented Oahu. Don't kill the golden goose. Keep the country country!

- Reinvestment in Waikiki has turned it around into a significant & attractive world destination. It is amazing to hear the many languages spoken there. The magic is evoked by people, culture & place. We definitely need to support it.

KEY PLANNING ISSUE 8: Other Changes in the Visitor Industry

- With the demand for alternative visitor accommodations (Bed & Breakfasts) & the increasing demand for eco-travel, a focus on "green" tourism should be considered specifically vacation/beach home rentals, cultural hostels & home stay programs that move away from package vacations & emphasize deeper meaning/valued travelers & accommodations. Policies in place today do not make it easy for this evolution of the visitor industry.
  A focus on health/medical tourism, philanthropic & academic tourism has a lot of potential for growth. Giving residents more power & resources to host or be part of that evolving industry is key to keeping visitor $ in Hawaii.

- Response to the questions:
  1. Yes
  2. Yes

- Tourism Focus Group identified as a priority: Residents' needs above tourism. Include this promise in the General Plan.

- Keep the North Shore Country.
  Resort destinations in Kahuku & Laie were mistakes. If allowed to grow, these areas will incrementally turn into country destroying monsters.

- Who are the "experts" in your pre-consultant period?

- No Marriott hotel in Laie. A small hotel is ok but not such a big building mass.

- Every house turned into a TVU or B&B hotel is one less house for residents! No more B&B's/TVU in residential zoning!

- Ko-Olina is a counterpoint to Waikiki. How do we or can it co-exist with country?

- The general plan must be adhered to. We want to be different than Florida or LA.

- Increased or stable, legal B&B's could be allowed in most communities on Oahu without negatively affecting the quality of life of the residents, if adequate regulation was assured.

- If we continue to be rude to visitors in our small communities we soon may not have them - what then when they no longer feel welcome – We need them.

- Why are Kahuku & Laie a "given" for resort development – we prefer to keep resort development on Leeward Oahu – concern re. traffic & growth impacts on Windward coasts.

- Response to the questions:
  1. No
  2. Yes, if enforced and taxed higher rate.

- Residential zoning should be for residence. No hotel-like businesses in residential neighborhoods.

- The process of zoning & codification of that zoning is clear – Why would the General Plan identify one zoning segment (or rather, violations of zoning specific to visitor accommodations) as negotiable? TVUS & B&B permit rules & regs are clear and should only have exceptions thru the same process of other non-conforming uses.

- I can appreciate the desire for smaller visitor & resident vacation accommodations as long as traffic isn't made worse, nor life in the community when they are sited/approved.

- Response to the questions:
  1. No
  2. No B&B – TVU in residential

- I take exception with the statement "There appears to be an evolving interest in 'community based' hotels." This interest is developer driven. C&C should enforce laws against B&Bs/TVUs.

- Waikiki has grown & continues to grow in hotel density, so leave Koolauloa & North Shore out of the clutches of that industry. This GP process is the opportunity to remove Turtle Bay expansion, also do not approve Laie expansion.

- No TVUs or B&Bs in non-resort areas. Keep Residential Neighborhoods for the residents.

- Keep the country country! It is not a tourist destination.

- Recognize decentralized accommodations but not in residential neighborhoods.

- Maintain the complexion of our bedroom communities. Visitors have Waikiki.

KEY PLANNING ISSUE 9: Keeping Agriculture's Future Healthy

- Ag lands are ag lands. Do not rezone further for profiteer developers.

- There are fallow acreages because the "Big Five" keeps them under lock and key.

- Save the ag lands for the future.

- Address issue re. impeding growth of small family farms.
  1. Lack of ag - vocational ag
  2. Short term leases make capital improvement loans impossible
  3. Co-ops to improve marketing potential to distribution chains

- No can eat cement.

- Response to the questions:
  #1 yes
  #2 yes
  #3 yes

- Why reduce 30,000 acres to 9,500 acres? Will 9,500 acres be sufficient to produce all of Oahu's agricultural needs? (That should be the target)

- Support & retain existing agricultural land to preserve food security & sustainability. Provide tax incentives to non-profit ag initiatives.

- Protect conservation & ag lands on Windward Oahu from Kahuku to Waimanalo.

- Develop lease policies that encourage agricultural production by small farmers. Longer term leases at affordable rates. If varieties of crops are to be encouraged, leases on say 10 – 30 acres (family farm size) are needed.

- Agricultural lands on Oahu should be considered a "food reserve" equivalent in status & importance to the existing water reserve.

- Response to the questions:
  1. No
  2. Yes
  3. Yes

- Incentives for landowners and businesses who have commitment to agriculture are needed.

- If the front yards of residences were not paved over, perhaps people could grow more food at home. Ground surfaces (soils, pervious, paved) relate to healthy water, food, and people. If Ag is shrinking, think Ag on smaller scale.

- All ag lands can be used. Diversified ag can be used on any ag lands.

- It is imperative that we get more strident in the protection of prime ag lands. The State constitution says it, but we don't do it! The LUC keeps chipping away at it. This must stop: Ho'opili is the case in point. We must not allow that last piece of land on the Ewa plain to be converted to housing. It is the most productive in the State supplying as much as 15% of our State's produce I am told.

- Farmers can only continue to farm when they make enough money to survive. Fuel cost. Electricity, water and the weather can kill a farm in one season. Large scale sustainable farming is a gamble in today's economy.

- Resilience and food independence for an island community is of grave importance if not at the county level than at least at the state level.

- Don't limit ag preservation to lands currently labeled "prime" – new forms of agriculture like aquaculture & aquaponics require different types of land.

- Response to the questions:
  1. Yes
  2. Yes and all ag land preserved – no more conversion. Allow for creative ag solutions
  3. Yes

- Hypocrisy rules with approval of Hoopili. The city has no credibility.

KEY PLANNING ISSUE 10: Preparing for the Impacts of Global Warming

- Response to the questions:
  1. Yes
  2. Yes

  Because we're losing roadway

- Response to the questions:
  1. No
  2. No

- More windmills like Kahuku wind farms – done tastefully & w/respect for the aina & native species.

- This level of climate change requires a significant change in the economy of the islands.

- Vital that all City Planning address adapting to climate change impacts.

- The science is incontrovertible. The presence of "critics" should not be a major restraint on including climate change in the GP. It is not just "global warming", it is a panopoly of effects classed as climate change. Along with sustainability it should be one of the top concerns of the GP.

- Sustainability, Adaptation to Climate Change impacts are critical for Hawaii's future. If "Climate Change" is not a palatable verbiage, perhaps "Hazard Mitigation and Preparedness", "Sea Level Rise" vs. "Inundation."

KEY PLANNING ISSUE 11: Adding Sustainability as a Fundamental City Policy

- Yes articulate a vision of protecting residents health, safety & well-being through zoning & policies that we now call "sustainability."

- Increase capacity for cemetery space by allowing for Hawaiian style burials

- Response to the questions:
  #1: yes
  #2: yes to both parts
  #3: Encourage and promote and pay young people to become farmers and stay in Hawai'i. Re-establish island super ferry.

- "Sustainability" has been hijacked with fluff and sound bites.

- Response to the questions:
  1. Yes
  2. To the extent economically feasible
  3. Self sufficient doesn't necessarily mean imports are bad

- Sustainability seems to be the hot catch word of the hour. But I wonder if people are thinking beyond just personal recycling and gas consumption. I believe sustainability extends and includes transportation, housing, environment, employment, healthcare and education. For the sake of the General Plan, how can we address these interrelated issues with a plan for our future generations?

- Adjust zoning ordinances to allow more efficient alternative energy sources

- Greater food production – a community that can't feed itself isn't sustainable

- We need to plan by the island's ahupuaa or Hawaiian land divisions – sustainability

- That we import nearly 90% of our food products, leave us so vulnerable & reliant on external forces. Is there a quotient for vulnerability that makes it "incredulous"?

- Sustainability should not only be included in the general plan, but it should be promoted to a top concern. That is, it should be one of the first chapters or sections, and not #11. We live in a world where humans have already passed sustainable limits. We need to recognize that locally and fast or commit our children to possibly nightmarish consequences. Food security, peak oil, climate change (and not just shoreline setbacks but drought & flood for instance) are all huge concerns.

- Response to the questions:
  1. Yes
  2. Yes
  3. Water shed management plans

  Enforce [acts of] misuse [and] abuse

- Preserve Windward Oahu from Kahuku to Waimanalo by revising projected population downward & limiting growth to natural "in-filling." No more large subdivisions.

- Please be very careful defining sustainability. Sustainability equals balance and/or equilibrium. The terms "sustainable growth" and "sustainable development" are both self-contradictory. The use of these terms is confusing the discussion of sustainability.

  "Not possible for Hawaii to be entirely self sufficient" is a misleading statement. False premise. Although this statement may be true today, by today's standards, that does not mean that it is not an important goal. Changes in individual consumption patterns & habits will help. Reduce/re-use/recycle. Hawaii should be self-sufficient to the extent possible. That is true sustainability.

ADDITIONAL COMMENTS

- Hawaii may need to be the first state in the US that protects its carrying capacity (aquifer regeneration/water; availability of critical life-sustaining food; roads, sewers) by restricting private property development rights to allow best use of the resource for the greatest number.

Adopt an international model of high-density urban core which will reduce requirements for spread-out infrastructure & improve quality of life while making best use of all lands on O‘ahu.

- Please extend online survey for at least one more month.

- Can survey deadline be extended so students can be included by educators after school opens? Say mid August.

- Extend online survey at least one month

- Please extend the online survey to August 15th so that NH Boards can publicize the opportunity. The Boards did not receive word from the Commission Office – further the day after the story ran in the newspaper 100 people participated! Please extend it to Aug 15.

- Extend survey time – 7/14 pau is too soon. Neighborhood boards need opportunity to respond.

- No more hotels & resorts in Windward Oahu.

- Will input given be passed over in favor of economic pressure? Instance, insertions into SCP for Koolauloa by Tanoue.

- The General Plan & associated Development & Sustainable Communities Plans are to be implemented by ordinance. Without this codification, the GP & DP/SCPs have been called “blue prints” with no weight.

  The process of codification needs to become like many permit processes – implemented by default even if C&C departments drop the ball & don’t get it done within a certain time frame. Otherwise, the GP, DP & SCPs are useless as “guides.”

- Keep the Country (Country).
  Keep all ag lands in ag. No zone changes from ag to any other kind of development. Windward Oahu is over developed. In the 80’s it was agreed to build a second city on the other side of the island. It should stay that way.

  Our poi is over priced. All taro lands should be rejuvenated to high productivity.

- For inclusiveness, language accessibility should be a priority in soliciting community input.

- Problem/Challenge w/methodology

It asks people to "vote" for "good" things without forcing/encouraging them to think about that specific tradeoffs that each choice entails. In fact, it does not even make it clear that any trade-offs are absolutely required. Without that, the General Plan is unlikely (or at least less likely than it might be) to result in truly wise policy choices.

Need to decide whether regional population targets are done simply because that is what is expected (in which case don't say they are anything expect numbers that infrastructure must serve) on desired levels (in which case make it clear that they are that and take steps to encourage their achievement.

- 1. The General Plan "as it is" is pretty good & has excellent plan & priorities. We are not implementing or respecting general plan – If we did, we would be fine.
  2. Need agriculture component of GP.

- No board addresses cultural values & view planes, cultural landscapes – auwe!
  We have to plan for 7 generations, as was done by native Hawaiians in ancient times.

- Global Warming. What is the proposal to adapt to rising sea levels? And what about Waikiki? Shouldn't sea level rise be part of the visitor industry future?

- Comment is in regards to Key Planning Issues Topic #4. Recognizing that the senior population will make up 20% of the population, we need to start developing urban areas with access to medical, shopping, recreation facilities. Traffic needs to be slowed or diverted. Housing for seniors/disabled needs to meet physical challenges. These should be integrated into urban communities, not senior ghettos.

- Oahu's carrying capacity? Have we not exceeded it? If so, should we continue to encourage development, tourism, & so called "Growth" in general? Who can claim that our quality of life has not diminished over the past decade or two?

- Visitor industry should not cut into the quality of life residents deserve – Please do not deteriorate.

- Protect our bedroom communities. This is not a place for mini hotels or B&Bs – we need our homes and neighborhoods for us. Keep the resort district strong & concentrated in certain areas only.

- Your trends are of question – I am sorry but I do not understand #8 & where you get your information – the B&B issue is not a favorable trend.

- Keep the % mix of the population low in the rural areas. We all need a place to retreat to. Keep the country country, traffic is already crazy. Do not need resort in Kahuku &

Laie - & what is there needs to be limited. Times change → original fear was no jobs……well lots of people still living there without the planned expansion.

Our resources – clean water, wai and kai, abundant ocean, sense of place, plants & landscaping. Limited resource – land for trash and landfill.
Need to define sustainability with less imports. (*Too much comes to Hawaii).

Country is not resort areas
not tourism accommodations
not the loss of open space
not the demise of agriculture
not bumper to bumper traffic
not homeless populations on public land.
Country IS open space
IS parks & recreation
IS agriculture

I hope the City does not sell out community values for the City & State to increase their income (taxes & fees) e.g. TVAs etc.

Today jobs & businesses can operate out of a car &/or home. It should be encouraged.

- Board of Water Supply. I believe in order to promote cultivation of more locally grown food and the concept of "food security", in Kaneohe, there shouldn't be any more housing development and/or subdividing of agricultural land and conservation lands. Addition of 210 affordable homes in Keapuka's (Kaneohe) water shed banana patch area will have less rain prompting Kaneohe residents to use more water to irrigate yards.

1. Makiki resident. 35 years involvement in community planning. Has seen things grow and develop, was anti-high rise activist, but now lives in a high-rise and is pro-high rise. Need to build more high-rise housing in the city to protect the country and control traffic congestion problems. Sees opportunities in the PUC for tremendous amount of high-rise housing. Been traveling through Asia where they build 70-story high apartments. Shanghai is a good example. Should be considering that kind of heights for parts of town. Good place to start would be Ala Wai Golf Course.

2. Palolo resident. Resident since 1986. Sustainability and climate change must be in the General Plan and must be elevated in stature. Anything less is to dodge the topics. We are only now recognizing the seriousness of these issues. The other concern that is below the radar is peak oil. We are at or near the top of the production rate for oil globally. Oil will be expensive and increasingly scarce from now on. If you're wondering why prices have risen recently, its because of peak oil. This needs to be on top of our radar. Other issue is agriculture and farmland. We have to protect our remaining farmland, and fight to save the ewa plain, which is the best 1,500 acres of farmland in the state.

3. Nanakuli resident. At meeting because of concern for West O'ahu. Tourists came to West side to visit, then they came as *malahini*, then they built beautiful homes they call B&Bs and a nice resort built in 1960s. Pu'u O Hulu park is a city responsibility that has been there 15 years and is still not a park. City needs to move on that. Person from DPP came in unscheduled at Maili Elementary School to give presentation about constructing a bike lane from Nanakuli Avenue to Haleakala Avenue. Should present at Neighborhood Board (NB) to tell them what's going on. Transportation meeting was not well announced; need to do planning ahead of time with NB.

4. Pūpūkea resident. Long time advocate for open space preservation as an integral part of our economy and quality of life. Troubling site during drive in to town this afternoon - West bound traffic on freeway is insane. Presentation mentioned 100,000 new housing units by 2035 – where are cars going to go? What are the tools planners are using? One other tool is satellite images of island. High resolution pictures available on-line show how much of our island is covered in concrete, and its scary to see little agricultural land left on island. We are very vulnerable right now. In regards to sustainability, please be careful how you use this word. It means equilibrium, balance, and harmony. Sustainable development and growth are self-contradictory. Its confusing to use with the concept of sustainability

5. Kāne'ohe resident. There are a number of concerns in the existing General Plan that are not addressed by the comment station topics. Will that language [currently in the General Plan] stay as policy, or will they disappear? Concern is that the community worked hard in 1977 to create the General Plan. City didn't always follow the Plan. This is the best General Plan that the City can have. Want to keep things like natural environment, culture and recreation, government operations – that we worked hard to have in there that should be part of the Plan. Mostly concerned that we don't lose our local spirit, that we don't become another mainland city and lose our economic engine. Don't want to become another tourist trap. Also concerned about two hotel proposals for the Windward coast that will impact growth and infrastructure.

   Scott Ezer clarified that this is a focused update. If an issue isn't identified or commented on, it may not be looked at and the language in the General Plan will most likely stay intact.

6. Kāne‘ohe resident. Our poi is overpriced. Need to protect ag. lands for taro. Taro farms should be subsidized.

7. Kailua resident. Actively involved in wide variety of issues facing us now and in the future. Sent out a newsletter that advertised meeting tonight and encouraged people under age of 40 to attend. Urge planners to work with me to get educated young adults to participate in planning process. Please take advantage of my offer to reach those who will be living in 2035; they need to have a say in how the future will look.

8. He‘eia resident. Family been there for long time. Remembers fighting against developments in the 70s and 80s. Is now working with family to restore 400 acres of He‘eia lands for lo‘i. Everybody talking about food security and keep the country country. We don’t need any more hotels. Lives on Kamehameha Highway – at 730 in the morning past He‘eia Kea pier, traffic is sometimes at a dead stop. The City has to come up with sufficient infrastructure plan for utilities, sewer, water, and transportation. We have a 30-year lease for agriculture in He‘eia, and want to restore the whole ahupua‘a. Its beginning to happen.

9. ‘Ewa resident. Been working for a long time to save ‘Ewa farmland. The bigger picture is the in-migration problem. The State Plan and Constitution say we have to watch in-migration, and it should be part of City’s plan too. I wrote a book called “Call for Hawaiian Sovereignty” in the 1990s. Believe Hawaiian nation is the only way to resolve the in-migration problem because government is not addressing the problem. U.S. Constitution has clause that any state can charge $10 for every person moving into their state. $10 dollars in 1777 money is alot of money today. Need to realize in-migration as the biggest problem to save farmland. Need City and people in the City and State to get back to what the State Plan and Constitution say.

10. Kahana Bay resident. We are bright people in this room, concerned about land and culture. None of us get paid, but we believe in trying to save land or water, trying to stop development from ruining what’s left. Once you develop, you cannot go back. Next generation is only going to get worse, and we’re already experiencing it with city budget constraints. Cannot be sustainable if you continue to build, build, build. Surprising that state officials just do not get picture that we cannot continue on same path. Another 50 years from now will be a disaster. There’s no place else to go – we cannot go to another state – we have to take care of our kuleana.

11. Speaker #9, 2nd turn. Other thing is that we’ve reached the island’s carrying capacity. We reached the water limit, and are now talking about Ho‘opili using desalinating water in 2018 (to be online in 2020). We reached the carrying capacity of water and freeway systems. Time to do something about it, just cannot take anymore. Needs to be in Plan that we stop in- migration.

12. Kahalu‘u resident. Turtle Bay expansion should be taken out of the General Plan. It’s the only, biggest reason for expanding Kamehameha Highway to 4-lanes along the 50-mile stretch. Would be disaster to widen highway because property values along coastline would go up and it would threaten open space and agriculture.

13. Lā‘ie resident. Read a magazine article about a woman in Tonga who mines sand. Woman going to be unsustainable soon because her livelihood is to mine sand from her sinking island. We are a small island too. If we say the only economic venture we have is development, we are the same as the woman mining sand. General Plan is an excellent compromise for developers and business

people to save open space. It allows space for farmers and urban areas. Echoes [previous speaker’s] sentiments about Kamehameha Highway. We cannot continue to develop. Eminent domain is a must to widen highway. Would have to get rid of homes and push out local businesses and people to bring in new influx of people – would not be Hawai‘i anymore.

14. Wai‘anae resident. Echoes [agrees with] Speaker #9. Other thing for those working on General Plan is to understand what you mean by “sustainable”. Wai‘anae – as an example – has essentially exceeded City’s growth numbers for 2025 already. Underrepresented numbers and growth, but allowing that trend to continue puts community at risk. Over 60% of water coming in to Wai‘anae is from outside the region. We are already exceeding the island’s natural resource supply – is it sustainable based on available natural resources or an artificial sustainability that we’re trying to force in certain areas? Agree that from an island-wide perspective trying to maximize what we have, we will have to build even higher in the PUC, and we need to take a hard look at ‘Ewa and the Central plain contributing to urban sprawl. Can those communities be sustained with the natural resources in the area? What do you mean by sustainability and how does it apply? If its artificial, then tell everybody – don’t hide behind that word.

15. Kapolei resident. Agree with 13 of 14 commenters so far. Important to bring jobs, but also need to address quality of jobs. Retail and construction are temporary solutions to long- term problems. Go back to basics of economics and see people as a resource. Need to invest in education and opportunities for those who will be around in 2035. Need education for better jobs than hotels and retail. Bright minds will be able to solve all these problems.

16. Hau‘ula resident. Appreciates comments of others. Infrastructure is inadequate, and carrying capacity has been reached. Do not see infrastructure needs being addressed. Economic pressures will overwhelm island and we will make faulty, flawed decisions as we try to resolve the economic crisis. People with money will pressure DPP and decisions-makers, so people will not be heard or serviced.

17. Speaker #3, 2nd turn. Seen changes in Wai‘anae over past 50 years. Need to go back and check to see previous plans. Want to keep country country and concentrate development in Honolulu and Waikiki. Keep country. See people coming to Kapolei, but not building schools. Need infrastructure too. Education system not working. If you don’t work with State for timing of schools, what’s going to happen to the children? I’m a farmer and can’t afford to send kids to private school. Sustainability starts in schools – need to have agriculture back in school. Our kids don’t have life skills.

18. Ewa Beach resident. Has to work in Waikiki 5 days a week and endure a 1-2 hour commute. Has counted how many people drive by themselves, maybe 85% drive alone. If we’re looking at going green and want to improve transportation – instead of rail that costs billions – why don’t we re-evaluate our transportation system. Make Honolulu green. Where are the bike lanes? People want to ride bikes but it’s too dangerous. Large metropolitan cities have bike-friendly infrastructure/lanes.

19. Speaker #8, 2nd turn. Two sons are journeymen in their trades, and gave up their jobs to work restoring 400-acres of kalo farm. Have students on the farm everyday; kids are happy to plant and catch fish in the stream. Change our way of thinking and focus on education, agriculture, food

security. Windward ahupua‘a are rich agricultural areas, and people are working there. We’re not going broke, we’re not rich, but making a life. Not millionaires, but we are sustained.

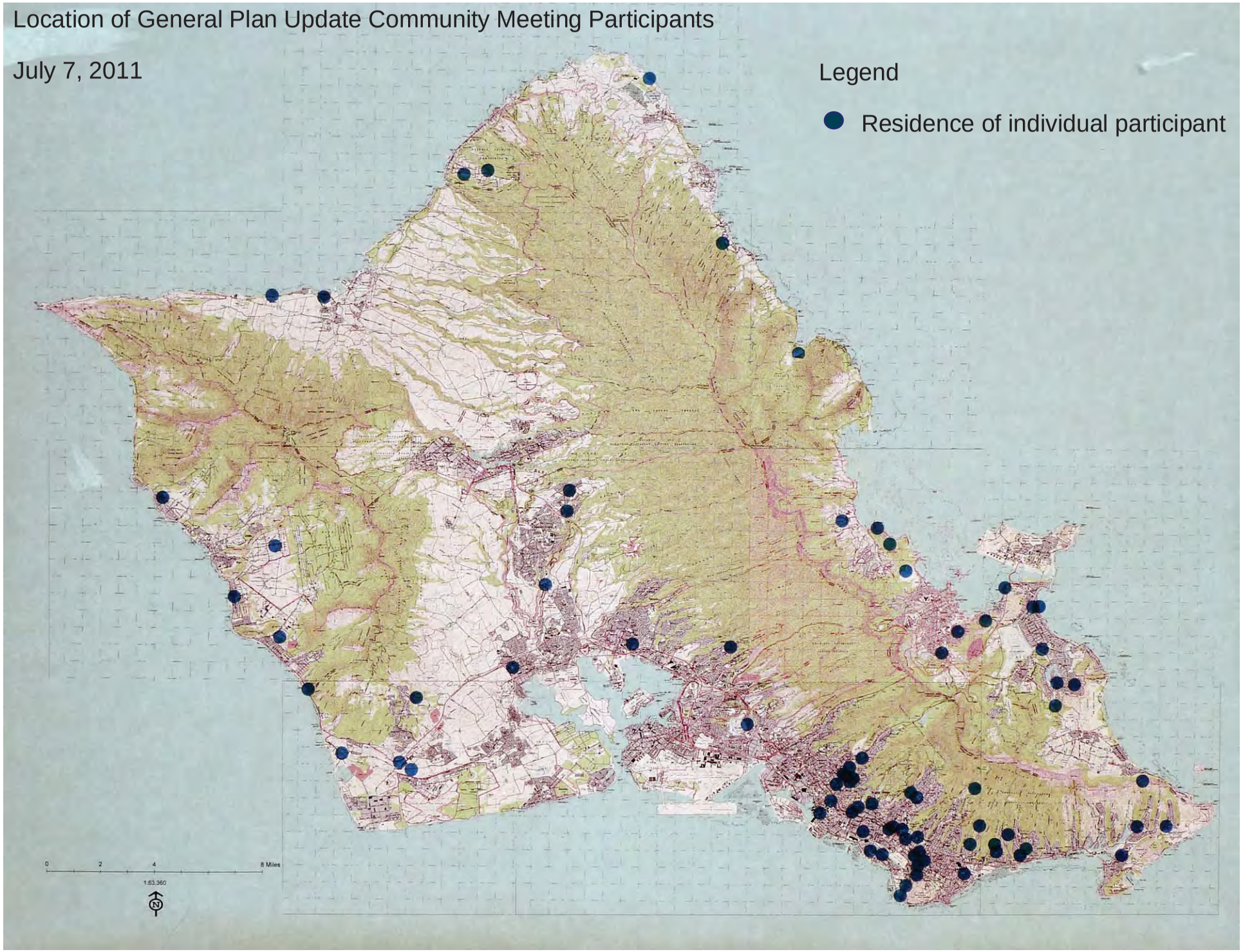
20. Speaker #5, 2nd turn. Traditional Hawaiian way to look at resources was to plan for 7 generations, ensures that resources will be there for 140 years. Need longer term horizon than 35 years.

21. Speaker #10, 2nd turn. Against Turtle Bay development, Lā‘ie hotels and subdivision called Mālaekahana. Will be development for outsiders because locals couldn’t afford homes there. General Plan calls for country to be sustainable. No sustainability if we continue to build on that side. Will eventually lead to large developers coming in and building. Most of us would be pushed out and unable to afford to live there. County and State job is to ensure that people are taken care of, not the corporations.

22. Speaker #1, 2nd turn. Hearing people say they want to keep country country. Don’t want Mililani or Ho‘opili. Worried about water supply, but realize we need more housing units. Build them in the city, with the urban lifestyle and urban amenities. Asia and Europe have many cities with million-plus people. Build livable cities with neighborhood amenities to attract people to live in the PUC, and at the same time, protect the countryside by preventing any development there and making suburban development unnecessary.

Location of General Plan Update Community Meeting Participants

July 7, 2011



GENERAL PLAN FOCUSED UPDATE

O'AHU 2035

Your Island. **Your Future.**

Prepared for:
City and County of Honolulu
Department of Planning and Permitting

Prepared by:
Helber Hastert & Fee Planners, Inc.

Community Meeting #1 July 7, 2011

Welcome / Meeting Agenda

- Opening remarks and introductions
- Project background and overview
- Comment stations
- Open microphone
- Next steps/Adjourn (8:30 PM)

Project Team

Department of Planning and Permitting

- David Tanoue, Director
- Jiro Sumada, Deputy Director
- Kathy Sokugawa, Planning Division Chief
- Randy Hara, Policy Planning Branch Chief
- Mike Watkins, Project Manager

Helber Hastert & Fee, Planners

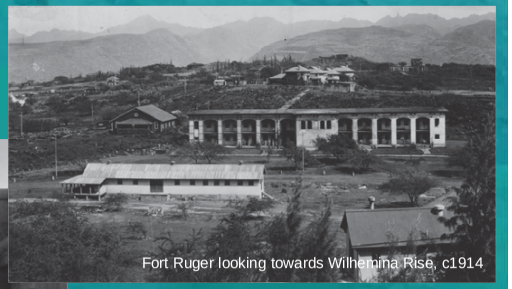
- Scott Ezer, Principal
- Corlyn Orr, Project Manager

Presentation Overview

- County planning program
- General Plan update process
- Summary of on-going information gathering effort

Why Planning?

Theo H. Davies building at the corner of Merchant and Bishop Streets looking toward the ocean, c1920



Fort Ruger looking towards Wilhelmina Rise, c1914

King Street looking toward Fort Street, c1910

Why Planning?

Make efficient, intelligent and focused use of limited resources

Kahana Bay, c1885

Lanikai towards Kailua, date unknown

Why Planning?

Anticipate future needs and address current issues to achieve a desired future

View of Aliiolani Hale from Iolani Palace, c1888

Queen Street, c1900

Why Planning?

Strengthen and maintain global competitiveness

Sugar plantation at Aiea, c1915

Pan American Clipper Plane, c1935

Why Planning?

Meet Federal, State and City Charter requirements

Punahou Street, with Punahou School (Pauahi Hall) at right, c1900

Heiau at Koko Head Avenue between Crater Road and the current Kaimuki Fire Station, date unknown

Revised Charter of Honolulu

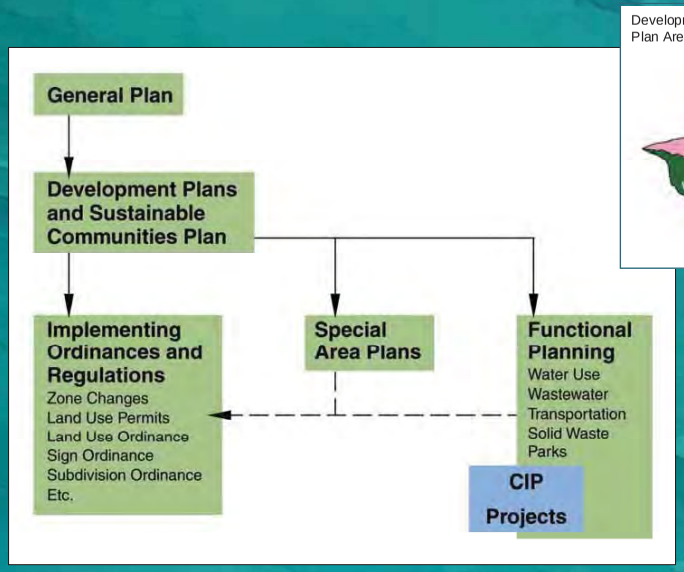
Section 6-1508. General Plan

- *The general plan shall set forth the city's objectives and broad policies for the long-range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern.*

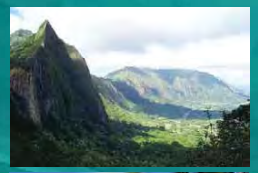
Section 6-1510. Preparation and Review of the General Plan and Development Plans

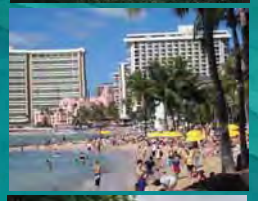
- *In addition, the director shall undertake a comprehensive review of the general plan at least once every ten years.*

Honolulu's Land Use Planning System



General Plan's Eleven Areas of Concern

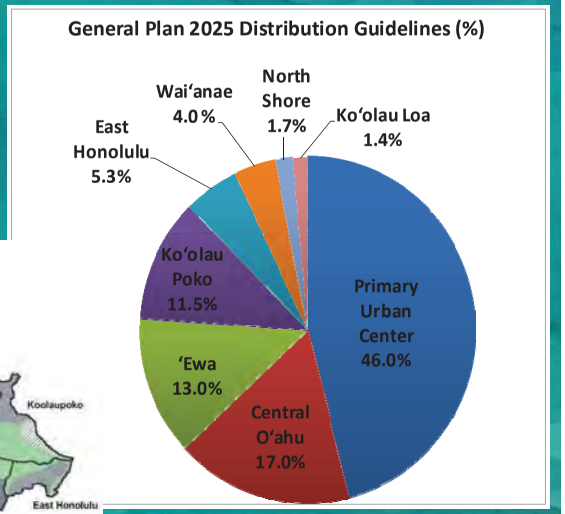




- Population
- Economic Activity
- Natural Environment
- Housing
- Transportation and Utilities
- Energy
- Physical Development and Urban Design
- Public Safety
- Health and Education
- Culture and Recreation
- Government Operations and Fiscal Management

General Plan Population and Distribution

- Primary Urban Center, ‘Ewa and Central O‘ahu are the primary growth areas
- Rural and suburban areas to remain relatively stable
- Projected demand by 2035: 102,000 net additional housing units



Project Purpose

Conduct a focused update of the existing General Plan, with emphasis on specific issues

- Tourism
- Agriculture
- Housing
- Sustainability
- Economic Health
- Growth and Development

General Plan Update Process

Information Gathering Effort
COMMUNITY MEETING ★ — June 2011

Public Input/Identify recommended changes
COMMUNITY MEETING ★ — July – November 2011

Present Public Review Draft
Public comment period
COMMUNITY MEETING ★ — January 2012 – March 2012

Review agency/public comments
Prepare Final Updated General Plan — April – May 2012

Planning Commission Review
City Council Review and Adoption

Ongoing Information Gathering Effort

PROJECT WEBSITE ADDRESS:
http://honoluludpp.org/planning/OahuGenPlan.asp

Background trend reports (5)
- Tourism, Agriculture, Affordable Housing, Sustainability, Commercial/Industrial

Focus group meetings (3)
- Tourism, Agriculture, Affordable Housing

Key Planning Issues Summary (11)

On-line survey

Community Meeting

Written comments

Key Planning Issues: Tourism

Current General Plan

- Waikīkī as O'ahu's primary resort area, but discouraging further growth
- Secondary resort areas at West Beach (Ko Olina Resort), Kahuku (Turtle Bay), Mākaha, and Lā'ie

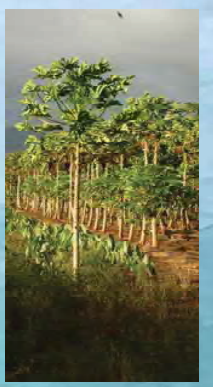
Trends

- Waikīkī's importance to O'ahu & State's economy
- Re-investment to maintain position as a world-class destination
- Increasing demand for luxury and deluxe units
- Shift away from traditional hotels towards timeshares and resorts (larger units, less total units)
- Market-driven trend for smaller, non-resort units
- Proposals for smaller hotels in select communities
- Debate about bed and breakfast units and transient vacation units (TVUs) in certain residential neighborhoods

General Plan Issues

- Should the GP recognize small, community-based hotels as appropriate in some neighborhoods?
- Given trends toward larger, fewer units, is there a need to regulate units numbers in Waikīkī?
- Should the GP recognize changes in the visitor industry that have created a demand for smaller, de-centralized accommodations?

Key Planning Issues: Agriculture



Current General Plan

- Recognizes pineapple and sugar as primary agricultural activities
- Agriculture policies incorporated as sub-section in Chapter 2 "Economic Activity"

Trends

- Fundamental shift since 1970s away from plantation ag
- About 30,000 acres of productive agricultural land are fallow or used for low-value grazing
- Loss of 37,000 acres (77%) in agricultural production (in large part due to plantation closures)
- Livestock production decreased by about 70% since 1980
- Last major dairy on O'ahu closed in 2008
- Increasing interest in locally-grown food products
- International marketplace allows imported food products to be sold cheaper

General Plan Issues

- Desire to identify and protect high-quality lands
- Desire to achieve higher level of food self-sufficiency
- Poor condition of aging infrastructure
- Systemic issues prevent access to and use of fallow acreage

Key Planning Issues: Housing

Current General Plan

- Objective A: "To provide decent housing for all the people of O'ahu at prices they can afford"
- Objective B: "To reduce speculation in land and housing"
- Objective C: "To provide… a choice of living environments… close to employment, recreation and commercial centers…."

Trends

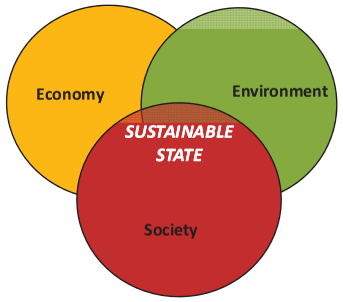
- Smaller household size (rise in "empty nest" and single-occupant households)
- Aging population
- Higher-density redevelopment and gentrification
- More need for large-family & elderly housing and services
- 2008 HUD Report ranked Hawai'i with 3rd largest homeless population
- Populations of hidden and at-risk homeless affected by economic recession
- City adopts new housing policy which guides affordable requirements

General Plan Issues

- Should the GP facilitate the maintenance and construction of affordable housing units when existing urban areas are redeveloped?
- Should the GP address the specific issue of homelessness?

Key Planning Issues: Sustainability and Climate Change

Sustainability strives to balance environmental, economic and social conditions without compromising the ability of future generations to meet their own needs



Current General Plan

- Objectives and policies reflect sustainability principles
- No specific reference to sustainability

Trends

- Increased public awareness re: sustainability
- Multi-modal transportation networks
- Shoreline hardening
- Improve infrastructure/utility systems
- "Green" building and design strategies
- Conservation and recycling programs

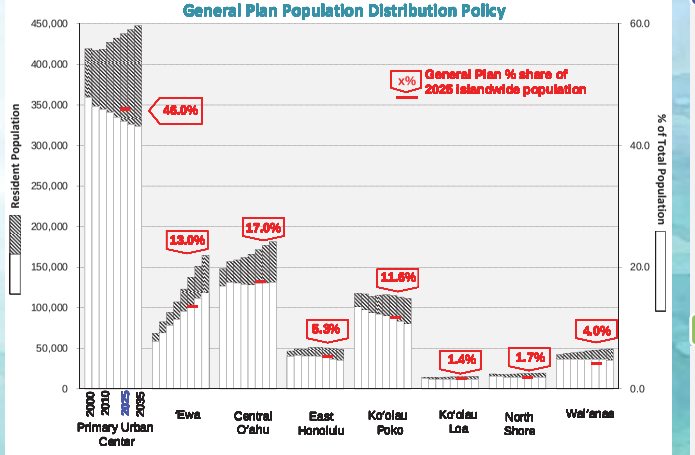
General Plan Issues

- Should the GP specifically reference sustainability?
- Should the GP more emphatically emphasize reducing dependence on imported oil?
- Should the GP include policies to modify land use patterns to help adapt to potential effects of rising sea levels?

Key Planning Issues: O'ahu's Overall Growth

Current General Plan
Directed Growth policy - 'Ewa, Central O'ahu and PUC as the 3 main growth areas

Figure 2. Population Growth Trends and General Plan Population Distribution Policy



Trends
- 3 growth areas received 85% of all new residents and new homes since 1980
- Growth will continue at a slower rate due to aging population and mature economy
- 2035 projections indicate differences in future realities for PUC, 'Ewa and Wai'anae

General Plan Issues
- Should GP "markers" be revised to better reflect current land use and demographic realities?

On-line Survey

- Take the survey until July 14, 2011
  http://honoluludpp.org/planning/OahuGenPlan.asp
- Another tool to gather information
- Participation based on individual's willingness to take survey; not a scientific survey ("self-selecting")
- Survey results will be posted on project website

Preliminary Survey Results

- Presenting general overview of survey responses to maintain objectivity
- 335+ completed surveys to date
- 55% of respondents have lived on O'ahu for 20+ years

Preliminary Survey Results

Characteristics that make O'ahu unique and special
- Opportunities to enjoy surrounding natural areas
- Local culture and values
- Strong sense of community
- Proximity to family
- Economic opportunities

Important issues that need to be addressed by the General Plan
- Improving residents' quality of life
- Economic opportunities
- Traffic and congestion
- Upgrading and expanding infrastructure systems
- Homelessness and availability of housing

Preliminary Survey Results

Agriculture

- Need to protect high quality agricultural lands
- Increased consumption of locally-grown products
- More crop diversification
- Control invasive species/pests

Economy

- New growth industries and education to support them
- "Green" industries (clean energy, agriculture for local consumption)
- Support for the visitor industry and federal spending
- Increase consumption locally grown food/dependence on imported oil

Housing

- Address housing affordability with better paying jobs
- Increase the affordable housing supply
- Disperse affordable housing (beyond 'Ewa /Central O'ahu)

Sustainability and climate change

- Recognize goals of a sustainable future in the General Plan
- Policies to address the effects of sea level rise

Comment Stations

- Read through Key Planning Issues
- Post your written comments at the designated board
- Staff available to answer questions
- Reconvene as a group at 7:40 pm

Open Microphone

- We are always respectful and courteous, and welcome differing opinions
- Keep it short: 1 minute time limit
- Sign in before you approach microphone
- State name, organization (if any) and/or area of residence
- Until 8:25 pm
- Adjourn at 8:30 pm

What happens next?
How do I submit comments?

- Meeting summary to be posted on DPP's project website
- Take the on-line survey until **July 14, 2011**
- Public comments until **September 1, 2011**
- Submit written comments
  - Email: gp2035@hhf.com
  - Fax: (808) 545-2050
- Sign-up for e-mail list
  - http://honoluludpp.org/planning/OahuGenPlan.asp
- Attend next Community Meeting
  - Tentative November 2011
  - Purpose: Present general recommendations

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Plan will envision Oahu in 2035

POSTED: 01:30 a.m. HST, Jul 06, 2011

Thirty-four years ago, when the Oahu General Plan first was adopted, the second city of Kapolei did not exist, pineapple and sugar were plentiful and "sustainability," as an overarching policy, was never mentioned.

Today, issues involving population growth around the second urban center in West Oahu, redefining the mission of island agriculture and better managing natural resources are among the key issues that city planners face as they envision what Oahu will look like in 2035.

COMMUNITY MEETING THURSDAY

» The city Department of Planning and Permitting will hold a community meeting to initiate the review and update of the Oahu General Plan at 6 p.m. Thursday at Mission Memorial Auditorium. Registration begins at 5:15 p.m.

» Landowners, business owners, community organizations and residents are invited. The city will present the project's purpose and scope, discuss preliminary findings and begin gathering community comments.

» More information at honoluludpp.org .

The process starts Thursday with a public meeting to begin soliciting community input for the update of the Oahu General Plan.

"This update will focus on population and housing growth, the economy, affordable housing and sustainability," said Jiro Sumada, deputy director of planning and permitting for the city. "To the extent that these issues affect residents, businesses and even visitors, it is important that all sectors of our community participate in this update."

The General Plan, first adopted in 1977 and last updated in 2002, is the overall long-range plan for government, the private sector and communities to manage population and urban growth on Oahu.

"As a set of broad policy statements, it is not that the plan has changed, but our community that has changed, and the plan should reflect current community values, priorities and concerns," Sumada said.

The Department of Planning and Permitting has identified several "hot topics" based on recent trends in population growth.

ALTHOUGH the island's population has roughly doubled to about 953,000 in 2010, according to the most recent U.S. census, the growth per year has steadily declined, from about 13,000 annually in the 1960s and '70s to about 6,000 per year the last two decades. In the last three decades, the majority of the island's growth outside the main urban center has been in Central Oahu and Ewa, according to a DPP analysis of key planning issues.

The original plan identified Ewa to become the island's second major center for economic activity, but that growth has occurred slowly. According to DPP, the region has achieved only about 30 percent of the new permanent jobs projected by 2035.

But even with a projected increase in the number of

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people who live and work in Ewa, planners expect the majority of residents will live outside the region. Sumada notes that a 1992 revision of the plan called for a "mass-transit system" for residents of Ewa and Central Oahu — a goal being fulfilled by the city's planned $5.4 billion rail project.

"Considering future mobility trends, the current policy to add jobs and economic growth in Ewa will continue to be an important strategy to reduce the demand on regional highway networks," the DPP planning analysis states.

THE GENERAL Plan also studies trends in the economy such as increased tourism and military growth in the islands since the '70s as well as the changing landscape of agriculture.

Current language in the plan, according to the DPP analysis, is "left over" from days when sugar cane and pineapple were plentiful: "Provide sufficient agricultural land in Ewa, Central Oahu and the North Shore to encourage the continuation of sugar and pineapple as viable industries."

But acreage in agricultural production has declined by almost 37,000 acres since 1980, and livestock production has gone down 70 percent in the past 30 years, according to the report.

Planners are seeking input on whether the General Plan should be amended to recognize that the era of plantation agriculture has ended and whether the focus should shift to providing more products to be consumed locally.

The update of the General Plan also seeks input on whether "sustainability" should be formally adopted in the language of the plan. The DPP analysis broadly defines sustainability as a recognition that a balance is needed between using the resources necessary to move society forward and leaving sufficient resources for future generations.

"Several recent city programs, projects and plans have been imbued with some discussion of sustainability," the DPP analysis says. "However, the General Plan (the county's overarching land use planning document) is currently silent on that subject, although taken as a whole, its objectives and policies reflect many sustainability principles."

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HONOLULU CIVIL BEAT

Monday, July 11th, 2011 Honolulu, HI 9:15 AM

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City Starts Work on Commitment to the Future

How do you see the future of Honolulu?

Michael Levine/Civil Beat

That was the question citizens were asked Thursday night, and their answers could well shape the island — everything from agriculture to housing to energy — over the next 25 years.

The City and County of Honolulu kicked off the process to update the Oahu General Plan with a meeting at the Mission Memorial Auditorium that was sparsely attended by a few dozen active citizens and the planners who love them.

Scott Ezer, a consultant for the city whose firm is handling the public input process, explained that it's very early in the game and that residents can have an impact. "We haven't made any decisions about anything," he said.

The General Plan won't have a colored map or get down into the nitty gritty of parcel-by-parcel land use suggestions. Instead, it's a policy statement of island-wide goals and priorities — "a written commitment ... to a future that (the city) considers to be both desirable and attainable," Ezer said.

The General Plan is used as the inspiration for Development Plans and Sustainable Communities Plans, which start to hone in on specific regional issues. From those plans, city planners can implement zoning and permitting decisions.

But David Tanoue, director of the city's Department of Planning and Permitting (DPP), said there's admittedly an "implementation gap" between the General Plan's lofty goals and what happens in reality.

"When you do these plans, you're kind of projecting, you're kind of guessing, and the farther out you go the more you're guessing, basing on certain assumptions, but there are different trends and things happen," he said. "On one hand, we have the general plan and the directives and the policy statements in there. On the other hand, we have the day-to-day understanding of what's going on, what's the reality."

He pointed to the Koolau Loa Sustainable Communities Plan, which is currently being amended and could call for increased development near Laie due to a pent-up housing demand, with an average of nearly six people per household, tops in the state. Opponents have complained that the general plan says Koolau Loa should be home to less than 2 percent of the island's populace.

Tanoue, an attorney, said that where the General Plan doesn't line up with existing zoning, the latter carries the day. But he said the city has hired a consultant to look at amending the Land Use Ordinance to reflect the policy statements in the General Plan and Sustainable Communities Plan — a proactive way of making sure reality adheres to policy.

Ezer and his team will compile the input from the public — an online survey, public testimony and written statements submitted through Sept. 1 — and start to put together proposed changes. Concerns raised by citizens — sustainability, high-rise apartment buildings and Hawaii's unique culture — were among the 11 key planning issues identified by DPP.

More public meetings will be held this fall and in early 2012. Eventually a draft will be submitted to the city's Planning Commission, and the Honolulu City Council will adopt the final updated plan.

Posted by Michael Levine on 07/07/2011

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Have feedback? Suggestions? Email Us!

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conform with the General Plan, he insisted that it was within the "conformance of law" and within the General Plan guidelines.

Now Tanoue is saying these developments do not conform with the General Plan guidelines and that "the city has hired a consultant to look at amending the Land Use Ordinance to reflect the policy statements in the General Plan and Sustainable Communities Plan — a proactive way of making sure reality adheres to policy."

Is it an 'implementation gap' as Tanoue says? Or is it DPP's public disconnect with citizens?...See More

1 · Like · Reply · Friday at 2:00pm

Beth McDermott · Antioch University New England

If the city wants more participation they should be doing a lot more to publicize the fact that folks can contribute their input via the city's online survey. This has barely been mentioned in the media coverage I've seen, and the survey is not very prominently posted on the DPP website. Most won't take the time to sit through a long public meeting, but will take ten minutes to chime in with their thoughts online.

I haven't seen that these "plans" carry much weight when it comes to making development decisions in this state. Didn't we all just go through a similar process a few years ago with the Hawaii 2050 Sustainability Plan? One thing our community made loud and clear then was their strong preference for preserving our remaining ag land and open space. Here we go again...

Like · Reply · Friday at 2:01pm

Rob Jones · Honolulu, Hawaii

How can we work on a "commitment to the future" when we don't know the status of Rail? Oh, that's right we just keep raising taxes to pay for whatever our politicians, land developers and unions think is in our "best interest". Stop Rail, fix the sewers, fix the infrastructure, promote local agriculture and start desalination plants. We need to be as self-sufficient as possible.

Like · Reply · Friday at 2:39pm

Ron Lockwood

Please note, two of the more active groups: Downtown & McCully- Mo'ili'ili neighborhood boards had their monthly meeting WHILE this meeting was going on. If you want participation check the schedules please.

Like · Reply · Friday at 12:54pm

Facebook social plugin

Honolulu: No Plan Yet

Dennis Callan
Honolulu. Hi 96822

Our lack of an effective urban plan is Hawaii's most overlooked problem and one that our politicians have not begun to come to grips with. Three big issues are inter-related with this: our housing crisis, the transportation problem, and our failure to conserve agricultural lands and green open vistas so important to our tourism economy. Unfortunately there is very little public recognition of the real problem, the lack of a plan, resulting in continued suburban sprawl, astronomical housing costs, increasing traffic congestion and destruction of ag land. Without a basic understanding of the consequences of No Plan, it is impossible to develop solutions. I am delighted to see this process beginning now and am pleased to contribute my perspective.

As a world-traveler who has been to Europe 50 times and seen a great deal of the Mainland and Asia, I know how the civilized world houses its people and I have sketched out a solution for our problem but it is probably politically incorrect because it calls for massive reconstruction of the urban core with high rise, high-density, well-planned communities!

This could be done right, but would take courage and would inconvenience many people in the short run, so it will probably never happen, but what is the alternative? More housing on ag lands? Horrible traffic congestion? Three generations stuck under one roof? A cramped studio apartment in the garage? This will happen with continuation of our current lack of effective planning where we are just drifting along at the whim of developers. For example the overall thrust of the previous plan, a Second City, has to be considered a complete failure. It is it not a “city”, and worse yet, we have not even built our “first city”, which is really what I am proposing we do now.

The most likely scenario with our current lack of effective, good planning is more suburban sprawl which is the worst alternative, even when it is marketed as walkable communities where you can farm in your back yard. But that is where the money talks. Developers, big landowners and banks have made a killing out there, far from town at our expense. It should not be allowed to continue.

In the ideal world, we would build a city -- a truly beautiful and functional city, unlike the disorganized situation we have today. Honolulu has the potential for greatness, but we are not heading there with our current direction. The towers going up in Kakaako are a start, but they are too expensive and not part of a comprehensive city-wide plan.

Where is our leaders’ plan for Oahu’s future development? What profound insights have our recent mayors ever expressed about our direction -- or any of our other politicians? This is particularly a city issue in which the City Council is responsible to develop policies, but they have done nothing about it for decades. The media has also completely failed to cover it.

We are victims of a lassez faire system that puts private enterprise in control of our collective fate. The billion-dollar marketplace is determining policy for us, but for their benefit. As long as unfettered free enterprise continues with this control, things will only get worse.

Tragically, the one major city government effort regarding future planning, the rail system, is completely off-target from what we should be doing, and is going to distract us from real solutions. We are a small community that can only pay for one big project at a time, so if we build the rail, our focus for the next 10 years will be on nothing else, leaving the younger generation out in the cold.

A BETTER PLAN: (over)

Honolulu can become a true world-class city, with housing in town that is affordable and attractive, near jobs, recreation and shopping, where people could get to work by walking, bicycling, bus service, or elevator. Creation of this new skyscraper city would require coordinated planning and construction of large high rise housing complexes. The best way to deal with high prices is to tremendously increase the supply and perhaps put some controls on pricing. Our rural areas will be protected and transportation will become much more efficient.

I'm talking about the area from Kapahulu through Kalihi, below the freeway. I'm proposing construction of super-blocks, with very tall towers, natural ventilation, covered parking and roadways to minimize noise, green parks between the towers -- in short, a new city with urban amenities near every corner. This can happen here. I've recently returned from Hong Kong, Bangkok, Hanoi, Seoul and Shanghai and have seen how their model could be altered to fit this scheme, with apartments up to 70-stories. We do not need to become as dense as these mega-cities, but can learn important lessons from their positive and negative experiences. This would require some new thinking and learning from many other successful cities of the world.

The Ala Wai golf course would be the perfect place to begin. It presents a golden opportunity for three obvious reasons: location, size and government ownership. We could develop middle-class housing here affordable to the workers of Waikiki, who could then walk to work or take a short shuttle. It could become a perfect New Town with urban amenities making a great place to live.

The site is about 150 acres in size, or ¼ square mile, or 60 hectares (.6 square kilometers). It covers the equivalent area of half of Waikiki, equal to14 blocks long by 3 blocks wide, 45 square blocks. At high density it would be possible to build about 7-10,000 condo units on this land without crowding. By comparison, Shanghai downtown housing density averages 40,000 persons per square kilometer, equivalent to 24,000 people on the Ala Wai site. If it were built at density levels of Manhattan it would house 15,000 people. We know Waikiki is already thriving with that kind of residential density of 25,000 persons per square mile, plus that many tourists. Exact densities desirable can be debated. This would create a major supply of new, affordable housing that could be designed in such a way to provide a high-quality urban life style, close to work with many conveniences in walking distance. Cities require urban density for critical mass that will support services which residents want nearby, such as shops, cafés, schools and job sites, all at walking distance or a short ride by shuttle, bus or bicycle. The few golfers can be relocated.

Once the Ala Wai new town is constructed it can serve as a model for similar densification in the rest of the urban core defined above to provide efficient and livable housing. This might sound far-fetched, even outrageous to some, but this is the way the world is developing now. Just look at what is happening in Asia and you will see this is the future. It has already happened with class next door in Waikiki. However, to accomplish this would require our government to play a very active role. Eventually, property would have to be condemned – a lot of property. There is no other way around it, because private enterprise just cannot work on this large, coordinated scale. We would be justified in the use of inverse domain for this public purpose, especially considering we are in an emergency situation. Current property owners and occupants should be given first priority to move into the new housing at current prices. There will be a tremendous increase in value of this prime urban land, which can be shared to some degree with current owners and users, and shared with the community at large – especially those young folks in need of housing.

Most of our current urban housing in this zone is an inefficient, outdated use of land. Before it is knocked down, some new housing complexes should be built, such as on the Ala Wai golf course, on some currently underutilized parcel, so that evictees **will have a much nicer place** to move directly into. We can develop Honolulu into a great city with affordable, comfortable housing located in enjoyable neighborhoods, close to work while preserving the rural environment.

The Traveller's Guide
2035 Edition

Hawai`i

Pōkā Laenui

We take you to the northwest section of the island of O`ahu, where we find a population of 50,000 (5 per cent of the national total of one million) scattered across this ahupua`a of mountains, valleys and seashore known generally as Wai`anae. We begin our visit with this part of O`ahu as a "hologram" introduction to the Hawaiian nation. Travellers who last visited these jewels in the expanse of the Pacific while they were still US colonies will notice the small and large changes that have since occurred.

The population has remained relatively stable over the past 25 years. Forty-five per cent are native Hawaiians mixed with other ancestries, with a further 40 per cent of mixed ancestry without native Hawaiian, and the remaining 15 per cent unmixed and consisting of Asians (Japanese, Filipino, Chinese, Korean, Vietnamese, etc.), Caucasians, other Pacific Islanders, Hispanics, Africans and others.

A similar racial mix characterises the population living in other parts of this island country, although larger pockets of the native Hawaiian population can be found in Wai`anae and other rural areas, as opposed to Honolulu, the government and business capital and the centre of international relations. Whether one approaches Honolulu from rural O`ahu or from neighbouring islands, there is an increasing number – as many as 15 per cent – of non-mixed Caucasians, Asians and other newer arrivals, in that order.

Many had anticipated major shifts in population after Hawai`i attained independence, with many non-natives expected to leave the islands. While US military and civilian personnel did depart en masse, many "locals" (native and non-native Hawaiians) returned and now form the bulk of the national population. Those who chose to remain in Hawai`i could either opt for Hawaiian citizenship and participate fully in the country's political life, or retain foreign citizenship, with consequent limitations on such participation.

The indigenous Hawaiians, regardless of citizenship, are accorded special indigenous rights consistent with international conventions.

While no racial group dominates Wai`anae, a deep Hawaiian culture prevails and influences all facets of community life. This culture is markedly different from that which dominated prior to independence, and was a major force in the drive towards independence. Under the US colonial regime, there was a clear distinction between the formal system (legal, economic, education, environment, health and national security) and the informal system (family, personal, community and friendship). The formal systems were characterised by the values of Domination, Individualism and Exclusion, giving rise to the so-called DIE culture. The informal systems were influenced by values of `Oluolu (comfortable, non-dominating, compatible), Lokahi (group consciousness and effort), Aloha (inclusiveness, with a sense of humanity, love, caring), and were generally referred to as OLA (which is also a revered Hawaiian/Polynesian word for life and health).

Finding that DIE culture was driving relationships in national and international affairs and in the natural and human environment, as well as economic conditions, health systems and virtually all other formal systems, towards collapse or termination, the nation engaged in a concerted exploration for an alternative value system. Hawaiian deep culture, very much alive, had extended far beyond the descendants of the original Hawaiians.

This deep culture, which called for cooperation, caring, sharing and respecting individuality while cherishing the value of the collective, had proven effective in accepting and appreciating the integration of races, religions and viewpoints. An OLA economic system was surviving and thriving in the local communities. During the dreaming phase of their decolonisation (the third phase, following the recovery/rediscovery and the mourning phases[1]), the independence "activists" called for a concerted effort to replace DIE with OLA in the formal systems. This paradigm shift was resisted initially, given the uncertainties and lack of experience among the bureaucrats running the formal systems.

Following vigorous discussion and examination of experiences in Hawai`i and elsewhere, appreciation grew of the possibilities of a shift from DIE to OLA. Widespread adaptation occurred in the laws guiding the judicial, economic, education, health and security systems.

This OLA orientation has made deep inroads into and helped change the Hawaiian lifestyle.

Nature and OLA

Kumulipo is the native grand story, a telling in genealogical chant form of the evolution of the world from darkness (*po*) to light (*ao*), when water and land separated, bringing life from the sea to the land. In this story of origins, the people's first ancestors come from the natural environment and, as the generations unfolded, the people came into existence. Hawaiians have deep reverence for all aspects of the environment, all ancestors, personal guardian spirits and god figures. The Hawaiian relationship with nature is not one of domination and control, nor of stewardship, but of kinship, of family relationship, of caring for the wellbeing of a loved one. Sustainability is a small part of environmental policy. The overriding sense is that of honour, of responsibility, of caring for one's elders.

Before a large tree is removed for the placement of a home, great effort is made to consider alternative positioning, or in moving rather than destroying the tree. If the tree has to be moved or destroyed, a proper ceremony is generally in order, honouring the life of the tree. Likewise, great thought is given to selecting the place to grow large trees. Fish, net-harvested by local boats, are first fed at the *ko`a* (special fish-gathering places) and allowed to grow before the harvest. Older fish and those ripe with eggs are released back into the sea. The harvest is shared with those who assist the fisher folks in coming ashore (generally those too poor to afford their own canoe or skips for fishing).

This national policy is enshrined in the country's constitutional preamble:

[1] See "Process of Decolonization", Chapter 11, by Laenui in Reclaiming Indigenous Voice and Vision, Edited by Marie Battiste, UBH Press 2000, in which all five phases of Decolonization is explained.

> We recognise all the divine elements of Hawai`i – life, change, fluidity, stability, humanity – and all the natural elements that give physical representation to those elemental forces, namely sun, wind, sky, fresh water and salt water, land, including the mountains and forests, and the people.

Many in the Wai`anae community, especially in their hula forms, revere the winds, each with its own name, the ocean waters, the tides whose timing and direction are familiar to the fisher-folks, and the plants and animals. For many families, these elements represent family ancestors and guardians.

Echoing a Gandhian view that there are enough resources for everyone's need but not for anyone's greed, the community understands that every environmental element needs to be protected and cared for to refresh the *mo`omo`o*. A *mo`o* is the lizard form of a foetus, and a *mo`omo`o* is a poetic reference to the generations within generations into perpetuity.

The transformation from DIE to OLA regarding the environment required a re-evaluation of fee-simple ownership, of the commodification of nature, of the nature of the "commons" and of the Hawaiian concept of heightened appreciation of the spiritual presence in nature.

Today, Wai`anae has been able to transform its primary source of sustenance by returning to its natural environment, by protecting, cherishing and promoting it as part and parcel of the human family. Certain areas of Hawai`i, primarily Honolulu, have not been able to make the transition in the way the rural communities have.

The nation is making a concerted effort to return to its traditional *ahupua`a* system of cultivating the land and ocean, and is developing a clear appreciation of the inter-relationship between them. Lands are being returned to agricultural production, and housing developments are being reversed and given over to food production. One tell-tale sign of this change is the conversion of previously grassed areas along roadways into vegetable and fruit gardens maintained by neighbourhood organisations.

Economy and OLA

Hawai`i has taken control of its domestic as well as international economic systems. Under colonial rule, the US pre-empted all international relations, controlled banking and other finance institutions and prohibited even the printing of the local currency by the communities. Today, all international intercourse, including trade, tourism, international education, world sporting events and international conferences (important revenue factors for Hawaii), is based on treaties, conventions or executive agreements between Hawai'i and other nations and international organisations, without US intervention.

Large tracts of US military lands in Wai`anae (the US controlled approximately 30 per cent of Hawaii's lands), used for practice invasions of the Middle East, Asia and Central and South America or to store nuclear weapons and to house global military communication systems, have been returned to the Hawaiian population and by and large given over to agricultural production.

Hawai'i as a whole has witnessed the departure of the US military, with a consequent reduction of US revenues into the economy. On reflection, however, the people found that Hawaiian society suffered a net loss under US occupation. The massive military bases such as Schofield, Hickam, Wheeler, Pearl Harbour, Lualualei, Makua, were

previously used by the US military for nominal or no payment. The fair rental values for these lands, amounting to hundreds of millions of dollars, went unpaid for over 100 years.

The return of these lands to the Hawaiian population was a major boost to the self-sufficiency of the nation. Some of the lands have had to undergo cleaning and remediation, for example the Pearl Harbour area from nuclear radiation, remnants of depleted uranium on Hawai`i island and other pollutants at Lualualei ammunition depot, the most extensively damaged US super-fund site.

Most of these lands have been converted to agriculture, as well as for residential use under a new scheme to house agriculturalists as close to their fields as possible. The mono-crop days of sugarcane or pineapple are over in Hawai`i. Instead, multiple crops are produced for local community consumption. Significantly, Hawai`i is now able to produce all its own taro and poi, a staple among early Hawaiian people. It now has a thriving dairy industry, an industry that had virtually died under US globalisation and free-trade programmes.

The national policy is one of independence through self-sufficiency, of meeting all the nation's needs and being free to engage in international trade for luxuries beyond the necessities of life. Thus, there is still an import trade in communications technology, education and entertainment, while the export trade is dominated by tourism, agricultural products and health promotion.

The surrounding Pacific now plays a much larger role in the Hawaiian economy. Not only is there renewed appreciation of the need to care for the shoreline, but Hawaiian jurisdiction has been extended through the creation of a 200-mile exclusive economic zone (Hawai`i has signed the Law of the Sea Treaty) around the Hawaiian archipelago, which has brought in its wake an expanded fishing industry to these islands. The Hawaiian government has invested in the protection of this zone, policing it against the long-line, seine net and other fishing methods used by foreign ships, with devastating consequences for the fish population. This renewed interest in fishing has given rise to new young masters of the sea, who combine Western and traditional fishing and seafaring methods. Interest in the sea is one of the most popular areas of study in public schools. Local ocean products now make up 30 per cent of the produce sold in Hawaiian markets, with a further 60 per cent made up of local agricultural products.

Barter has become popular in Hawaii. It started with the onset of the collapse of the Hawaiian and the world economy under the Bush II administration, a collapse that cast its shadow over the Obama administration in the US. The Hawaiian analysis was that the system was facing a currency and credit shortage, but certainly no shortage of human skills and talents, nor of natural environmental potential, let alone human needs. In response, the local economy incorporated two developments, one from the Hawaiian cultural practice of *kokua* (help, support), and the second from the new technology of rapid and simplified account keeping. *Hui*s, or organisations of families, and other types of cooperative (churches, civic clubs, cultural groups) formed to provide services or products to support the local community, eschewing currency and creating a new form of credit (credit with caring). Other communities have adopted similar “free exchange systems”, called LETS or SEL in France.

These *hui*s sometimes combine to expand the resource base and cover a wider range of needs, so that the requirement to go further afield to meet one another’s needs is

reduced. Today, *hui*s commonly provide food products and service; medical and other healthcare; home repair, construction and general labour services; physical fitness and training; childcare; general and specialised education and tutoring; legal services; automotive and mechanical repairs; and electrical and plumbing services.

Money still plays a role in the economy as a convenient form of trade beyond the *hui*. In many employment fields, people are paid in Hawaiian Kala ($dollar), with *hui*s interacting as banks, and one's hui credits equating to Kala should a member wish to make such exchanges. Hui economies are stronger in the rural areas such as Wai`anae, while the monetary system has greater influence as one gets closer to Honolulu.

International banking, on the other hand, is well developed and plays a major role in Hawai`i's economic life, with money and credit regularly flowing across international lines.

National Security and OLA

One of the principle stumbling blocks in the move towards independence had been the security question, with US loyalists arguing that Hawaiian independence could never survive without US defence against foreign invasion.

Today, in Wai`anae, one can see the population engaged in various martial arts, as part of the national security plan. When asked how he expects to defend his country using his expertise in karate, a young lad said, "Karate keeps my mind and body sharp and healthy, keeps my resolve strong, and helps me to focus – very necessary, whether I'm acting as a trade negotiator, a peace intermediary, a mechanic, an airplane pilot or in armed combat to resist foreign military on our shores".

The Hawaiian security plan rests on five OLA principles.

- No aggressive weapons and force (no nuclear weapons on Hawaiian land; no rockets with a range of 200 miles beyond Hawaiian shores to defend against incoming weapons) and no offensive military force: The Hawaiian national guard, during the period of US hegemony, consistently outperformed its US military counterparts in training and mock combat. At independence, the technology, training and hardware remained with the guard units, and modernisation has been ongoing within the limitations of the five-point policy. As such, Hawai`i has been able to maintain a protective umbrella against air or sea attack through its defence systems, but has no capacity to strike any main body of land, given its limited rocket capacity. Hawai`i has adopted an open inspection policy and invites other countries to verify its non-aggressive weapons.
- Self-sufficiency: This policy has resulted in reduced vulnerability to foreign trade and world production variations. Humanitarian compacts have been formed with various countries for essential aid, including food, medical care and disaster relief.
- No international military alliances: Foreign military cannot use Hawai`i's ports or bases, all arriving ships and planes are subject to open inspection, and neutrality is pursued in all military operations around the world. As a counterbalance, Hawai`i exports peace corps cadres around the world to assist countries engaged in military operations to arrive at peace. It also hosts the

East-West/North-South Peace Institute, which gathers peacemakers from countries facing various degrees of antagonism to study pathways to peace.

- Strong civil defence: This begins with a healthy and alert civil society, well trained to take part in a national resistance strategy against any invasion. The aim is to make it so costly for an invading force to land in and hold Hawai`i that in the end staying in Hawai`i will not be worth the losses an invading force would suffer. This defence would take the form of pre-organised insurgency across Hawai`i carried out by an active force of every able-bodied person from 12 to 65, infused with national pride and entrusted with specific responsibilities under the civil defence plan.
- International renown: The nation is developing Hawai`i's reputation among all nations as a place of peace, fairness and environmental appropriateness, as well as a place at the service of the world through the hosting of international organisations, trade and world education. It encourages development of international education institutions for training national leaders from across the world and from all cultures and religions.

This non-offensive five-point OLA strategy has already benefited Hawai`i in engendering an attitudinal change among the various countries visiting Hawai`i and in giving rise to invitations for Hawaii to cooperate with those countries in the following areas:

- China – increased trade and exchanges of students in the fields of law, healthcare, language and culture
- North Korea – cultural exchanges, family exchanges and reunions between north and south in Hawaii's Korean centres, sister-city relationships
- Cuba – conference on survival under the shadow of the bear, practical medical training in service of the masses, international law
- Iran, Syria, Iraq, Afghanistan, Pakistan, Kuwait, United Arab Republic, Jordan, Turkey, Egypt, Libya, United Kingdom, France, Germany, the Netherlands, Switzerland, Austria, Russia, Sweden, Norway and Finland – world conference to secure a peace treaty to end the Crusades, as well as multiple conferences on cultural exchange and the exchange of medical knowledge.

The pre-independence tri-annual East-West Center's Philosophers Conference has now become a large international affair with participants from all parts of the world and across all political divides. New views on mathematics, science & technology, the integrity of indigenous sciences, political developments and innovative forms of alliance are some of the results of these conferences. Mini-conferences are now sprouting up in other parts of the world, borrowing from the milieu of aloha found in the Hawai`i conferences..

Education and OLA

The mantra for Hawai`i's education system under US was "school to work". Young scholars were to be readied for harvesting by the military and by industrial and business complexes. Public education was mandatory from the age of five to 18, and included as core courses English, maths, science and history (civics), all of them taught from an

American-Western perspective. Achievement was measured through standardised US examinations, geared towards middle North America.

Today, schools have been revamped. Education is seen as a life-long process, beginning with the community baby shower festivities at which expectant mothers are invited to celebrate the coming of a child through a community *aha aina* (feast). At such gatherings, women are encouraged to maintain healthy lifestyles, obtain prenatal care, form linkages with others in the community to share the psychological, financial and relational burdens of pregnancy, and to consider the many forms of childcare, ranging from adoption, to shared rearing, to respite services, etc. Churches have been major supporters of these voluntary festivities. Wai`anae's programme logo, "every new birth is a joy", is aimed at encouraging mothers, often without benefit of marriage and criticised or shunned by family, to join in the celebrations and to share their burdens with others wanting to help. These celebrations have found both pro- and anti-abortion groups working side-by-side to provide parents with real opportunities to bring babies to term and support the child after birth.

Postnatal medical services are made available, helpers are assigned for follow-up and other support is provided to mothers or the primary care-givers of the child. Children are raised in an environment of shared activities, and can thus build social skills from an early age. Mothers generally volunteer and receive training for these community services.

As each child enters primary school, they are already familiar with social interaction. Their special needs are quickly identified and addressed. Every effort is made to keep every child in the main school population as they receive education. Children are used, especially because of their well-developed social skills, to assist in the teaching and caring of other children. Inappropriate conduct is immediately recognised and addressed.

Reading is heavily stressed from a very young age, following a philosophy that from zero to eight, a child should learn to read, and after that, read to learn.

Teachers are also encouraged to watch for the special talents and gifts of children, and begin to set forth educational programmes based on those gifts. The experience has shown that gift-based education, individualised for each student, is far more effective both in terms of the general happiness of each scholar and of the standardised scores as measured against US students'. The system of grade levels has been abandoned: the earlier system of A, B, C, D and F has been changed to pass or not yet passed. The school campus has been expanded to include the community, and it is not unusual to find students actually "in school" throughout the community, whether on beaches surveying the tides against the moon cycle, in the mountains engaged in an archaeological dig, or talking to a priest, imam, rabbi, *kahuna* or monk as part of their studies of comparative religions in the community.

Public education is mandatory from ages five to 18, with special exemptions for release after age 12. Generally, these exemptions are made because the student will be travelling, going on to higher education or has selected specialised training in a programme not available in the public education system.

Education is considered lifelong, and the policy is to provide "adult education" courses as much as possible. Volunteers are welcome and are encouraged to teach such courses.

Healthcare and OLA

Wai`anae seems to be a walking and cycling region, with some public transport (bus and ferry) and a few vehicles, generally at least one per household. No new car is brought on to the islands until a used car is returned to the manufacturer. The same applies to other major appliances and car parts. All school buses have been retired, and students are expected to get to school by walking, cycling or taking public transport. School is never more than five miles from one's home. Jogging to and from school has become a fad.

Every house seems to have a garden, and for those in apartments there are common areas where community gardens flourish. Large circular fish tanks, twelve feet in diameter, are powered by solar air-pumps, which circulate the water, while well-placed air-stones act as biofilters, allowing for controlled algae growth to balance water quality and allow the fish to thrive. The filtered waste is carried into gardens ~~by water~~ and is used in the growing of fruit trees, vegetables and herbs.

The mountains, valleys and seashores resound with activity.

One could easily think one were in China, given the slow, graceful and methodical practice of tai chi, chi kung, luk tong ken, baduanjin and other forms of exercise and meditation evident in the mornings and evenings along the seashores, in public parks or in family yards and on porches. In the afternoons, more active sports are a daily affair, ranging from organised soccer teams and baseball, to indoor or outdoor badminton, volleyball, basketball and tennis. And ever-present drumbeats fill the air, signalling the Hawaiian hula, that union of spirit and body in motion, which is performed whenever a group or *halau* come together in homes and parks.

The medical and mental healthcare system in Hawai`i is relatively small for the size and age of the population. This contrasts markedly with earlier times when care services were in great demand and were based on fees for specific services. That financing structure bankrupted the health system. Pharmaceutical companies made large sums, as did insurance companies and health management organisations (HMOs). However direct service providers found great difficulty in remaining in the medical field given reduced reimbursement rates, authorisations for services controlled by HMOs or government agencies, and continued scrutiny and paperwork so burdensome that eventually expenses outstripped practice revenues. Direct service providers from medical doctors to nurses to case managers and administrators left the field in quest of a more sane system of care.

People began to ask why the system rewarded illness rather than health. Why was there a constant rejection of death, rather than acceptance? Why were so many funds directed at caring for the ill, and so few for keeping the healthy well? Why had there been such recourse to treating illness as a solution for wellness? What had happened to ancestral practices for maintaining good health?

Old and new ideas emerged from these questions: Work is medicine! Live and eat as your ancestors did! Your medicine chest is in your backyard, care well for it! Harmonise your spiritual and physical self! Accept the seasons of life gracefully! Aloha in the healing art is not the complete solution, but is a necessary part of it! Use it or lose it! An ounce of prevention is worth a pound of cure!

The financial breakdown of the medical model of healthcare resulted in the increased practice of wellness. A change in the philosophy of life and nature occurred, in turn engendering new respect for the environment and man's relationship with nature. Physical fitness was heavily promoted from the national defence and security perspective, by education institutions and by the health sectors. Fitness was sought not only through

exercise, but physical exertion also became more widely accepted in daily life. Fishermen found that while the outboard motor was convenient, the tides, the winds and a sturdy paddle applied with strong back and arms were more dependable and less expensive. Walking and cycling regained popularity, while the internal combustion engine lost it. The general environment improved with the decrease in air, water and soil pollution as a result of this lifestyle change.

Diabetes, obesity, heart disease, anxiety levels and a wide range of other illnesses plummeted. Traditional Hawaiian healing forms took their place alongside oriental and Western medical practices. Traditional healers are now scattered around the settlements of Wai`anae and most other communities, and there is at least one Chinese herb shop centrally located in the towns, along with a few Western medical clinics. Rapid communication systems, converted for medical use, are found everywhere, whether in homes or medical offices, and used for rapid care and consultation. Blood tests and scans of tissue, bone, nerve and chi force can be done from the comfort of one's home, with quick preliminary diagnoses made in return. Automated external defibrillators and other types of emergency equipment are close at hand in the community. Special concerns can often be answered by telephone calls to practitioners. Every home has access to these modern forms of care.

Enjoy your visit to the newly independent Hawai`i.

K

COMMUNITY MEETING NO. 2
DECEMBER 2012 - JANUARY 2013

City and County of Honolulu

Department of Planning and Permitting

O'ahu General Plan Focused Update.
Your Island. Your Future.

November 2012

Community Briefing #2

Proposed changes to the O'ahu General Plan as reflected in the Public Review Draft will be presented. Please join us at one of the two briefings:

Tuesday, December 4, 2012
6:00 - 8:00 pm
(Registration begins at 5:30 pm)
McKinley High School Hirata Hall
1039 South King Street, Honolulu

Thursday, December 6, 2012
6:30 - 8:30 pm
(Registration begins at 6:00 pm)
Mililani Middle School Cafeteria
95-1140 Lehiwa Drive, Mililani

Public Review Draft

The City and County of Honolulu has conducted a focused revision of its General Plan. This effort has culminated in the preparation of the forthcoming Public Review Draft of the Revised General Plan, which will be posted on the Department of Planning and Permitting's website in advance of the December briefings.

SHARE THIS MESSAGE AND FORWARD TO OTHER INTERESTED PARTIES

Stay in Touch:

To join our email list and receive future announcements, or for more information on the General Plan update process, visit the project website.

Website:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

Email:
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(808) 545-2055

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(808) 545-2050

Helber Hastert & Fee
Planners, Inc.

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY *DPP review, 12/18/12*

Date:	December 4, 2012	**Project Name:**	O'ahu 2035: General Plan Update
Time:	6:00 to 8:00 pm	**Recorded by:**	Corlyn Orr
Location:	McKinley High School, Hirata Hall		
Subject:	Community Briefing #2		
Attendees:	See attached		
Reference:	Community Briefing #2 PowerPoint Presentation		

Introductions

The purpose of the second community meeting for the O'ahu 2035 General Plan Update was to present the Public Review Draft, and solicit comments and questions. This was the first briefing in a series of three (the second would be in Mililani, December 6, 2012 and the third in Kāne'ohe, January 14, 2013).

Jiro Sumada, Department of Planning and Permitting (DPP) Acting Director, convened the meeting at about 6:05 pm. He began with opening remarks, thanked the group for their attendance and participation, and then introduced Scott Ezer.

Presentation

Scott Ezer, principal with Helber Hastert & Fee, Planners (HHF), provided a presentation that included: an overview of the project status and information gathering efforts to date; a summary of the community survey and written comments received; highlights of the major revisions proposed in the Public Review Draft; and instructions for submitting written comments on the Public Review Draft.

As part of the presentation, a third community briefing tentatively scheduled for January 14, 2013 at Castle High School. A final notice would be emailed/published once the meeting venue is confirmed.

Comments and Discussion

The presentation was completed at about 7:30, at which time comments and questions were taken. Comments and questions were also allowed during the course of the presentation. The following summarizes the main points of the discussion.

- The six topics that DPP felt would be critical issues for this update included tourism, agriculture, affordable housing, economic health, sustainability, and growth and development. DPP indicated that their agency was responsible for selecting the topics for the five trend reports and the three focus groups.

- Concerned that the topics addressed by the trend reports and focus group meetings are receiving more attention than other topics which were not studied in-depth. For example, it seems that DPP is putting more emphasis on agriculture than natural resources, because a trend report was prepared for agriculture. The population section is critical, and should receive more in-depth consideration than given.

- DPP is charged with updating the General Plan, per the City Charter, and is ultimately responsible and accountable for the Plan that is presented to the City Council. DPP clarified

that HHF is the City's consultant, and is working directly with DPP staff to review the current language and identify recommended revisions. Limited staffing resources and other departmental duties (such as the DP/SCP 5-year reviews, preparing TOD plans, processing permit applications, etc.) make it necessary for DPP to hire consultants that can assist with the workload.

- The timing of the General Plan review – overlapping with the SCP 5-year reviews – is causing confusion for some community members. Individuals involved with the on-going East Honolulu SCP review would prefer to wait for the East Honolulu SCP to be finalized before the General Plan Update is conducted. From DPP's perspective, updating the General Plan and the SCPs are a continual process. Although the SCPs are required to be consistent with the General Plan, each of the various plans is a stand-alone document that can be reviewed concurrently. The process being followed for the General Plan Update is purposeful, with the intent of providing for community dialogue.

- The format of the Part II report with the rationale for change documented next to the General Plan language is difficult to follow. A ramseyered format that only showed the proposed revisions, without the additional rationale next to it, is preferred.

- Proposed revisions presented in the Public Review Draft are the result of information gathered through DPP's research efforts (e.g., trend reports, focus group meetings, survey, written comments, key planning issues). All sources of information were considered equally in DPP's review process. DPP has an obligation to remain objective and serve the good of all people.

- Survey results are evidence that vacation rental proponents encouraged their constituency to complete the survey. DPP acknowledged that the survey was non-scientific and self-selecting, and is not a representative sample, as certain groups influenced the survey results. DPP also acknowledged a deliberate attempt to review all written comments, and read through every word of the current General Plan. All of the open-ended comments received through the survey, and a summary of all written comments, are posted on the project website.

- It was insinuated that HHF's motive in facilitating the survey was to validate the outcomes of other City planning projects that HHF is involved with. DPP affirmed no outside political pressure influencing the content of the Public Review Draft.

- Need more opportunities for public testimony in the update process. Would like to see more grassroots efforts at the local level to gather input.

- In response, it was clarified that the General Plan is intentionally broad, and provides high-level guidance for decision-makers who are responsible for implementing the concepts in the General Plan. The Plan is not structured to include provisions that specify how the objectives and policies should be implemented.

- Would like clarification about the meaning of smart growth in the Public Review Draft. Concerned that the new language added to Chapter IV, Objective C, Policy 4 that distinguishes between suburban and urban areas is a reference to smart growth (*"Encourage residential development in <u>suburban areas</u> where existing roads, utilities, and other community facilities are not being used to capacity, <u>and in urban areas where higher densities can be readily accommodated)</u>.* In response, it was stated that the smart growth concepts added to the Public Review Draft are discussed in the Sustainability trend report.

- According to DPP, the population distribution guidelines are conceptual targets that are used in planning for infrastructure systems and services, to ensure that the region can accommodate the planned future growth. Since the guidelines are not limits or statutory requirements, there are no changes being proposed to the population distribution policy.

- Who is responsible for adding in the new policy about alternative lodging? The interests of one small group cannot monopolize the Plan. DPP should follow the City Council's decision to prohibit vacation rentals. Vacation rentals in residential areas conflicts with other policies to protect neighborhoods, and threatens residents' quality of life. Disagree with the rationale that visitor accommodations are needed to serve visiting family and friends. There is too much flexibility with the proposed language. Visitor accommodations should only be allowed in areas zoned for resort uses.

  DPP responded that their decision to include the alternative lodging policy in the General Plan Update is an effort to re-open the policy discussion about vacation rentals. The last City Council discussion, which was originally intended to address the need for increased enforcement, became a public debate focused on allowing more vacation units. This is another attempt by the Department to address the need for enforcement. In addition, the proposed policy supports recent proposals for new community hotels, and reflects consistency with the City Council's policy decision to allow one small inn in Haleiwa (approved as part of the North Shore Sustainable Communities Plan).

- Want to add references to fuel cell technology as an alternative energy resource.

- Disagree with proposed changes to remove policies that call for limiting population growth. These statements have been in the General Plan since 1977, and are important principles for an island society with limited resources and a carrying capacity. Only way to be sustainable is reduce immigration and limit population growth .

- Section on agriculture should distinguish between locally-produced food crops and seed crops to encourage food self-sufficiency. Seed is not an edible crop.

- Important to incorporate climate change and sea level rise into the Plan, and address the impacts of such changes (e.g., inundation areas at high tide, contamination to fresh water supply, effects to existing utility and transportation systems in low-lying areas).

- Tourism is not sustainable because it is dependent on transplanted workers that contribute to population growth.

- Need better guidance to direct development in the 'Ewa region. 'Ewa Development Plan has not been revised since 1997.

- Chapter IV, Objective A, Policy 2 ("Streamline approval and permit procedures for housing and other development projects") could lead to exemptions for environmental review requirements, similar to the Public Land Development Corporation.

Before closing the meeting, Scott thanked everyone for attending, and provided instructions for submitting written comments.

The meeting was adjourned at approximately 8:05 pm.

LIST OF ATTENDEES

Department of Planning and Permitting:	Jiro Sumada, Acting Director
	Kathy Sokugawa
	Randy Hara
	Mike Watkins
Helber Hastert & Fee Planners:	Scott Ezer
	Corlyn Orr
	Tara DePonte
	Regina McClintock
Community Attendees (23 individuals):	Larry Bartley
	Charles Carole, Makiki Neighborhood Board #10, League of Women Voters
	Brandon Elefante, Office of Councilmember Harimoto
	Nicole Ferguson
	Wes Frysztacki
	Brian Gibson, OMPO
	Matthew Gonser, UH SeaGrant Program
	Kauna Kihikihi
	Michelle Matson
	Larry McElheny
	Pauline MacNeil, Lanikai-Kailua Outdoor Circle
	James Macey
	Art Mori
	Maurice Morita
	Glenn Oamilda
	Leah Retherford
	Ursula Retherford
	Elizabeth Reilly, Liveable Hawaiʻi Kai Hui
	Wendell Lum
	Vincent Shigekuni
	Stu Simmons
	Tom Smyth, Downtown Neighborhood Board #13
	Donna Wong, Hawaiʻi's 1000 Friends

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY *DPP review, 12/18/12*

Date:	December 6, 2012	**Project Name:**	O'ahu 2035: General Plan Update
Time:	6:30 to 8:30 pm	**Recorded by:**	Corlyn Orr
Location:	Mililani Middle School Cafeteria		
Subject:	Community Briefing #2		
Attendees:	See attached		
Reference:	Community Briefing #2 PowerPoint Presentation		

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As part of the presentation, a third community briefing tentatively scheduled for January 14, 2013 at Castle High School was announced. A final notice would be emailed/published once the meeting venue is confirmed.

Comments and Discussion

Following the presentation, the floor was opened to comments and questions. Comments and questions from the discussion are summarized as follows.

- Prefer that population distribution guidelines be expressed as actual numbers, instead of percentages because the percentages do not account for the carrying capacity of each region. Wai'anae cannot afford to take any more people. Current population trends are putting pressure on rural and suburban regions least capable of absorbing the additional population, and negatively impacting these regions (e.g., water resources are not available to support the population, existing infrastructure systems lack capacity to accommodate the growth). Need to be increasing density in areas designated for growth.

  In response, it was noted that Wai'anae is a unique situation because DHHL owns a large amount of land, and the City does not have jurisdiction over DHHL-owned lands. No changes are being proposed to the current population distribution guidelines (refer to Public Review

Draft, Chapter I, Objective B, Policy 4). It may be possible to document the projected regional population numbers that correspond with the percentages in the final technical report.

- Chapter IV, Objective C, Policy 6 in the Public Review Draft ("Discourage residential development in areas where the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging") should be revised/strengthened to discourage development in areas where existing infrastructure systems do not have capacity to accommodate new development (similar to Policy 4).

- DPP clarified that the Public Review Draft is a first draft being circulated for comment. Comments indicating both likes and dislikes, as well as suggestions for revisions, are being encouraged. Following the public comment period, DPP will review all comments then revise the General Plan and transmit a Final Draft to Planning Commission/City Council for review.

- In response, it was clarified that the purpose of these community meetings is to present a general overview of the Public Review Draft and provide a venue for public discussion/questions about the draft. Verbal comments from the meetings will be recorded, but the meetings are only one venue to submit comments. Written comments will be accepted through April 15, 2013.

- Ability of vacation rental proponents to influence the survey results did not affect DPP's decision to propose a new policy about alternative lodging. DPP clarified that their decision to include the alternative lodging policy is an effort to re-open the policy discussion about vacation rentals. The current enforcement system is not effective, and needs improvement.

- It was clarified that the proposed policy to allow alternative lodging is consistent with the North Shore Sustainable Communities Plan (NSSCP). The NSSSCP states that existing problems with illegal vacation rentals need to be resolved before new units are allowed. It also states the community's desire for a small country inn in Haleiwa.

- The timing of the General Plan review – overlapping with the SCP 5-year reviews – is inevitable. Updating the General Plan and the SCPs is a continual process, with some overlap in the review cycles.

- Revisions in the Public Review Draft are only wordsmithing efforts. Concepts of carrying capacity and concurrency need to be incorporated, and policies are needed to protect agricultural lands inside the urban growth boundaries. Oʻahu experienced too much growth too quickly, as evidenced by traffic conditions and the rate that agricultural lands are being urbanized in Central Oʻahu and ʻEwa.

- Important to incorporate climate change and sea level rise, and start planning efforts to protect against sea level rise. The extent of changes will be detrimental (e.g., aquifers and fresh water resources will be subject to salt water intrusion; rising water table will weaken building foundations; rainfall levels will decline). Waikīkī will be inundated, and policies still support investing in Waikīkī and other low-lying coastal areas. Also important to consider the changes to *mauka* areas (e.g., flooding in *mauka* areas as coastal drainage systems will not be able to drain).

- Cannot go forward with this Plan because it does not address peak oil and the problems caused by population growth. O‘ahu needs to grow biofuels to be prepared for the price of peak oil. Also need to address overpopulation and reinstate population growth controls that were removed from the Public Review Draft (Chapter I). Recall that oral comments submitted during Community Meeting #1 called for keeping the population controls.

- Scope of the General Plan Update does not include developing a "scorecard" (indicators to assess implementation). Scorecard development was part of the last round of the SCP 5-Year reviews. The scorecards are important for the SCPs because the regional plans include specific implementation strategies that can be measured. At issue for the NSSCP 5-Year Review was the lack of available indicators and data sources.

- Chapter 7, Objective D, Policy 3 makes reference to a green belt in ‘Ewa and Central O‘ahu. DPP responded that the greenbelt runs *mauka* of the H-1 Freeway along Kunia Road, and is comprised of AG lands outside the community growth boundaries.

- It was explained that the reference to electromagnetic radiation sources (Chapter VII, Objective A, Policy 11) generally includes antennae/communication towers and power lines.

- Disagree with proposed changes to remove policies that call for limiting population growth. These statements have been in the General Plan since 1977, and are important principles for an island society with limited resources and a carrying capacity. Only way to be sustainable is to reduce immigration and limit population growth. O‘ahu already has too many people on this island; need to impose a limit on the number of people and control population. Santa Barbara took action by limiting new water system connections.

  In response, it was noted that the Supreme Court ruled local jurisdictions cannot constitutionally limit immigration. New hook ups can be limited based on the availability of natural resources, but the City Council would have to make that determination and push for such a policy.

- Why is there no reference to polluted groundwater resources in Central O‘ahu? In response, it was indicated that the General Plan is a high-level policy document, and is not intended to address specific issues. An appropriate policy statement would address protection of water resources or the importance of providing a safe, high-quality water supply.

Before closing the meeting, Scott thanked everyone for attending, and provided instructions for submitting written comments.

The meeting was adjourned at approximately 8:05 pm.

LIST OF ATTENDEES

Department of Planning and Permitting:	Jiro Sumada
	Kathy Sokugawa
	Randy Hara
	Mike Watkins
Helber Hastert & Fee Planners:	Scott Ezer
	Corlyn Orr
	Lori Chun
Community Attendees (15 individuals):	Nick Andrade
	Don Aweau
	Victoria Cannon
	Michael Dau
	Dr. Kioni Dudley
	Karen Loomis
	Larry McElheny
	Nancy McPherson, DHHL
	Dick Poirier, Mililani-Waipio Neighborhood Board #25
	Cynthia Rezentes
	Gil Riviere
	Nicholas Striebick
	Alan Suwa, Mililani Mauka Neighborhood Board #35
	Melissa Vomvoris
	Crystal Young

City and County of Honolulu

Department of Planning and Permitting

Oʻahu General Plan Update.
Your Island. Your Future.

Happy New Year, January 2013 edition

Community Briefing Announcement
Windward Oʻahu

Monday, January 14, 2013
6:30 - 8:30 pm
(Registration begins at 6:00 pm)
Castle High School Cafeteria
45-386 Kaneohe Bay Drive, Kaneohe

Join the City Department of Planning and Permitting (DPP) at a third community briefing for the Oʻahu General Plan Update. This briefing supplements the December 4, 2012 briefing in downtown Honolulu and the December 6, 2012 briefing in Mililani.

Proposed changes to the Oʻahu General Plan as reflected in the Public Review Draft will be presented.

Public Review Draft

The Public Review Draft of the Revised General Plan is posted on DPP's website:
www.honoluludpp.org/Planning/GeneralPlan.aspx

Two separate documents make up the Public Review Draft.

PART I is the full text of the revised General Plan.

PART II is the "Report on Proposed Changes" (which identifies the proposed revisions and the rationale for the language revisions).

SHARE THIS MESSAGE AND FORWARD TO OTHER INTERESTED PARTIES

Send in your written comments by April 15, 2013

We want to know what you think of the Public Review Draft. What objectives and policies do you like and dislike, and what suggestions do you have for proposed changes?

Send comments with your NAME AND PHYSICAL ADDRESS to Helber Hastert & Fee, Planners at:

Email:
gp2035@hhf.com

Mailing Address:
2035 Oahu General Plan
c/o HHF Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Fax:
(808) 545-2050

To receive future announcements, or for information on the General Plan, visit the project website:
www.honoluludpp.org/Planning/GeneralPlan.aspx

Helber Hastert & Fee
Planners, Inc.

Helber Hastert & Fee
Planners, Inc.

MEETING SUMMARY *DPP Review, 1/30/13*

Date:	January 14, 2013	**Project Name:**	O'ahu 2035: General Plan Update
Time:	6:30 to 8:30 pm	**Recorded by:**	Corlyn Orr
Location:	Castle High School Cafeteria		
Subject:	Community Briefing #2		
Attendees:	See attached		
Reference:	Community Briefing #2 PowerPoint Presentation		

Introductions

The purpose of the second community meeting for the O'ahu 2035 General Plan Update was to present the Public Review Draft of the Revised General Plan(GP), and solicit comments and questions. This was the final briefing in a series of three (the first was at McKinley High School, December 4, 2012; the second was held at Mililani Middle School, December 6, 2012).

Jiro Sumada, Department of Planning and Permitting (DPP) Acting Director, convened the meeting at about 6:40 pm. He began with opening remarks, thanked the group for their attendance and participation, and then introduced Scott Ezer.

Presentation

Scott Ezer, principal with Helber Hastert & Fee, Planners (HHF), provided a presentation that included: an overview of the project status and information gathering efforts to date; a summary of the community survey and written comments received; highlights of the major revisions proposed in the Public Review Draft; and instructions for submitting written comments on the Public Review Draft.

As part of the presentation, Kathy Sokugawa, DPP Planning Division Head, explained DPP's reasoning for proposing a new policy to allow options for visitor accommodations such as community hotels and alternative lodging in the GP (Refer to the Public Review Draft, Chapter II, Objective B, Policy 10). In sifting through the comments received during the first round of public review, DPP recognized that there may be economic benefits to revising the visitor industry policies. The issue of illegal vacation rentals has been addressed by the City Council on several occasions; however, the debates have always been focused on zoning-related, regulatory/enforcement measures. The intention was to consider the issue from a broad policy standpoint, and to encourage open public discussion. The Public Review Draft is a first draft being circulated for comment. Following the public comment period, DPP will submit a Final Plan to the Planning Commission, with the City Council having final decision-making/approval authority.

Comments and Discussion

The presentation was completed at about 7:10 pm, at which time the floor was opened to comments and questions. A total of 25 individuals provided comments, summarized as follows.

- Kailua resident. The summary report on the community survey results states that the survey is non-scientific. Survey results are skewed by the vacation rental association which notified their membership to take the survey. Survey results have no merit for decision-making, but DPP has

indicated that the comments from the survey were considered as part of the reasoning to introduce the proposed policy.

Policy 10 proposes tourism sprawl, and conflicts with other GP policies. DPP's rationale to open up the issue for discussion is upsetting. Issue was decided in 1987 when transient vacation units were determined to be a non-conforming use, and confirmed in 2010 when the City Council voted against visitor units in residential areas. Rationale for the proposed policy in the accompanying Part II Public Review Draft Report states that vacation units in residential neighborhoods are intended to serve friends and family; this is an untrue statement and DPP should be clear with their intent. A policy is needed to protect the integrity of neighborhoods.

- Kāneʻohe resident. Guiding principles of the original GP are about watershed protection. Watersheds and natural areas are important for the health of the island, and need to be protected. Watershed protection deserves individual attention, not lumped into sustainability.

  Speaker also asked for clarification about the reference to a 10-year timeframe in the presentation (Concern was that the GP is a long-term plan, and the planning horizon should be longer than 10 years). *In response, Scott Ezer stated that the 10-year timeframe was in reference to the City Charter language that requires GP update/review at least once every 10 years.*

- Lanikai resident. Vacation rentals reduce availability of affordable housing, drive up housing costs for local residents, and encourage investments from off-island and foreign investors. They also encourage B&B in agricultural areas, and have negative impacts on quality of life. From personal experience, living next door to a vacation rental is a nightmare (major intrusion with constant noise and parties).

- Kailua resident. DPP is basing a policy decision (i.e., Policy 10) on the survey results, which is poor decision-making. Survey was unscientific (participation was based on a self-selection process), and the results were biased by misleading questions. DPP should conduct a scientifically-designed survey.

- Kailua resident. Appreciates and recognizes hard work done to date. Disagrees with DPP's reasoning to consider visitor accommodations for economic reasons; is unwilling to sacrifice residential neighborhoods for economic gains. Wants to know why a scientific survey was not done. Too much emphasis is given to the survey results, especially since DPP is acknowledging that the survey is <u>not</u> scientific. Proposed visitor accommodations policy conflicts with other GP policies for affordable housing (e.g., Public Review Draft proposes a new policy for the military to provide housing on- base for military personnel, which is counter to the proposal to use available housing for visitor accommodations). Military spouses and families stay at least three years and contribute/participate in the community, while visitors are only transient week-to-week. *In response, Scott Ezer clarified that a scientific survey was not conducted because it was not included in the project's scope of work. An on-line survey was considered as an inexpensive opportunity to encourage broader community participation and reach residents who may not typically attend community meetings.*

- Kailua Neighborhood Board objects to the proposed visitor accommodations policy, and has submitted written comments.

- Kāneʻohe resident and former City Department of Land Utilization employee. Supports fuel cell technology as a new proven source of energy that should be referenced in the General Plan.

- Kaʻaʻawa resident. Also a taro farmer and family physician. Did not know about survey until this meeting. Against further development at Kuilima. Disagrees with current development focus. Was raised in a family that believes in community values and taking care of *kupuna*; current model places too much emphasis on economics and is pushing aside people and community values for economic gains.

- Kāneʻohe resident. Involved in planning for 40+ years. Believes 1977 GP was a good plan that should not be changed; do not like DPP changing the good parts of the plan. Should address carrying capacity of the island to balance jobs/economics, natural resources and needs of the people. Should be planning for 7 generations into the future. City's approach to planning should be to identify assets and needs of each *moku* (region), so that *moku* can trade resources. Watershed protection, agriculture, and cultural areas are important issues within the Native Hawaiian community.

- Kailua resident. Suggests that DPP conduct a scientific survey. Opposes vacation rentals in residential areas; important to preserve the integrity of residential neighborhoods. Fearful of a possible "brain drain," as changes to residential character could cause residents to move away. Visitors want to be in areas with other visitors. Dispersing visitors throughout the island is not the correct way to enhance the tourist experience.

- Kahaluʻu resident. Homeowners with illegal vacation rentals are being dishonest, and are contributing to the loss of honor and fairness in our communities. Need to regulate and enforce existing laws. Do not allow vacation rentals in residential areas. Proposed visitor accommodations policy overemphasizes economic benefits, and encourages speculation.

- Kaʻaʻawa resident. 7th generation farmer, current president of the Kaʻaʻawa Community Association. Concerned about the method of distributing the survey. Did not hear about the survey before this meeting. Likes the proposed new policy to respect the host culture. Also likes the proposed new policy to prohibit urbanization outside the City's growth boundaries (Public Review Draft Chapter II, Objective C, Policy 8), but concerned that this directly conflicts with the policy to allow resort development at Kuilima, Lāʻie and Ko Olina. *In response, Scott Ezer apologized for the lack of notification. Email, announcements through the Neighborhood Boards, and the 1st community meeting were the primary means of circulating the survey announcement. The project's email distribution list, which was originally created from DPP's database, is currently at about 700 addresses.*

- Kāneʻohe resident, formerly from Waimanalo. Member of the Koʻolau Poko Hawaiian Civic Club. (1) Protecting Native Hawaiians and the culture should be the top priority. Population of Native Hawaiians living outside of Hawaiʻi is larger than the population living here because it's not economically feasible for Hawaiians to live here. (2) Protecting water resources is equally as important as supporting Native Hawaiians. (3) DPP could use social media and other publicity strategies (such as TV commercials) to get more public input. Disappointed that less than 1% of Oʻahu's resident population participated in the survey. (4) Address lack of affordable housing. Unfortunate that local residents are pushed out of neighborhoods they fought to protect because they cannot afford to buy homes. Need solutions to discourage second-home, off-island investors from buying properties (such as requiring owners to live in their property for a designated period). Also address homelessness. (5) Direct new hotels and

tourist accommodations to developed areas like ʻEwa and Kakaʻako. No more hotels in Koʻolau Loa.

- Kaʻaʻawa resident. Appreciates the "ramseyer" format that highlights proposed deletions/additions. Survey was poorly done. Disagree with only protecting high-value agricultural lands outside the growth boundaries, since acres of Oʻahu's high-value agricultural lands within the growth boundary were recently urbanized (Comment is in reference to Public Review Draft, Chapter II, Objective B, proposed new Policy 8: "Prohibit the urbanization of high-value agricultural land located outside the City's growth boundaries.") Focus on preserving remaining agricultural lands and stopping the sprawl. Cannot address affordable housing issue as long as illegal vacation rentals are allowed to continue.

- Kahuku resident. Born and raised in Lanikai during the 1960s, and upset that former Lanikai residents have moved out of the community because of housing prices. Wants to see responses of survey participants from Lāʻie because there is an entity that influences Lāʻie residents. Energy and transportation are also of concern to the Koʻolau Loa community. Opposes vacation accommodations across the island because the highway system is already overwhelmed.

- North Shore resident and member of Defend Oʻahu Coalition. Wants to know criteria used to identify GP revisions. Public Review Draft has been influenced by developer interests. Opposes Turtle Bay Resort expansion. Kamehameha Highway does not have capacity for additional growth. Current owner of Turtle Bay Resort is a foreign corporation with no local ties.

- Kāneʻohe resident. Disagrees with GP policy that identifies Lāʻie as a resort area (Public Review Draft Chapter II, Objective B, Policy 7), and opposes Envision Lāʻie. Do not want to see the area's rural character change.

- Heʻeia resident. Too much focus on planning for this generation, when approach needs to plan for 7 generations into the future. The GP should focus on infrastructure needs and should honor sensible development. Cannot take any more traffic volumes on Kahekili Highway; highway already at capacity. Protect water and natural resources. Also protect Kāneʻohe Bay (too many sewage spills).

- Punaluʻu resident. Concerned about the process DPP is following for this project; also doubtful that DPP will act in the interest of the community. Based on personal involvement with past planning efforts and most recently the Koʻolau Loa SCP 5-Year Update, DPP has a history of acting on behalf of landowners and special interest groups.

- Kahana resident. Accused City representatives of being incompetent and also endangering residents with their lack of action. DPP's priority should be protecting the public good and representing the majority opinion.

- Kailua resident. Wants to see the proposed visitor accommodations policy (Policy 10) removed. Impact assessment is needed to quantify both the positive and negative impacts of visitor accommodations in residential areas. Asked if any social scientists were on-staff to assist with the General Plan Update. *In response, Scott Ezer indicated that the project team did not include a social impact expert*.

- Ten-year Kailua resident. Illegal visitor accommodations result from individual real estate speculation, developers, and outside/foreign investors. Possible solution would be to adopt a progressive real estate property tax, where property taxes are progressively higher for each additional property owned.

- Kailua resident. Found pages of good things in the Public Review Draft, but the proposed visitor accommodations policy ruined it. Has personal experience living next to an illegal vacation rental, and would rather live next to a military family (transient visitors are typically noisy with schedules/activities that conflict with neighboring residents, while military families become vested in the community).

- 27-year Kailua resident. Has not heard any comments in support of visitor accommodations at this meeting. Wants to know the criteria for weighting the different formats of comments (e.g., survey, written comments, comments from community meeting #1, focus group discussion, background reports), and how the background research was used to develop the proposed revisions. Policy 10 conflicts with the Koʻolau Poko SCP, which includes policies to maintain the low-rise, low-density single family character of the region, and protect the integrity of residential neighborhoods. *In response, Scott Ezer indicated that a weighting system was not used to evaluate the comments. It is an inaccurate perception that the proposed revisions were based solely on the survey results and the written comments. Other forms of background research and value judgments were also considered.*

- Lāʻie resident. Important to protect agricultural lands, preserve rural areas, and address coastal hazards along Kamehameha Highway. Highway was flooded and covered in sand during recent high surf/storm surge conditions. Given existing highway conditions, Turtle Bay expansion cannot be accommodated. The General Plan is a good compromise because it directs hotels and urban development to the PUC and ʻEwa and keeps rural areas rural.

At about 8:45, after the last individual finished speaking, Jiro Sumada thanked everyone for their comments. He also recognized the DPP staff for their willingness to re-open the policy discussion, knowing that it would be an issue for public debate. He acknowledged the value of attending the public meeting and submitting comments, and encouraged continued participation in the process, as DPP would be reviewing all comments and revising the Final Plan for Planning Commission/City Council review and approval.

The meeting was adjourned at approximately 8:50 pm.

LIST OF ATTENDEES

Department of Planning and Permitting: Jiro Sumada
Kathy Sokugawa
Randy Hara
Mike Watkins

Helber Hastert & Fee Planners: Scott Ezer
Wendie McAllaster
Corlyn Orr
Trisha Snelgrove

Community Attendees (57 individuals): Sandy Adamson
Larry Bartley, Save Our Neighbhorhoods Hawaiʻi
Ricky Bermudez
Barbara Burton
Chad Christopher-Enersol
Kevin Christopher-Enersol
Mahealani Cypher, Koʻolau Poko Hawaiian Civic Club
Leinaala Davis
Nancy Davlantes
Robert Kealoha Domingo, Kaʻaawa Community Association
Kent Fonoimoana
Neil Frazer
James Gebhard
Suzanne Gilbert
Colin Gonzaga, Punaluʻu Community Association
Georgia Gonzaga, Punaluʻu Community Association
Dick Hagstrom
Francine Hagstrom
Byron Ho
Choon James
Jerry Kaluhiwa
Rocky Kaluhiwa
Laura Kodama, Castle & Cooke Homes Hawaiʻi
Barbara Krasniewski
DeeDee Letts
Clifford Loo, Kāneʻohe Neighborhood Board
Amy Luersen
George Marantz
Lisa Marten
Creighton Mattoon
Cathleen Mattoon

Julianne McCreedy
Rich McCreedy
Fred Mencher
Gail Myers, Office of City Councilmember Ikaika Anderson
Claire Nakamura
Jennifer Nakamura, Koʻolau Poko Hawaiian Civic Club
Flora Obayashi, Kahaluʻu Neighborhood Board
Gene O'nole
Aliitasi Ponder
Chuck Prentiss, Kailua Neighborhood Board
Leigh Prentiss
Alex Ress
Bob Ress
Paula Ress
Bob Retherford
Ursula Retherford
Bill Sager, Kāneʻohe Neighborhood Board
Michael Sakata
Ben Shafer
Stu Simmons
Frank Streed, City Council
Senator Laura Thielen
Tim Vandeveer, Defend Oʻahu Coalition
Helen Walker
Grant Yoshimori

Helber Hastert & Fee, Planners, Inc.
Pacific Guardian Center, Makai Tower
733 Bishop Street, Suite 2590
Honolulu, Hawai‘i 96813

COMMENTS ON THE PUBLIC REVIEW DRAFT

O‘AHU GENERAL PLAN

Proposed 2013 Edition

2035 O‘ahu General Plan Update. Your Island. Your Future.

- Was the presentation useful for you to understand the General Plan update process?
- Were your concerns noted in the presentation? If not, what are they?
- Do you have any other comments?

NAME (required)

ADDRESS: (required)

EMAIL (required)

MAHALO!

Please return by mail using address on back, fax to (808) 545.2050, or email to gp2035@hhf.com
Visit the project website at: http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

2035 O'AHU GENERAL PLAN UPDATE.

Your Island. Your Future.

Community Briefing #2 **December 4 &6, 2012**
January 14, 2013

Prepared for:
City and County of Honolulu
Department of Planning and Permitting

Presented by:
Helber Hastert & Fee Planners, Inc.

MEETING PURPOSE

- Review project status and information gathering efforts to date
- Present summary of public input from community survey and written comments
- Highlight the major revisions proposed in the Public Review Draft
- Time for questions and comments

PROJECT TEAM

Department of Planning and Permitting

- Jiro Sumada, Acting Director
- Kathy Sokugawa, Planning Division Chief
- Randy Hara, Policy Planning Branch Chief
- Mike Watkins, Project Manager

Helber Hastert & Fee, Planners

- Scott Ezer, Principal
- Corlyn Orr, Project Manager

PROJECT PURPOSE

To conduct a focused update of the existing General Plan, with emphasis on specific topics:

- Agriculture
- Tourism
- Housing
- Sustainability
- Economic Health
- Growth and Development

Revised Charter of Honolulu, Section 6-1510. Preparation and Review of the General Plan and Development Plans.

- *In addition, the director shall undertake a comprehensive review of the general plan at least once every ten years.*

HONOLULU'S LAND USE PLANNING SYSTEM

Revised Charter of Honolulu, Section 6-1508.

- *The general plan shall set forth the city's objectives and broad policies for the long-range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern.*

General Plan

Development Plans and Sustainable Communities Plans

Implementing Ordinances and Regulations
Zone Changes
Land Use Permits
Land Use Ordinance
Sign Ordinance
Subdivision Ordinance
Etc.

Special Area Plans

Functional Planning
Water Use
Wastewater
Transportation
Solid Waste
Parks

CIP Projects

Development Plan and Sustainable Communities Plan Areas

GENERAL PLAN'S 11 CHAPTERS

~~Introduction and~~ Preamble	I. Population	~~II. Economic~~ Activity
III. Natural Environment	IV. Housing	V. Transportation & Utilities
VI. Energy	VII. Physical Development & Urban Design	VIII. Public Safety
IX. Health and Education	X. Culture & Recreation	XI. Government Operations & Fiscal Management

GENERAL PLAN UPDATE PROCESS

INFORMATION GATHERING EFFORT — July –November 2011
COMMUNITY MEETING #1
Public comment period

IDENTIFY RECOMMENDED CHANGES — December 2011 – December 2012
Analyze comments and survey results; prepare draft changes to the Plan

PRESENT PUBLIC REVIEW DRAFT — December 2012– April 2013
COMMUNITY MEETING #2 *(Honolulu, Central O'ahu, Windward)*
Public comment period

REVIEW AGENCY AND PUBLIC COMMENTS — Summer 2013
Analyze comments; prepare final proposed changes

PRESENT FINAL DRAFT UPDATED GENERAL PLAN — Fall 2013
COMMUNITY MEETING #3

PLANNING COMMISSION REVIEW
CITY COUNCIL REVIEW AND ADOPTION — At least 60 days after Community Meeting #3

INFORMATION GATHERING EFFORT

PROJECT WEBSITE ADDRESS:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

5 Background Trend Reports	• Agriculture, Tourism, Affordable Housing, Sustainability, Commercial/Industrial
3 Focus Group Meetings	• Agriculture, Tourism, Affordable Housing
Key Planning Issues	• Background summaries of11 topics
Community Meeting	• 79 attendees (July 7, 2011 meeting)
On-line survey	• 2,143 responses (June 13 - Sept. 1, 2011)
Written comments	• 141 comment letters (June - November 2011)

TOPICS OF INTEREST BY SUBJECT

TOPICS IDENTIFIED BY DPP

AGRICULTURE | TOURISM | HOUSING | SUSTAINABILITY | ECONOMIC HEALTH | GROWTH & DEVELOPMENT

"TOP TEN" OF ON-LINE SURVEY (QSTN. 17)

1. Allow visitor units in residential areas
2. Incorporate sustainability
3. Limit visitor units to resort areas
4. Diversify economy; new industries
5. No conversion of agricultural lands
6. Efficient & safe, multi-modal transportation networks; bicycle & ped. facilities; traffic
7. Growth and development concerns; sense of overcrowding and overpopulation
8. Grow more for local consumption; food security
9. Address need for affordable housing
10. Improve quality of tourism experience

"TOP TEN" OF WRITTEN COMMENTS

1. Allow visitor units in residential areas
2. Improve quality of tourist experience
3. No conversion of agricultural lands
4. No development in rural areas
5. Preserve rural character
6. Develop affordable housing island-wide
7. Grow more for local consumption; food security
8. Allow development in Ko'olau Loa (for Envision La'ie and/or Turtle Bay)
9. Preserve Ko'olau Loa (opposes Envision La'ie and/or Turtle Bay)
10. Keep and enforce existing GP

ON-LINE COMMUNITY SURVEY

Survey was available on-line for 2½ months
- Between June 13 and September 1, 2011

Another information-gathering tool to help identify issues
- Results are not representative of O'ahu's resident population

Non-scientific survey
- Participation based on individual's willingness to take survey ("self-selecting")

17 questions
- 16 closed-ended (6 with blank comment fields)
- 1 open-ended question

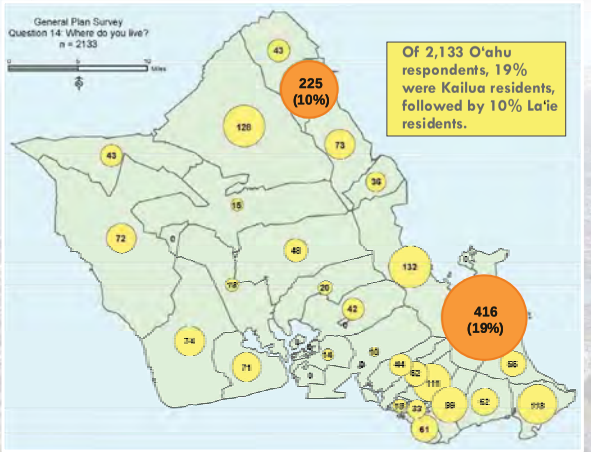
QUESTIONS 1-13: Issues relevant to the GP Update, i.e., agriculture, visitor industry, affordable housing, sustainability, economic health and regional growth

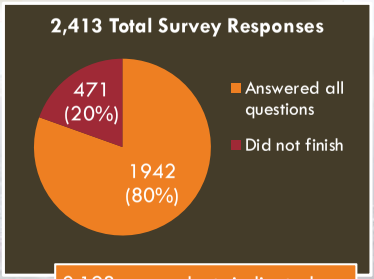
QUESTIONS 14-16: Respondent's home and work zip code, and length of residency

QUESTION 17: Any additional comments about Honolulu's GP? (open-ended)

SURVEY PARTICIPATION

SURVEY RESULTS POSTED ON PROJECT WEBSITE:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx





2,193 respondents indicated place of residence
- 97% (2,133) were O'ahu residents
- 3% (60) from other islands, CA, OR, WA, AZ, UT, TX, IND, NY, Guam

TOP 10 TOPICS: SURVEY QUESTION 17

QUESTION 17: Any additional comments about Honolulu's GP?

1,109 comments aggregated into 43 distinct categories

Responses indicate desire for a better quality of life, and concerns that O'ahu is experiencing too much growth, too fast.

10 most popular comments reflected in the topics DPP identified

- Allow visitor units in residential areas (209, 19%)
- Incorporate sustainability (129, 12%)
- Limit visitor units to resort areas (123, 11%)
- Diversify economy; new industries (114, 10%)
- No conversion of agricultural lands (100, 9%)
- Efficient and safe, multi-modal transportation networks; bicycle & ped. facilities; traffic (94, 8%)
- Growth and development concerns; sense of overcrowding and overpopulation (93, 8%)
- Grow more for local consumption; food security (93, 8%)
- Address need for affordable housing (88, 8%)
- Improve quality of tourism experience (80, 7%)

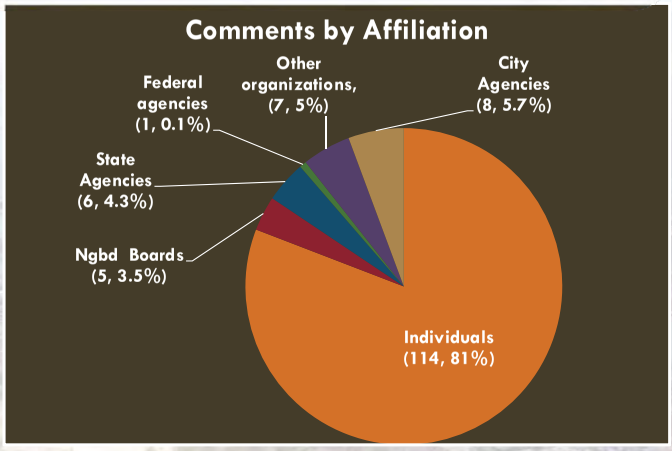
WRITTEN COMMENTS

WRITTEN COMMENTS SUMMARY POSTED ON PROJECT WEBSITE:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

Comment period from June to November 2011

Another information-gathering tool to help identify issues

141 parties submitted comments



TOP 10 TOPICS: WRITTEN COMMENTS

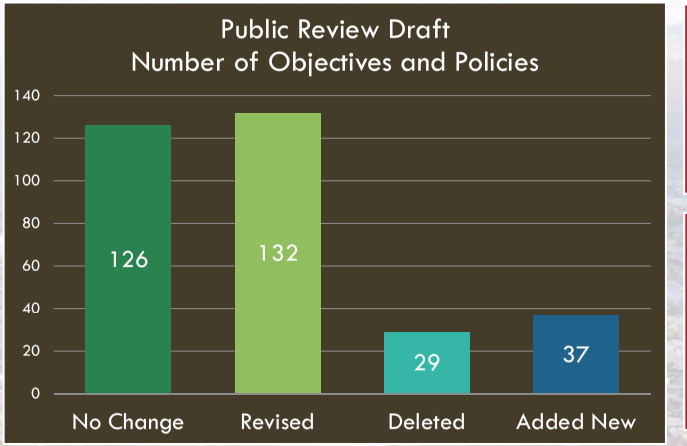
10 most popular comments reflected in the topics DPP identified

- Allow visitor units in residential areas
- Improve quality of tourism experience
- No conversion of agricultural lands
- No development in rural areas
- Preserve rural character
- Develop affordable housing island-wide
- Grow more for local consumption; food security
- Allow development in Ko'olau Loa (for Envision La'ie and/or Turtle Bay)
- Preserve Ko'olau Loa (opposes Envision La'ie and/or Turtle Bay)
- Keep and enforce existing General Plan (none/minor revisions)

PROPOSED REVISIONS

Current General Plan contains 41 objectives and 246 policies (287 total)

Public Review Draft contains 35 objectives and 231 policies (266 total)



Revisions are proposed in every chapter of the Public Review Draft

Rationale for proposed revisions are presented in "Part II: Report on Proposed Changes"

PROPOSED REVISIONS: AGRICULTURE

Refer to Chapter II, Objective C and 13 policies

REVISIONS ADDRESS:

- Viability of the diversified agricultural industry
- Protection of agricultural lands and increased productivity
- Greater food security and self-sufficiency

Sample revisions

REVISED POLICY 2. Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown food available for local consumption. ~~in all agricultural areas on O'ahu.~~

~~DELETED POLICY 4. Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.~~

ADDED NEW POLICY 8. Prohibit the urbanization of high value agricultural land located outside the City's growth boundaries.

PROPOSED REVISIONS: TOURISM

Refer to Chapter II, Objective B and 10 policies

REVISIONS ADDRESS:	Residents quality of life	Native Hawaiian culture	Quality visitor experience in Waikīkī	Secondary resort areas	Options for visitor lodging

Sample revisions

ADDED NEW POLICY 2. Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience.

POLICY 6 (PREVIOUSLY POLICY 4). Concentrate on the quality of the visitor experience in Waikīkī, rather than on ~~Prohibit major increases in permitted~~ development densities ~~in Waikīkī~~.

POLICY 7 (PREVIOUSLY POLICY 6). Permit the development of the following secondary resort areas: Ko 'Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley ~~in West Beach, Kahuku, Makaha~~, and La'ie.

ADDED NEW POLICY 10. Diversify the visitor experience by allowing options for visitor accommodations, including community hotels and alternative lodging.

PROPOSED REVISIONS: HOUSING

Refer to Chapter IV Housing and Chapter VII Physical Development & Urban Design

REVISIONS ADDRESS:	Updated affordable housing policies	Special needs housing (elderly, disabled and homeless)	Sustainable building design and smart growth strategies	Use of military areas for military housing

Sample revisions

CH IV, OBJECTIVE A, POLICY 3. Encourage innovative residential developments which ~~will~~ result in lower costs, ~~added convenience and privacy~~, the sustainable use of resources, ~~and~~ the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity.

CH IV, OBJECTIVE A, ADDED NEW POLICY 12. Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.

CH IV, OBJECTIVE A, ADDED NEW POLICY 16. Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness.

CH IV, OBJECTIVE C, ADDED NEW POLICY 8. Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.

PROPOSED REVISIONS: SUSTAINABILITY

Refer to Preamble and various chapters (e.g., II, III, IV, V, IV, VII

REVISIONS ADDRESS:	Increasing use of renewable energy resources	Protecting AG, natural and open space resources	Reducing consumption and increasing recycling	Mixed-use, higher density and transit-oriented development

Sample revisions

PREAMBLE: Added discussion about sustainability.

CH II, OBJECTIVE A (current OBJ B) To plan for future population growth in a manner that considers the limits of O'ahu's natural resources and that minimizes social, cultural, economic and environmental disruptions.

CH II, OBJECTIVE C, POLICY 2. Support agricultural diversification to help strengthen the agricultural industry and to make more locally grown food available for local consumption. ~~in all agricultural areas on O'ahu.~~

CH VI, OBJECTIVE B, POLICY 4. Promote further progress in the development of a multi-modal ~~an energy- efficient~~ transportation system that minimizes fossil fuel consumption and greenhouse gas emissions.

CH IX, OBJECTIVE A, ADDED NEW POLICY 4. Encourage healthy lifestyles by supporting opportunities that increase access to fresh, locally grown foods and that promote greater physical activity and reduced automobile dependency.

PROPOSED REVISIONS: ECONOMIC HEALTH

Refer to Chapter II

REVISIONS ADDRESS:	Economic diversification and resiliency	Stronger tourism and agricultural industries	Greater entrepreneurship and innovation	Supportive business climate

Sample revisions

CH II, OBJECTIVE A, POLICY 1. Support a strong, diverse and dynamic economic base resilient to changes in global conditions. ~~Encourage the growth and diversification of O'ahu's economic base.~~

CH II, OBJECTIVE A, ADDED NEW POLICY 5. Foster a healthy business climate by removing unnecessary regulatory barriers.

CH II, OBJECTIVE B, Policy 4 (current Policy 1). Provide for the long-term viability of Waikīkī as a world-class visitor destination ~~O'ahu's primary resort area~~ by giving ~~the area~~ priority to ~~in~~ visitor industry related public expenditures and by encouraging private investment in physical improvements that support the visitor industry.

CH II, OBJECTIVE E, ADDED NEW POLICY 5. Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce.

PROPOSED REVISIONS:

GROWTH AND DEVELOPMENT

Refer to Chapters I, II, IV, V and VII

REVISIONS ADDRESS:	Population growth trends	Existing directed growth policies	Protecting rural areas and rural character	Concerns about quality-of-life and infrastructure

Sample revisions

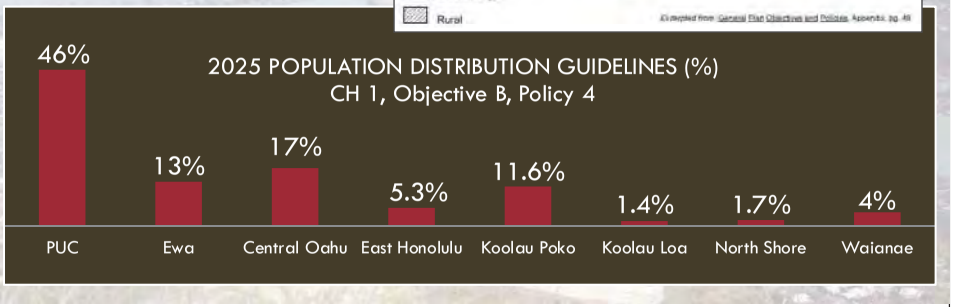
- REVISED CH I, OBJECTIVE A, (previously Objective B). To plan for future population growth in a manner that considers the limits of O'ahu's natural resources and that minimizes social, cultural, economic and environmental disruptions.
- CH I, OBJECTIVE A, POLICY 4. Establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space.
- CH VI, OBJECTIVE C, POLICY 4. Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated.
- CH VII, OBJECTIVE F, POLICY 1. Encourage new construction in established areas to be compatible with the character and cultural values of the surrounding community. ~~to complement the ethnic qualities of the older communities of O'ahu.~~

2025 POPULATION DISTRIBUTION GUIDELINES

Primary Urban Center, 'Ewa and Central O'ahu are the primary growth areas

Rural and suburban areas to remain relatively stable

Projected demand by 2035: 102,000 net additional housing units



PROPOSED REVISIONS: OTHER TOPICS

REVISIONS ADDRESS:	Native Hawaiian culture	Transportation system improvements	Climate change and sea level rise effects	Community participation	Enjoyment of recreational resources

Sample revisions

- CH III, OBJECTIVE A, ADDED NEW POLICY 12. Monitor and study global climate changes, including sea level rise.
- CH V, OBJECTIVE A, ADDED NEW POLICY 12. Promote opportunities for the community to participate meaningfully in planning and development processes.
- CH VII, OBJECTIVE A, ADDED NEW POLICY 4. Work with the State to ensure adequate and safe access for communities served by O'ahu's coastal highway system.
- CH X, OBJECTIVE A, ADDED NEW POLICY 1. Preserve and recognize the Native Hawaiian host culture, and its customs, language and history, as a dynamic, living culture and as an integral part of O'ahu's way of life.
- ~~Policy 8 Encourage ocean and water-oriented recreation activities that do not~~ adversely impact ~~on~~ the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.

PUBLIC COMMENT PERIOD

DOWNLOAD THE PUBLIC REVIEW DRAFT (PART I AND PART II):
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

- Submit written comments until April 15, 2013
- Send comments, including name and residence address to:
  - Email: gp2035@hhf.com
  - Fax: (808) 545-2050
  - Helber Hastert & Fee, Planners
    733 Bishop Street, Suite 2590, Honolulu, HI 96813

GROUP SHARING

- Always be respectful and courteous
- Honor differing opinions
- Be brief; 2 minute time limit
- Sign in before you approach speaker's area
- Tell us your name, organization (if any), and where you live

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Mahalo

2035 O'AHU GENERAL PLAN UPDATE.

Your Island. Your Future.

L 1

FIRST PUBLIC REVIEW DRAFT
"REPORT ON PROPOSED CHANGES"

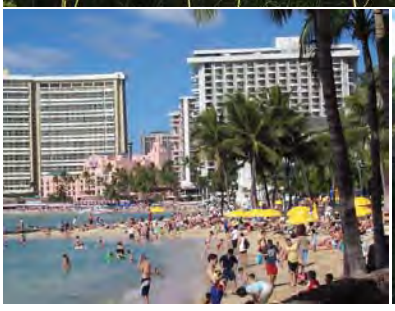
PUBLIC REVIEW DRAFT

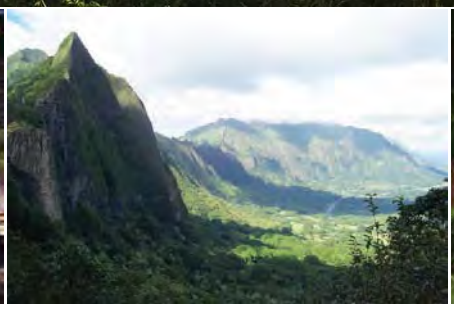
O‘AHU GENERAL PLAN

Proposed 2013 Edition

2035 O‘ahu General Plan Update. Your Island. Your Future.

PART II: “REPORT ON PROPOSED CHANGES”





Department of Planning and Permitting
City and County of Honolulu

NOVEMBER 2012

PUBLIC REVIEW DRAFT

O‘AHU GENERAL PLAN

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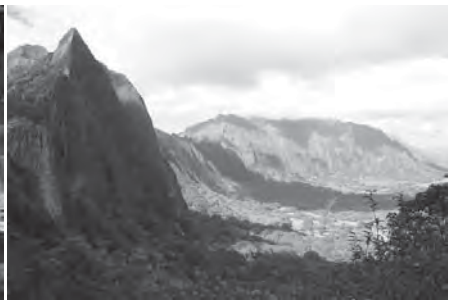

Prepared for the
Department of Planning and Permitting
City and County of Honolulu

NOVEMBER 2012

Prepared by
Helber Hastert & Fee
Planners, Inc.

HOW TO SUBMIT COMMENTS

This companion report, “O‘ahu General Plan, Part II: Report on Proposed Changes,” presents the changes to the General Plan which are being proposed, the reasons for them, and where the idea for the change may have come from. The separate Part 1 report is a “clean copy” of our proposed new General Plan, and is available for viewing on-line and at Satellite City Halls.

The current General Plan (2002 edition) that is being revised is available at: http://dev.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPReport.pdf

Comments on the Public Review Draft are being accepted through April 15, 2013.

Send written comments with your name and physical address to Helber Hastert & Fee, Planners, at:

Email: gp2035@hhf.com

Mailing Address: 2035 O‘ahu General Plan
c/o Helber Hastert & Fee, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Fax: (808) 545-2050

OVERVIEW OF THE UPDATE PROCESS AND SUMMARY OF CHANGES

The General Plan is the City's basic planning document. It sets forth both the City's long-range objectives for the general welfare and prosperity of the people of O'ahu and also the broad policies needed to attain these objectives.
The Public Review Draft of the O'ahu General Plan is the culmination of an extensive information-gathering and background research effort which consisted of both agency and community consultations and extensive technical research, including five background trend reports and three focus group meetings. The effort was conducted by the project consultant, Helber Hastert & Fee, Planners, with the assistance of the City Department of Planning and Permitting (DPP). Community participation in the information-gathering phase was encouraged, resulting in:

- 79 individuals attending the July 7, 2011 community meeting
- 2,143 responses to the on-line community survey, and
- 141 written comment letters received (from 15 government agencies, 5 Neighborhood Boards, 7 private businesses or community organizations, and 114 individuals)

At the onset of the project, the Department of Planning and Permitting intended to focus on five specific subject areas: tourism, agriculture, housing, sustainability, and growth and development. However, as a result of community feedback, the scope was expanded to cover a broader range of updates to the plan. Proposed changes address the critical issues of regional population growth, regional physical development, economic health, quality of life, agriculture, affordable housing, and sustainability. Recognition of the importance of the Native Hawaiian culture is also a major theme addressed with this update.

The current General Plan (2002 edition) that is under revision is available at:

http://dev.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPReport.pdf

This report, "O'ahu General Plan, Part 2: Report on Proposed Changes," gives a clear picture of what changes the City proposes to make to the General Plan, and why. First, it shows the entire report in modified ramseyer format, in order to highlight where the changes are and what they are. Second, it provides the rationale for each proposed language change, to the right of the text that is being changed. And third, it indicates which sources helped to inspire the particular change (the community meeting, the public opinion survey, the focus group meetings, or the written comments received).

This report uses “modified ramseyer” format. Text proposed for deletion is shown as strikethrough, and new text being proposed is underlined. Corrections for spelling errors (including Hawaiian punctuation) and typographical errors (spelling, capitalization, and punctuation) are not indicated as a change.

Of the combined 286 objectives and policies in the current General Plan, 126 existing objectives and policies (44% of the total) remain unchanged in the Public Review Draft, while 132 objectives and policies (46%) include proposed changes. Thirty-seven new policies are being introduced, and 29 (10% of the total) are proposed for deletion. The following table identifies the number of objectives and policies in each chapter of the current General Plan, and presents the number of proposed changes, deletions and additions in the Public Review Draft.

Some of the more important changes being proposed in the Public Review Draft are listed below as an illustration of the range of changes being proposed~~)~~:

- Adds discussion of sustainability (Preamble)
- Deletes statements about controlling population growth, with continued focus on managing population growth (Chapter I, Objective A and subsequent policies)
- Emphasizes need for economic diversification (Chapter II, various)
- Recognizes relationships between the visitor industry, residents’ quality of life and Native Hawaiian culture (Chapter II, Objective B and subsequent policies)
- Reshapes two existing policies about Waikīkī’s future redevelopment into a new policy that focuses on maximizing the quality of the visitor experience, rather than applying technical growth controls (Chapter II, Objective B, new Policy 5 and old Policy 5)
- Updates the list of desired secondary resort areas (Chapter II, Objective B, Policy 6)
- Recognizes expanded options for visitor accommodations, including community hotels and alternative lodging (Chapter II, Objective B, Policy 10)
- Incorporates Papahānaumokuakeā National Marine Monument (Preamble & Chapter II, Objective D, Policy 3)
- Supports the diversified agricultural industry, increased food security and self-sufficiency (Chapter II, Objective C and subsequent policies)

- Emphasizes the importance of growth boundaries (Chapter II, Objective C, Policy 7 and Chapter IV, Objective C, Policy 6)
- Updates policies on affordable housing needs of special needs populations, including the elderly, disabled and homeless (Chapter III, various)
- Promotes mixed-use and higher-density development, and transit-oriented development (Chapter IV and Chapter VII, various)
- Emphasizes the creation of a multi-modal transportation system and improvements to existing transportation facilities and utility systems (Chapter V, various)
- Deletes policies calling for a comprehensive urban design plan (Chapter VII, Objective E, Policy 1 and Policy 2)
- Recognizes Native Hawaiian culture, language and history (Chapter X, Objective A, Policy 1)
- Refines policies that address accountability and greater efficiency in government operations (Chapter XI, Objective A, Policy 5 and Objective B, Policy 3).

Public Review Draft Summary of Changes

	OBJECTIVES					POLICIES				
Chapter	OBJECTIVES IN CURRENT GP	Proposed Change	No Change	Deleted	Added New	POLICIES IN CURRENT GP	Proposed Change	No Change	Deleted	Added New
I. Population	3	2	0	1	0	12	3	3	6	2
II. Economic Activity	7	5	2	0	0	36	25	6	6	11
III. Natural Environment	2	1	1	0	0	15	9	6	0	1
IV. Housing	3	2	1	0	0	25	16	9	3	4
V. Transportation and Utilities	4	4	0	0	0	30	20	7	6	4
VI. Energy	5	2	1	2	0	18	7	5	4	5
VII. Physical Development and Urban Design	6	1	5	0	0	44	17	23	0	5
VIII. Public Safety	2	1	1	0	0	21	7	14	0	0
IX. Health and Education	3	1	2	0	0	11	1	10	1	1
X. Culture and Recreation	4	2	2	0	0	27	6	20	0	2
XI. Government Operations and Fiscal Management	2	0	2	0	0	6	0	6	0	2
TOTAL	**41**	**21**	**17**	**3**	**0**	**245**	**111**	**109**	**26**	**37**

GENERAL PLAN TABLE OF CONTENTS

Page #

Introduction 3

Preamble 7

Objectives and Policies 27

I. Population 29

II. The Economy 35

III. Natural Environment 49

IV. Housing 53

V. Transportation and Utilities 61

VI. Energy 71

VII. Physical Development and Urban Design 79

VIII. Public Safety 89

IX. Health and Education 93

X. Culture and Recreation 95

XI. Government Operations and Fiscal Management 101

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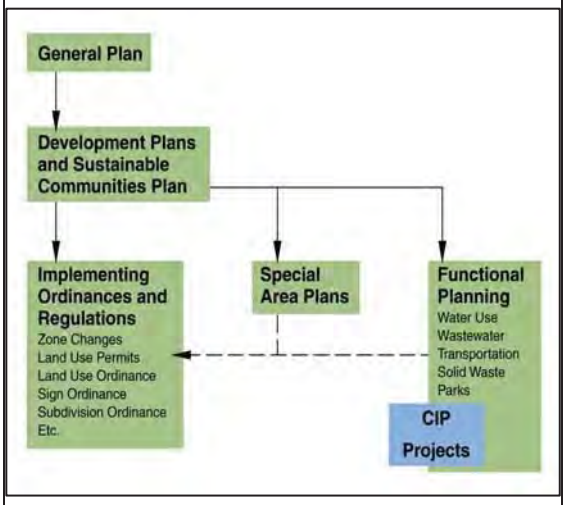
INTRODUCTION

			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
1.	The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of O‘ahu’s residents and the strategies of actions to achieve them. It is the first tier ~~focal point~~ of a comprehensive planning process that addresses physical, social, economic and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides direction to accommodate ~~for~~ the future growth projected for O‘ahu. ~~of the metropolitan area of Honolulu.~~	The Introduction section is not currently a part of the existing adopted Plan (It is a statement signed by the former Chief Planning Officer). This revised introduction is intended to be included officially in the updated Plan because it contains useful background information. “Focal point” could be interpreted to mean that the General Plan receives the most attention. The General Plan addresses growth projected for the entire island, not just metropolitan Honolulu.				
2.	The City’s planning process is comprised of three distinct tiers. As the first tier of planning, the General Plan establishes policy guidance for O‘ahu as a whole, with all subsequent plans and implementing regulations of the City and County of Honolulu required to be consistent with the General Plan. The second tier consists of the eight regional Development Plans (DPs) and Sustainable Communities Plans (SCPs). These plans relate to specific regions of the island, and (1) conceptually describe the pattern of land use desired for the region, (2) provide guidance for functional infrastructure planning, and (3)	This is important background information about the General Plan and City’s planning process that was not included in the original General Plan. It provides a context for the role of the General Plan.				

1. A dot symbol indicates that a comment pertinent to the proposed change was recorded from the following source: (A) Community Meeting #1, (B) Survey, (C) Focus Group Meetings, or (D) Written Comments.

			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	identify areas within the DP/SCP boundary that might benefit from more detailed planning. The third tier is comprised of the specific mechanisms to implement the two higher levels of the planning hierarchy. These include the implementing ordinances and regulations (i.e., the Land Use Ordinance (Honolulu's zoning code), the Subdivision Rules and Regulations, and the City's Capital Improvement Program), public facilities and infrastructure functional plans, and special area plans that give specific guidance for specific portions of the DP or SCP area.					
3.		This graphic is added to reinforce and help explain the text.				
4.	Since the adoption of the General Plan in 1977, a number of amendments were subsequently adopted in 1979, 1982, 1985, 1987, 1989, 1990, 1991, 1992, ~~and~~ 2002, and 2012. However, in spite of these changes, the basic themes and directions for growth remain valid, and require continued pursuit.	Reflects current conditions/update year.				
5.	~~The Department of Planning and Permitting strives to maintain the~~	Introduction revised to be specifically about the				

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			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	~~dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions, as well as new opportunities and planning approaches. The emergence of any particular issue of Citywide concern may also activate the need for our department to reassess pertinent objectives and policies of the plan.~~	General Plan, instead of about DPP.				
6.	~~In this way, we can assist our policy makers and decision makers in assuring that the objectives, policies and planning priorities are kept current.~~	Introduction revised to be specifically about the General Plan, instead of about DPP.				
7.	This revised 2012 ~~1992~~ edition of the General Plan reinforces this planning concept. It supersedes all previous editions and includes all changes which were adopted through the end of 2012. ~~1991.~~	Reflects current conditions/update year. Reflects current conditions/update year.				
8.	The City and County of Honolulu was incorporated as a city in 1907, and today encompasses the entire island of O'ahu and also the Northwestern Hawaiian Islands. The city of Honolulu, which is the largest city in the State, is also the State capital. O'ahu is the third largest of the 8 main Hawaiian islands, with a total land area of approximately 600 square miles and nearly 230 miles of shoreline. Nicknamed the "Gathering Place," O'ahu is the most populated and developed island, and is the island that has experienced the greatest population growth and development transformation since	Adds basic information on the lands affected by the General Plan.				

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			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	the introduction of western culture to these islands. With the resident population increasing from about 60,000 in 1900 to 953,000 in 2010, O‘ahu’s population accounts for 70% of the state’s total population. In addition, O‘ahu reports the highest number of visitors per year. No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as O‘ahu. O‘ahu’s urban core, stretching from Wai‘alae-Kāhala to Pearl City, is home to the state’s financial center (downtown Honolulu), the state’s most well-known visitor destination (Waikīkī), and the state’s main commercial harbor and international airport. Beyond the urban core, suburban neighborhoods and rural communities blend with broad expanses of agricultural areas and undeveloped landscapes. The Ko‘olau and Wai‘anae Mountain Ranges, smaller geological landmarks, and the island’s shoreline features contribute significantly to O‘ahu’s natural beauty and recreational amenities. Although future population projections indicate a slower rate of growth in the future due to an aging population and mature economy, O‘ahu will continue to maintain its prominence as the state’s economic, political and population center.					

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PREAMBLE

			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
SUB-SECTION: PURPOSE OF THE GENERAL PLAN						
9.	The General Plan for the City and County of Honolulu, a requirement of the City Charter, is a written commitment by the City and County government to a future for the island of O‘ahu which it considers desirable and attainable. The Charter assigns the responsibility for the preparation of the General Plan and its revisions to the Department of Planning and Permitting. The General Plan and revisions are adopted by the Honolulu City Council as a resolution. The Plan is a two-fold document. ~~:~~ First, it is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. These objectives contain both statements of desirable conditions to be sought over the long run and statements of desirable conditions which can be achieved within an approximate 20-year time horizon. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives of the Plan.	This section was originally written in 1976. Much of the revisions proposed herein reflect updated information. For reader context, information has been added about how the General Plan is adopted.				
10.	The General Plan is a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens. It is intended to guide land use and development decisions and	Adds additional information about the role of the General Plan.				

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			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	to influence actions in 11 ~~eleven~~ areas of concern: 1) population; (2) the economy; ~~economic activity;~~ (3) the natural environment; (4) housing; (5) transportation and utilities; (6) energy; (7) physical development and urban design; (8) public safety; (9) health and education; (10) culture and recreation; and (11) government operations and fiscal management.	Non-substantive change, consistent with the proposed revisions for Chapter II.				
SUB-SECTION: CONTENT OF THE GENERAL PLAN						
11.	The 11 ~~eleven~~ subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County which addresses all aspects of the health, safety, and welfare of the people of O‘ahu.					
12.	In preparing the statement of objectives and policies, the fair distribution of social benefits was held to be of paramount importance. It will ~~shall~~ continue to be of paramount importance in the pursuit and implementation of these objectives and policies.	General Plan is adopted by the City Council as a resolution, and therefore, does not carry the same authority as an ordinance.				
13.	A future which is sustainable is also of great importance for an island community interested in the current	New language provides a definition of sustainability and the elements of a	●	●	●	●

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			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	and future-well being of its people. The principles of sustainability recognize that there are limits to the complex network of systems (environmental, economic and social) that define our lifestyles and our overall well-being. A sustainable Honolulu would have the capacity to support the current generation's demand and use of its resources without compromising the ability of future generations to meet their own needs. To do this, the City and County will seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable place: • environmental protection • economic health, and • social equity.	sustainable future. Language is based on policy directions given in the Hawai'i State Plan, the Hawai'i 2050 Sustainability Plan, and updates to the city's regional development plans that have islandwide applicability.				
14.	As the 21st century continues to unfold, the movement to foster sustainability will influence decisions about future land use, growth, and economic development on O'ahu. To achieve sustainability requires recognition of the relationships and linkages between all resources within defined boundaries, similar to the value system of traditional Native Hawaiian land use management and contemporary watershed management. It requires active stewardship of the island's limited natural resources, and consideration for the health of the environment and the economy, in relation to the community's overall well-being. Objectives and policies that support the major elements of sustainability	New language identifies how the ethic of sustainability is addressed by the General Plan, which is consistent with the sustainability priority guidelines and principles of the Hawai'i State Planning Act (HRS Section 226-108).	●	●	●	●

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	are interwoven into each of the 11 areas of concern. Examples of what sustainability means in practice are: • compact and mixed-use development patterns that encourage higher densities and conserve energy • preservation and protection of agricultural, natural, and open space resources • multi-modal transportation networks and transit-oriented developments to reduce automobile use • energy-efficient building design and technology to reduce energy consumption • greater public awareness of and actions to reduce waste and excessive consumption • greater recycling and waste stream reduction • use of renewable energy sources to reduce dependence on imported fossil fuels where economically and environmentally appropriate • greater consumption of locally-grown food and locally-produced products, and • economic diversification that emphasizes the well-being of O‘ahu’s residents and is resilient to changes in global conditions.					
15.	The 11 areas of concern are summarized in the following section.	Transition statement reduces possible confusion for reader.				
16.	**POPULATION** The population objectives and policies encompass two ~~three~~ distinct thrusts. The first is ~~: First, to~~	Proposed revisions reflect the revised objectives and policies in this chapter, which are consistent with the	●	●	●	●

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	~~control population growth to the extent possible to avoid social, economic, and environmental disruptions. Second,~~ to plan for anticipated future population growth in a manner that considers the limits of O‘ahu’s natural resources and minimizes social, economic and environmental disruptions. The second is ~~And, finally,~~ to maintain a pattern of population distribution that will allow people to live, ~~and~~ work and play in harmony.	section on county general plans in the Hawai‘i State Planning Act (HRS Section 226-58).				
17.	**THE ECONOMY ~~Economic Activity~~** The objectives and policies for economic activity attempt to address the needs for an adequate standard of living for residents and future generations, and an economy that contributes to O‘ahu’s long-term sustainability. Issues of employment opportunities, viability of major industries, diversification of the economic base and its resiliency to changes in global conditions, and the location of jobs are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our people.	Proposed revisions reflect the revised objectives and policies in this chapter, which are consistent with the section on county general plans in the Hawai‘i State Planning Act (HRS Section 226-58).	●	●	●	●
18.	**NATURAL ENVIRONMENT** The natural environment ~~of our island~~, next to the island’s ~~our~~ people, is O‘ahu’s ~~our~~ greatest asset. Besides an array of biologically-rich and diverse ecosystems, there are the ~~The~~ pleasures of a year-round mild and amiable climate, beautiful mountains, attractive beaches, scenic vistas, and freshwater and marine environments that ~~natural drinking~~	Proposed revisions reflect the revised objectives and policies in this chapter, which are consistent with the section on county general plans in the Hawai‘i State Planning Act (HRS Section 226-58). Natural beauty is recognized as one of the attributes residents enjoy about living on O‘ahu (per survey results).	●	●	●	●

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	~~water~~ are enjoyed by residents and visitors. ~~those of us who reside in the community as well as those who visit here.~~ The City's policies seek to protect and enhance ~~our~~ O‘ahu’s natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets.					
19.	**HOUSING** Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of O‘ahu, and is a primary concern of the General Plan.					
20.	The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices, to increase the availability of affordable housing, higher-density housing via mixed use and transit-oriented developments, to increase the use of sustainable building techniques, and to reduce speculation in land and housing. ~~provide a choice of living environments, affordable housing, and a reduction of inflationary speculation.~~	Proposed revisions reflect the revised objectives and policies in this chapter, which are consistent with the section on county general plans in the Hawai‘i State Planning Act (HRS Section 226-58).	●	●	●	●
21.	**TRANSPORTATION AND UTILITIES** A~~n~~ safe and efficient multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our economic productivity and quality of ~~the~~ life. ~~and economic productivity of a community.~~ The cost of building and maintaining the system is a	Proposed revisions summarize the revised objectives and policies in this chapter. Emphasis is on expressing desire to reduce fossil fuel consumption and identifying the full range of multi-modal transportation opportunities.	●	●	●	●

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	major public investment. Coordinated planning of accessibility and circulation requirements and integration of ~~and~~ the transportation system with existing and planned developments is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system that allows safe, comfortable and convenient travel for all users, including ~~the~~ pedestrians, bicyclists, ~~bikeway,~~ public transportation riders, and motorists.~~the automobile.~~					
22.	Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered.					
23.	**ENERGY** There is no more salient example of the direct impact of world events on an ~~our~~ island community than ~~in~~ the provision of energy. With about 90% of O'ahu's electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride towards sustainability. Renewable e~~E~~nergy development, efficient energy utilization, ~~and~~ conservation, and reducing energy demand are addressed with the goal of reducing ~~stress on the reduction in~~	Proposed revisions summarize the revised objectives and policies in this chapter. Revisions underscore the degree to which O'ahu is dependent on imported energy sources, and comply with Section 226-18, HRS.	●	●	●	●

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	dependence on outside sources.					
24.	**PHYSICAL DEVELOPMENT AND URBAN DESIGN** Physical development and urban design is concerned with the quality of growth that occurs within the various parts of the Island. The objectives and policies in this area of concern deal with the coordination of public facilities and land development, compatibility of land uses, and specification of certain land uses at particular locations. Urban design emphasis is contained in objectives to create and maintain attractive, meaningful, and stimulating environments and to promote and enhance the social and physical character of O‘ahu’s older towns and neighborhoods.					
25.	**PUBLIC SAFETY** Many of the City's services derive from the concern for the safety of the people. The prevention and control of crime and maintenance of public order are one aspect of public safety. The City's policies reflect the roles of the citizen, Honolulu Police Department, and City Prosecutor in providing for the safety of residents and visitors ~~to our island~~. Another aspect deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions.	Deletes wordiness.				
26.	**HEALTH AND EDUCATION** The provision of health care services for the individual on O‘ahu is largely a function of the private sector. The City's concern concentrates on the accessibility of health facilities					

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	through planning and land use controls, and on the protection of environmental health through health codes and other regulations which mitigate against disease and pollution.					
27.	Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities, appropriate facility location, and the promotion of Honolulu as a center for higher education in the Pacific.	A minor clarification.				
28.	**CULTURE AND RECREATION** Preservation and enhancement of Hawai'i's multi-ethnic culture will be achieved through policies that preserve and respect the Native Hawaiian culture and its vital influence on the way of life on O'ahu, recognize unique local cultures, values and traditions, ~~directed toward people, our most important resource,~~ and protect and enhance cultural, historic and archaeological sites, buildings, and artifacts.	Proposed revisions reflect the revised objectives and policies in this chapter. Revisions emphasize the importance of the Native Hawaiian culture to the entire community, and are consistent with the culture section of the Hawai'i State Planning Act (HRS Section 226-25).	●	●	●	●
29.	The use of leisure time is addressed through objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services that are readily available to all ~~our~~ residents.					
30.	**GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT** The objectives and policies in the first ~~above~~ ten areas of concern represent an ambitious agenda which ~~will~~ stretches the resources of City government to the limit.	Updates the wording.		●	●	

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	Increased efficiency, effectiveness, responsiveness, and fiscal integrity in carrying out the functions of City government is ~~will be~~ crucial to the City's ability to successfully fulfill its many duties. ~~whatever degree of success is achieved.~~					
SUB-SECTION: THE NORTHWESTERN HAWAIIAN ISLANDS						
31.	The Northwestern Hawaiian Islands are a chain of small islands, atolls, reefs and shoals stretching for more than 1,000 miles northwest beyond the main Hawaiian Islands. This group begins approximately 130 miles (about 110 nautical miles) northwest of Niʻihau, the westernmost island of the main Hawaiian Islands (see Figure 1). According to the Hawaiʻi Revised Statutes, those islands extending northwest from Nīhoa to Kure Atoll, except for the Midway Islands, are part of the City and County of Honolulu. The Northwestern Hawaiian Islands are largely uninhabited and are valued for an abundance of ecological and cultural resources, including approximately 5,000 square miles of healthy coral reefs, habitats for a variety of federally protected species, Native Hawaiian archaeological artifacts, and World War II-related military sites. ~~This latter chain of islands and reefs is commonly referred to as the North- western Hawaiian Islands~~	Provides background information about the location, size and significance of the Northwestern Hawaiian Islands, which are by law a part of the City and County of Honolulu but are administered by and under the jurisdiction of the State and Federal governments.				●
32.	In 2006, the Northwestern Hawaiian Islands were designated a Marine National Monument (Presidential Proclamation 8031 of June 15, 2006). The Monument, which includes all of the Northwestern	New language reflects current conditions.				●

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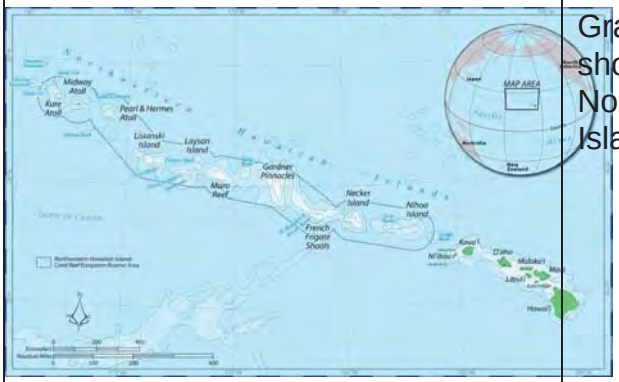
	Hawaiian Islands and the 50 miles of ocean extending from their shorelines, is officially named Papahānaumokuākea (Presidential Proclamation 8112 of February 28, 2007). As the largest marine protected area on Earth, it was named a natural and cultural World Heritage site in 2010 by the UNESCO World Heritage Centre. ~~Effective jurisdiction of these islands is currently in the hands of the federal and state governments.~~					
33.	The federal government in cooperation with the State of Hawai'i exercises jurisdiction to manage Papahānaumokuākea pursuant to numerous laws and regulations, as well as through its administration of various wildlife refuges and ecosystem reserves. ~~the Hawaiian Islands National Wildlife Refuge which encompasses most of the Northwestern Hawaiian Islands.~~ All of the subject islands and archipelagic waters within the State of Hawai'i are included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction.	New language reflects current conditions.				●
34.	 SOURCE: http://www.noaanews.noaa.gov/stories2006/images/nwhi-overview-map.jpg	Graphic representation shows size and location of Northwestern Hawaiian Islands.				

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35.	In the event that any jurisdictional responsibilities relating to the Northwestern Hawaiian Islands are transferred to the City and County of Honolulu, the City will need to review and, if necessary, amend the objectives and policies of the General Plan, as well as other pertinent plans and programs, in terms of their adequacy in addressing these responsibilities.	(Note: there is already a Development Plan for the Northwestern Hawaiian Islands, ROH Article 24-10.)				
SUB-SECTION: OTHER OFFSHORE ISLANDS AND MARINE WATERS						
36.	All offshore islands and marine waters within three miles of the O‘ahu coastline are considered part of the City and County of Honolulu ~~O‘ahu~~ in terms of the applicability of the objectives and policies in this General Plan. Although most of these islands, as well as O‘ahu’s coastal marine waters, are included in the State Land Use Conservation District and, thus, are beyond the effective jurisdiction of the City and County of Honolulu, they may be included in Development Plans as may be appropriate.	Clarifies that jurisdiction falls under the City and County (not O‘ahu island).				
SUB-SECTION: ROLE OF THE CITY AND COUNTY GOVERNMENT						
37.	The City and County government will implement the policies contained in the General Plan through ordinances and resolutions as well as through rules and regulations. Also essential to policy implementation are the City's annual budget and six-year capital-improvement program, both of which should be consistent with the objectives and policies of the Plan, especially with regard to long-term commitments of money. It is necessary to remember, however, that the City and County government					

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	is not alone in determining the general welfare of the people of O‘ahu: The State and Federal governments, too, have an important influence on the life of the community. The City and County recognizes the need for close cooperation among the various levels of government and, in striving to meet the objectives of the General Plan, pledges not to lose sight of this very great need.					
SUB-SECTION: CITIZEN PARTICIPATION						
38.	Individual citizens and ~~citizens'~~ community groups should participate freely to help bring about the success of the General Plan. Indeed, in a democratic society they have a responsibility to express their concerns to the City and County government and to work constantly for more effective government action. ~~To provide the r~~Residents of the City and County of Honolulu ~~with the opportunity~~ are encouraged to democratically and meaningfully participate in the determination of the direction and quality of future growth on O‘ahu through the City's Neighborhood Board system, community organizations and associations. ~~, a citizen participation process which focuses on citizen advisory boards as called for in the City Charter has been established.~~	Clarifies citizen participation process.				●
39.	The Neighborhood Board system established by the City provides a forum for community oversight and recommendations on government actions affecting the individual Neighborhood Board area, the region, or the island. The	Clarifies the role of the Neighborhood Board system.				●

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	Neighborhood Boards ~~These boards~~ represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the Island. The boards ~~It is hoped that their members, along with members of the Island's many community organizations, will actively~~ participate in the City planning process, solicit ~~.~~ ~~Members of the advisory boards can provide valuable assistance by soliciting~~ the input of other neighborhood groups and residents, and identify ~~identifying~~ the concerns of the areas they represent. As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies. ~~By monitoring conditions, they can also help to make sure that the policies of the General Plan are implemented.~~					
40.	Most planning issues have impacts which extend beyond the boundaries of neighborhoods. Regular planning forums for the discussion of regional and islandwide issues are an important part of the citizen participation process.					
SUB-SECTION: IMPLEMENTATION						
41.	By itself, the General Plan cannot bring about all of the changes and improvements which the City and County government considers to be desirable and attainable. It is, by design, a very general document, and one of its purposes is to establish a coherent set of broad guidelines which can be used in developing plans, programs, and					

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	legislation for guiding O‘ahu’s future.					
42.	Development Plans and Sustainable Communities Plans, according to the City Charter (all referred to as “Development Plans” below), are “conceptual schemes” that describe “the desired urban character and the significant natural, scenic and cultural resources” within a region (Revised Charter of Honolulu Sec. 6-1509). ~~relatively detailed guidelines for the physical development of the Island.~~ They are a tool for ~~intermediate means of~~ implementing the objectives and policies of the General Plan, serving as a policy guide for the City's more detailed zoning maps and regulations, and public and private sector investment decisions. ~~in the various parts of the Island.~~ The Development Plans provide for land use and public facilities planning as well as indicate the sequence in which development will occur. They must implement and accomplish the objectives and policies of the General Plan.	A new system of development plans was put in place, as a result of a 1992 City Charter amendment.				
43.	Development Plans contain ~~“statements of~~ standards and principles with respect to land uses,~~” and “~~ statements of urban design principles and controls”, and priorities for coordination of development. The City Council adopts Development Plans and amendments thereto by ordinance. These Plans should not, however, be confused with zoning ordinances. Zoning ordinances will continue to regulate the use of land within clearly demarcated zones and set detailed standards for the height, bulk, and	Reflects Charter requirements for development plans.				

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	location of buildings.					
44.	In addition to zoning ordinances, the functional plans and programs of the City and County agencies must conform to the General Plan and implement the Development Plans. This will ensure that the provision of City services is in accord with the General Plan's objectives and policies and provisions contained in the lower tiers of plans. ~~Development Plans.~~ Similarly, State functional plans and the General Plan are to be mutually consistent, as per the Hawai'i State Planning Act.	Reflects City Charter requirements and state law mandates under Sections 226-55 and -58 of the Hawai'i State Planning Act.				
45.	Implementation of the General Plan also occurs through the budgetary responsibilities of government. The budget process or function is closely intertwined with the planning process of the City. It involves developing the yearly operating budget and the projected capital improvement program budget. Both documents represent the final step in the comprehensive planning process relating the long-range objectives and policies of the City's General Plan to the specific uses of public revenues. To ensure the implementation of the General Plan, the City budget and programs must comply with the purposes of the General Plan and implement applicable provisions of the Development Plans.					
46.	The City and County government is not the only entity responsible for the general welfare of the residents of O'ahu. The State and Federal governments also have an important influence on the life of the	This new paragraph identifies State and Federal roles and responsibilities for implementing the General Plan beyond the County government, as outlined				

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	community, with responsibilities that include the freeway system, public health and education, criminal justice, natural and cultural resource management, environmental protection, and disaster preparedness. In addition, the private sector contributes significantly to O'ahu's economy as the primary leaders in development, construction, and health care industries, thereby providing jobs and employment for many residents. The City and County recognizes the need for close collaboration among the public and private sectors in order to meet the objectives of the General Plan.	under Chapter 226, HRS.				
SUB-SECTION: AMENDMENTS						
47.	For the General Plan to fulfill its purpose of providing overall guidance to the actions of government, private enterprise, and individual citizens across a broad spectrum of concerns, it must become neither a rigid nor an obsolete document. To keep the Plan flexible and up-to-date, its objectives and policies must be subject to change over time in response to changes in residents' ~~the~~ concerns ~~of the people of O'ahu~~, new approaches and opportunities for addressing those concerns, and changes in the basic assumptions underlying the objectives and policies. One means of accomplishing this is provided by the City Charter which directs the Director of Planning and Permitting ~~Chief Planning Officer~~ to undertake a comprehensive review of the General Plan at least once every ten	Position of Chief Planning Officer was eliminated when former departments (Department of General Planning and Department of Land Utilization) merged. City Charter calls for review of the General Plan every 10 years.				

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	years ~~prepare revisions to the General Plan at least every five years~~ for Council consideration. More importantly, however, the City Council may amend or revise the General Plan whenever it deems necessary.					
48.	Emphasis should be placed on reevaluating and amending selected General Plan objectives and policies as problems and issues arise. The City and County government should develop means for identifying emerging problems and issues and evaluating their effect on the concerns of the people of O'ahu as expressed in the General Plan. Such an ongoing process would provide a basis for the Director of Planning and Permitting ~~Chief Planning Officer~~ to initiate timely proposals to amend the General Plan in response to changing public concerns.	Position of Chief Planning Officer was eliminated when former departments (Department of General Planning and Department of Land Utilization) merged.				
49.	One of the key assumptions underlying many of the General Plan objectives and policies is anticipated future population growth for ~~the Island of~~ O'ahu as projected by the State Department of Business, ~~and~~ Economic Development and Tourism (DBEDT). Consequently, whenever DBEDT revises its population projections for O'ahu, the objectives and policies of the Plan will be re-evaluated in light of the new projections, and amendments will be proposed as may be appropriate. Also, whenever revised population projections include an extended time horizon, the General Plan will be re-evaluated to ensure that its objectives and policies remain valid	DBED was renamed as DBEDT in 1990.				

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	for the extended planning horizon. ~~amended to maintain a planning horizon of approximately 20 years.~~					
SUB-SECTION: INTERPRETATION						
50.	Conflicts which may arise regarding the interpretation or prioritization of any of the objectives and policies of the General Plan will be resolved by the City Council.					
51.	The City's directed growth policy is stated in Chapter I (Population), Objective B. Policies 1 through 3 define the growth policy, and Policy 4 illustrates it. Policy 4 is intended to guide ~~All policy statements and the % of total figures in the population distribution table contained in this Plan are intended to serve as policy guidelines, as opposed to rigid requirements, in~~ the preparation and amendment of d~~D~~evelopment p~~P~~lans by providing a population distribution outcome that is consistent with the directed growth policy. ~~and agency plans, programs, and projects.~~	Clarifies the intent of the directed growth policy.	●	●		●

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OBJECTIVES AND POLICIES

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I. POPULATION

			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
52.	~~**OBJECTIVE A**~~ ~~**To control the growth of O'ahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.**~~	"The objective's concept has been combined into the wording of the former Objective B. All policies except Policies 4 and 5 have been deleted, since the City and County has no legal authority to control either natural population growth or population flows into and out of O'ahu.	●	●		●
53.	~~Policy 1~~ ~~Participate in State and Federal programs which seek to develop social, economic, legal, and environmental controls over population growth.~~	This policy is being deleted because the State and City governments have little control over population growth. Also, O'ahu's rate of population growth has slowed greatly since around 1970. Annual population growth since 1995 is only a third of what it was from 1965 to 1975, before the General Plan was first adopted.	●	●		●
54.	~~Policy 2~~ ~~Seek a balance between the rate of in-migration and the rate of outmigration by reducing in-migration.~~	This policy is being deleted because local influence over in-migration has been negligible. Also, rapid in-migration ended in 1975, with gains since 1980 among the nonmilitary population averaging over 1,700 newcomers a year.	●	●		●

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55.	~~Policy 3~~ ~~Support Federal policies providing for a more even distribution of immigrants throughout the country.~~	This policy is being deleted because local influence over immigration from foreign countries has been negligible. Also, the state has seen the number of foreign immigrants cut in half since 1978.	●	●		●
56.	~~Policy 4~~ ~~Seek to maintain a desirable pace of physical development through City and County regulations.~~	Policy moved to Objective B, Policy 3	●	●		●
57.	~~Policy 5~~ ~~Encourage family planning.~~	Policy moved to Objective B, Policy 5	●	●		
58.	~~Policy 6~~ ~~Publicize the desire of the City and County to limit population growth.~~	This policy is being deleted because the State and City governments have little control over population growth. Also, O‘ahu’s rate of population growth has slowed greatly since around 1970. Annual population growth since 1995 is only a third of what it was from 1965 to 1975, before the General Plan was first adopted.	●	●		●
59.	**Objective A ~~Objective B~~** **To plan for future population growth in a manner that considers the limits of O‘ahu’s natural resources and that minimizes social, cultural, economic and environmental disruptions.**	Proposed revision incorporates sustainability concepts, the priority guidelines of the State Planning Act (HRS Chapter 226) and the Hawai‘i State Plan, and language from the original Objective A, which is proposed for deletion.	●	●	●	●

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60.	Policy 1 Allocate efficiently the money and resources of the City and County in order to meet the needs of O‘ahu's anticipated future population.					
61.	Policy 2 Provide adequate support facilities to accommodate future growth in the number of visitors to O‘ahu.					
62.	Policy 3 Seek to maintain a desirable pace of physical development through City and County regulations.	Moved from Objective A, Policy 4.	●	●	●	●
63.	Policy 4 Establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space.	This states a strong policy direction that lands outside the City’s growth boundaries should not be developed for urban uses, as already adopted under regional development plans.	●	●	●	●
64.	Policy 5 Encourage family planning.	Moved from Objective A, Policy 5.	●	●	●	●
65.	**Objective B ~~Objective C~~** **To establish a pattern of population distribution that will allow the people of O‘ahu to live, ~~and~~ work and play in harmony.**	Proposed revision recognizes that more than just health and jobs contribute to quality of life.	●	●	●	●
66.	Policy 1 Facilitate the full development of the primary urban center through higher-density redevelopment and infill opportunities.	Proposed revision clarifies how to achieve “full development” in the primary urban center.	●	●	●	●

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			SOURCE			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
67.	Policy 2 Encourage development within the secondary urban center at Kapolei and the ‘Ewa and Central O‘ahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.					
68.	Policy 3 Manage land use ~~physical growth~~ and development in the urban-fringe and rural areas so that: a. Development is contained within growth boundaries; ~~an undesirable spreading of development is prevented;~~ and b. ~~their~~ population densities are consistent with the character of development and environmental qualities desired for such areas.	Proposed revision supports intent to protect lands outside the Community Growth Boundary from future development.	●	●	●	●

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<table>
<tr><th></th><th></th><th></th><th colspan="4">SOURCE</th></tr>
<tr><th>Row #</th><th>RAMSEYERED PROPOSED CHANGE</th><th>RATIONALE FOR CHANGE</th><th>A</th><th>B</th><th>C</th><th>D</th></tr>
<tr><td>69.</td><td>Policy 4
Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to support a future ~~seek a 2025~~ distribution of O‘ahu's residential population that is consistent with the following table: ~~as follows:~~
Distribution of Residential Population
LOCATION | % DISTRIBUTION ~~SHARE~~ OF 2025 ISLANDWIDE POPULATION
Primary Urban Center | 46.0%
‘Ewa | 13.0%
Central O‘ahu | 17.0%
East Honolulu | 5.3%
Ko‘olau Poko | 11.6%
Ko‘olau Loa | 1.4%
North Shore | 1.7%
Wai‘anae | 4.0%
100.0%</td><td>This policy supplements Policies 1, 2 and 3 as part of the City’s Directed Growth Policy, and is intended to serve as a guide for providing development capacities amongst the Development Plans. Proposed revisions seek to clarify that the percentages express a vision of the future that the General Plan regards as consistent with the City’s directed growth policy.</td><td>●</td><td>●</td><td></td><td>●</td></tr>
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II. THE ECONOMY

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
70.	**II. THE ECONOMY ~~ECONOMIC ACTIVITY~~**	Proposed revision clarifies the main subject of this chapter ("Economy" is the comprehensive term describing the overall system; "economic activity" only describes the specific transactions/activities within the system).				
71.	**Objective A** **To promote economic ~~employment~~ opportunities that ~~will~~ enable all the people of Oʻahu to attain meaningful employment and a decent standard of living.**	The main thrust of the policies under this objective is economic strength, not employment. The ability to hold meaningful, quality employment opportunities was an issue of concern for survey respondents and meeting participants.	●	●	●	●
72.	Policy 1 Support a strong, diverse and dynamic economic base resilient to changes in global conditions. ~~Encourage the growth and diversification of Oʻahu's economic base.~~	Economic diversification and the ability of Oʻahu's economy to withstand changes in the global market was an issue of concern for survey respondents and meeting participants.	●	●	●	●
73.	Policy 2 Encourage the viability ~~development~~ of ~~small~~ businesses and ~~larger~~ industries which ~~will~~ contribute to the economic and social well-being of Oʻahu residents.	The creation and nurturing of new businesses, large and small, is only one component of a thriving economy. It is also important to support the long-term viability of such businesses.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
74.	Policy 3 Pursue opportunities for the growth and strategic ~~Encourage the~~ development in appropriate locations ~~on O'ahu~~ of trade, communications, media, life sciences, technology and other industries of a nonpolluting nature that contribute to O'ahu's long-term environmental, economic and social sustainability.	Proposed revisions incorporate new emerging industries that are compatible with the goals of sustainability (i.e., film/media, medical, renewable energy, and agriculture). This is consistent with the innovative industries sections of the Hawai'i State Planning Act (HRS 226-10 & 10.5).	●	●	●	●
75.	Policy 4 Support entrepreneurship and innovation.	New emerging technology- and science-based industries require a high level of entrepreneurship and innovation to develop the trained workforce, organizational framework, and infrastructure to be successful.	●	●	●	●
76.	Policy 5 Foster a healthy business climate by removing unnecessary regulatory barriers.	The new policy attempts to address Hawai'i's perceived poor reputation as a place with an unfriendly business climate, especially for small businesses and the self-employed. Its goal is to make Hawai'i's business regulations and required fees more in line with those of other states, so as to reduce the costs of doing business in Hawai'i, which ultimately will strengthen and diversify our economy.	●	●	●	●
77.	Policy 6 ~~Policy 4~~ Encourage the development of local, national, and world markets for the products of O'ahu-based industries.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
78.	~~Policy 5~~ ~~Encourage the wider distribution of available employment opportunities through such methods as shortening the work week and reducing the use of overtime.~~	Policy moved to Objective E, Policy 4, which addresses employment.				
79.	~~Policy 6~~ ~~Encourage the continuation of a significant level of Federal employment on O'ahu.~~	Policy deleted. Redundant with Objective F.	●	●		●
80.	**Objective B** **To maintain a successful ~~the viability of O'ahu's~~ visitor industry that creates meaningful employment, enhances quality of life, and celebrates the unique Hawaiian sense of place and culture.**	Tourism is expected to continue as a major economic engine of O'ahu's economy. To sustain its viability, it should be in balance with residents' needs and with its unique place in the global market as a thriving example of a flourishing indigenous-based culture.	●	●	●	●
81.	Policy 1 Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents.	Concern was raised that tourism should be addressed from the residents' perspective, and that there is a need to balance the needs of residents with visitors' needs.	●	●	●	●
82.	Policy 2 Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience.	The need to recognize and reinforce authentic Native Hawaiian culture into the visitor experience is not addressed in the current General Plan.	●	●	●	●
83.	Policy 3 Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services.	Moved from Policy 7 and revised to cover all of O'ahu and not just secondary resort areas.				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
84.	Policy 4 ~~Policy 1~~ Provide for the long-term viability of Waikīkī as a world-class visitor destination ~~O'ahu's primary resort area~~ by giving ~~the area~~ priority to ~~in~~ visitor industry related public expenditures and by encouraging private investment in physical improvements that support the visitor industry.	Proposed revision replaces "primary" and "secondary" resort area terminology used in the current General Plan with a phrase that better describes the character/setting desired for Waikīkī. Revision also considers that the visitor industry supports the entire island and that investments are needed island-wide (should not be limited to Waikīkī). Policy 3 is being deleted and consolidated with this policy.	●	●	●	●
85.	Policy 5 ~~Policy 2~~ Provide for a high quality and safe environment for visitors and residents in Waikīkī, and support measures to ensure visitors' safety in all areas of O'ahu.	Proposed new language recognizes that visitors travel to many areas outside of Waikīkī and that visitor safety should not be limited to Waikīkī. Feeling safe during their stay is a primary factor in visitor satisfaction.			●	
86.	~~Policy 3~~ ~~Encourage private participation in improvements to facilities in Waikīkī.~~	The substance of this policy has been added to the end of what was originally Policy 1.				
87.	Policy 6 ~~Policy 4~~ Concentrate on the quality of the visitor experience in Waikīkī, rather than on ~~Prohibit major increases in permitted~~ development densities ~~in Waikīkī.~~	The 1960s and 70s concerns about over-development in Waikīkī have been addressed by special zoning controls and are now being replaced with an awareness of the need to upgrade a mature destination area with both public and private investments.			●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
88.	~~Policy 5~~ ~~Prohibit further growth in the permitted number of hotel and resort condominium units in Waikīkī.~~	Policy is no longer needed. Current trends indicate that tourism on O'ahu stopped seeing any real growth in daily visitors after 1990, and that Waikīkī itself lost 3,500 visitor units (11%) between 2001 and 2010 as it became a more upscale tourist resort.			●	●
89.	Policy 7 ~~Policy 6~~ Permit the development of the following secondary resort areas: Ko 'Olina Resort, ~~in West Beach,~~ Kuilima Resort, ~~Kahuku~~[1], Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lā'ie. [1]~~*Kahuku is the area encompassing Kuilima*~~	Proposed revisions incorporate current resort names, and recognize 'Ewa Marina (Ocean Pointe/Hoakalei) as a resort community (per Chapter VII, Objective C, Policy 6).	●	●	●	●
90.	~~Policy 7~~ ~~Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.~~	Policy revised and moved up to new Policy 3. Revised policy now covers all of O'ahu and not just secondary resort areas.		●	●	●
91.	Policy 8 Preserve the well-known and widely publicized scenic qualities ~~beauty~~ of O'ahu for residents and visitors alike.~~as well as residents.~~	"Scenic qualities" is more descriptive than "beauty".		●	●	●
92.	Policy 9 Encourage physical improvements, social services and cultural programs that contribute to a high quality visitor experience. ~~the visitor industry to provide a high level of service to visitors.~~	There are a number of factors that affect the visitor experience besides a high level of service, such as traffic conditions, the quality of beaches and public facilities, positive interactions with residents, and exposure to Hawai'i's culture/heritage.		●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
93.	Policy 10 Diversify the visitor experience by allowing options for visitor accommodations, including community hotels and alternative lodging.	This is in response to community concerns about diversification in the varieties of overnight visitor accommodations, in part to serve visiting family and friends, and the on-going community debate about allowing visitor accommodations besides traditional hotel and resort properties.	●	●	●	●
94.	**Objective C** **To ensure ~~maintain~~ the long-term viability and continued productivity of agriculture on O‘ahu.**	There is recognition that simply “saving” land is not enough; long term viability must be coupled with active use of agricultural lands.	●	●	●	●
95.	Policy 1 Foster a positive business climate for agricultural enterprises and agricultural entrepreneurs ~~Assist the agricultural industry~~ to ensure the continuation of agriculture as an important component of O‘ahu’s economy. ~~source of income and employment.~~	Proposed revision provides specific direction for how to “assist the agricultural industry”. The reference to agriculture as “an important component of O‘ahu’s economy” places greater emphasis on the industry’s ability to influence O‘ahu’s physical form and cultural landscape (more than a source of income and employment).	●	●	●	●
96.	Policy 2 Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown food available for local consumption. ~~in all agricultural areas on O‘ahu.~~	Increasing food self-sufficiency and the amount of products grown for local consumption was identified as a community concern.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
97.	Policy 3 Foster market opportunities and increased consumer demand for locally-grown fresh and processed products. ~~Support the development of markets for local products, particularly those with the potential for economic growth.~~	Increasing food self-sufficiency and the amount of products grown for local consumption was identified as a community concern. Greater consumer demand and making it easier to sell products may encourage farmers to grow crops for local markets.	●	●	●	●
98.	Policy 4 Remove unnecessary impediments to developing, marketing and distributing locally grown food and products.	This policy addresses the need to reduce or eliminate constraints to the growth of locally grown food.	●	●	●	●
99.	~~Policy 4~~ ~~Provide sufficient agricultural land in 'Ewa, Central O'ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.~~	Policy deleted. The agricultural industry has undergone a fundamental shift since the General Plan was written, and O'ahu's sugar and pineapple plantations have shut down.	●	●	●	●
100.	Policy 5 Promote small-scale farming activities and other operations, such as ~~Maintain agricultural land along the Windward, North Shore, and Wai'anae coasts for~~ truck farming, flower growing, aquaculture, livestock production, taro growing, and subsistence farms. ~~, and other types of diversified agriculture.~~	These areas have been historically used for small-scale and Native Hawaiian agriculture. The continued existence of agriculture in these communities is important for the preservation of rural character and economic opportunities.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
101.	Policy 6 Encourage landowners to actively use high quality agricultural lands for agricultural purposes. ~~the more intensive use of productive agricultural land.~~	The current agricultural industry has shifted away from plantation agriculture, and is now comprised of both large-scale and small-scale operations with varying degrees of intensity, but perhaps higher degrees of efficiency. Also, some of O'ahu's agricultural lands are being used for non-agricultural uses, including uses encouraged by state law, such as energy farms. As such, the policy for intensive agriculture is outdated and is being replaced by a policy that continues to supports only agricultural uses on high-quality agricultural lands.	●	●	●	●
102.	Policy 7 Encourage landowners to permanently preserve agricultural land with high productivity potential for agricultural production.	The new policy embraces the State's Important Agricultural Lands Initiative (Act 183, SLH 2005 and Act 233, SLH 2008).		●	●	●
103.	Policy 8 Prohibit the urbanization of high-value agricultural land located outside the City's growth boundaries.	Protecting agricultural land is a major concern. This introduces a strong policy direction that lands outside the City's growth boundaries should not be developed for urban uses, and provides specific direction for regional development plans.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
104.	Policy 9 ~~Policy 7~~ Support and encourage technologies and agricultural ~~Encourage the use of more efficient production~~ practices that conserve and protect water, soil, air quality and drainage areas. ~~by agriculture, including the efficient use of water.~~	Proposed revision supports sustainable agricultural practices that minimize environmental impacts.	●	●	●	●
105.	Policy 10 ~~Policy 8~~ Support and encourage the availability and ~~Encourage the more efficient~~ use of non-potable water for irrigation. ~~agricultural use.~~	Using non-potable water for irrigation would help to conserve potable water resources. Treated effluent from the Wahiawāa Wastewater Treatment Plant could be used as a source of non-potable water for the North Shore, pending necessary upgrades.		●	●	●
106.	Policy 11 Provide incentives to ensure the affordability of agricultural land for farmers.	The high cost of agricultural land is one of the barriers that discourages farming, as stated in the City's agriculture trend report prepared for the General Plan Update.	●	●	●	●
107.	Policy 12 Seek public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks.	The closure of large sugar and pineapple plantations left the industry without the support of large corporations that could afford the maintenance and operating costs of the supporting infrastructure. Systemic support to repair irrigation systems and develop new agricultural processing centers is needed to improve operational efficiency.		●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
108.	Policy 13 Promote farming as a desirable and fulfilling occupation by encouraging agricultural education and training programs and by raising public awareness and appreciation for agriculture.	There is a growing recognition that a new generation of farmers is needed, with expertise in the business of running farms. The sustainable farming movement is raising public awareness of this need and of the availability of farmland, but the number of farmers has been dropping.	●	●	●	●
109.	**Objective D** **To ~~make full~~ use ~~of~~ the economic resources of the sea in a sustainable manner.**	Proposed revision incorporates desire to manage and protect the resource from overfishing, overuse and unsustainable practices.	●	●	●	●
110.	Policy 1 Encourage ~~Assist~~ the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems.	Proposed revision incorporates desire to manage and protect the resource from overfishing, overuse and unsustainable practices.	●	●	●	●
111.	Policy 2 Encourage the continued development of aquaculture, ocean research, and other ocean-related industries.	Reference to “continued development” is in recognition of existing programs and projects.	●	●	●	●
112.	~~Policy 3~~ ~~Focus the development of ocean-related economic activities in the Northwestern Hawaiian Islands on those which are compatible with preserving the area's unique environmental, marine, and wildlife assets.~~	Policy 3 is no longer applicable, given that strict new management protections for the Northwestern Hawaiian Islands limit economic use of the resource. No longer allowed are commercial fishing, harvesting plants and animals, the exploitation of underwater natural resources, and tourism (except at Midway Atoll).			●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
113.	**Objective E** **To prevent the occurrence of large scale unemployment.**					
114.	Policy 1 Encourage public and private ~~the~~ training and employment programs to prepare ~~of present~~ residents for existing ~~currently available~~ and future jobs.	Proposed revision clarifies that both the public and private sectors should be participating in training and education programs. Given the current economic recession, the retraining of active workers is also important.	●	●	●	●
115.	Policy 2 Make full use of State and Federal employment and training programs.					
116.	Policy 3 Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.					
117.	Policy 4 Encourage the wider distribution of available employment opportunities through such methods as shortening the work week and reducing the use of overtime.	Policy moved from Objective A (previously Policy 5) because this objective is about employment.				
118.	Policy 5 Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce.	This policy supports economic diversification in technology- and science-based industries and industries that are compatible with the goals of sustainability.	●	●	●	●
119.	**Objective F** **To maintain a high level ~~increase the amount~~ of Federal spending on Oʻahu consistent with the City's infrastructure and environmental goals.**	Federal spending by the military and other agencies is a major part of our economy, so it is important to keep it at high levels and compatible with City goals.		●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
120.	Policy 1 Take full advantage of Federal programs and grants which ~~will~~ contribute to the economic, ~~and~~ social, cultural and environmental well-being of O‘ahu's residents.	Sustainability recognizes the interrelationship between economic and social systems and the environment. The proposed revision incorporates this third element.		●		●
121.	Policy 2 Encourage the Federal government to pay for the cost of public services used by Federal agencies.					
122.	Policy 3 Encourage the Federal government to lease new facilities rather than construct them on tax-exempt public land.					
123.	Policy 4 Encourage the Federal government ~~military~~ to purchase locally all needed services and supplies which are available on O‘ahu.	The military represents the largest segment of the Federal government in Hawai‘i, although there are a number of other federal agencies with a presence here.		●		●
124.	**Objective G** **To bring about orderly economic growth on O‘ahu.**					
125.	Policy 1 Concentrate ~~Direct major~~ economic activity and government services in ~~to~~ the primary urban center and in the secondary urban center at Kapolei.	“Concentrate” is proposed since O‘ahu is no longer experiencing the same level of economic growth that occurred when the General Plan was originally written, and major new economic activities are not anticipated.	●	●		●
126.	Policy 2 Permit the moderate growth of business centers in the urban-fringe areas.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
127.	Policy 3 Maintain sufficient land in appropriately located commercial and industrial areas to help ensure a favorable business climate on O‘ahu.					
128.	Policy 4 Encourage the continuation of a high level of military-related employment both on and off base in the Hickam-Pearl Harbor, Wahiawā, Kailua-Kāne‘ohe, and ‘Ewa areas.	Proposed revision recognizes that the bases provide economic benefits to the surrounding communities, through both on-base employment and also the secondary and indirect spending that occurs off base.		●		●

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III. NATURAL ENVIRONMENT

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
129.	**Objective A** **To protect and preserve the natural environment.**					
130.	Policy 1 Protect O‘ahu's natural environment, especially the shoreline, valleys, ~~and~~ ridges and watersheds, from incompatible development.	It is also important to protect natural watersheds, which encompass the entire drainage area of a stream system.	●	●		●
131.	Policy 2 Seek the restoration of environmentally damaged areas and natural resources.					
132.	Policy 3 Protect, restore and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, ~~Retain the Island's streams as~~ scenic, ~~aquatic, and~~ recreational, and Native Hawaiian cultural resources.	Proposed revision recognizes the ecological and Native Hawaiian cultural value of streams.		●		●
133.	Policy 4 Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water-recharge areas, distinctive land forms, and existing vegetation.					
134.	Policy 5 Require sufficient setbacks of improvements from the shoreline ~~in unstable shoreline areas~~ to avoid the future need for protective structures.	Shoreline setbacks are needed wherever shoreline erosion or future sea level rises are likely to cause ocean-front lands to be lost or submerged.		●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
135.	Policy 6 Design and maintain surface drainage and flood-control systems in a manner which will help preserve natural and cultural resources. ~~preserve their natural settings.~~	Not only is adequate maintenance necessary to prevent flooding and protect adjacent land uses, but preserving natural and cultural resources is a key component of sustainability.	●	●		●
136.	Policy 7 Protect the natural environment from damaging levels of air, water, and noise pollution.					
137.	Policy 8 Protect plants, birds, and other animals that are unique to the State of Hawai'i and ~~the Island of~~ O'ahu, and protect their habitats.	Proposed revision expands policy intent. Habitat protection is necessary to ensure species survival.	●			
138.	Policy 9 Protect mature trees on public and private lands and encourage their integration into new developments.					
139.	Policy 10 Increase public awareness and appreciation of O'ahu's land, air, and water resources.					
140.	Policy 11 Support ~~Encourage~~ the State and Federal governments in the protection of ~~to protect~~ the unique environmental, marine, cultural and wildlife assets of the Northwestern Hawaiian Islands.	The State and Federal governments maintain jurisdiction over the Northwestern Hawaiian Islands, which have been designated as a National Monument.				●
141.	Policy 12 Monitor and study global climate changes, including sea level rise.	This reflects agency and community concerns about climate change and the effects of sea level rise, as well as the passage by the Legislature of climate change adaptation priority guidelines.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
142.	**Objective B** **To preserve and enhance natural landmarks ~~the natural monuments~~ and scenic views. ~~of O'ahu for the benefit of both residents and visitors.~~**	Eliminates wordiness.	●			●
143.	Policy 1 Protect the Island's significant natural ~~well-known~~ resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shorelines, fishponds, and bays; and reefs and offshore islands.	The intent of the proposed revision is to provide protection for O'ahu's important natural resources, and not just the "well-known" resources.	●			●
144.	Policy 2 Protect O'ahu's scenic views, especially those seen from highly developed and heavily traveled areas.					
145.	Policy 3 Locate and design ~~roads, highways, and other~~ public facilities, infrastructure and utilities to ~~in areas where they will~~ minimize the obstruction of ~~least obstruct~~ scenic ~~important~~ views. ~~of the mountains and the sea.~~	Emphasizes that building design (not just site location) is important in protecting scenic views.	●	●	●	●
146.	Policy 4 Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural or cultural resources. ~~Provide opportunities for recreational and educational use and physical contact with O'ahu's natural environment.~~	High usage at existing facilities is taxing some resources (e.g., Hanauma Bay, Diamond Head). While additional facilities are desired by both locals and visitors, there needs to be a balance between public access and the ability to preserve the integrity of specific resources.	●	●	●	●

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IV. HOUSING

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
147.	**Objective A** **To ensure a wide range of ~~provide decent~~ housing opportunities, choices and prices for all residents.~~the people of O'ahu at prices they can afford.~~**	The proposed revision is intended to clarify that a range of housing types and affordability choices is needed.	●	●	●	●
148.	Policy 1 Support ~~Develop~~ programs, policies and strategies ~~controls~~ which will provide decent homes at the least possible cost.	Proposed revision continues to support lowering the cost of housing.	●	●	●	●
149.	Policy 2 Streamline approval and permit procedures for housing and other development projects.			●	●	●
150.	Policy 3 Encourage innovative residential developments which ~~will~~ result in lower costs, ~~added convenience and privacy,~~ the sustainable use of resources, ~~and~~ the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity. ~~streets and utilities.~~	Proposed revision addresses sustainable design and smart growth strategies (i.e., energy-efficient building design/technologies to reduce energy consumption, development patterns that reduce automobile dependency, pedestrian and bicycle facilities, public transit, etc.).	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
151.	Policy 4 Support and encourage ~~Establish public, and encourage private,~~ programs to maintain and improve the condition of existing housing.	A City rehabilitation loan program for low and moderate income homeowners has been established, and property tax exemptions for historic homes help to keep the properties well maintained. U.S. Census data for 2010 indicates that homes in O'ahu's oldest communities have a median age of 50-55 years old.	●	●	●	●
152.	Policy 5 Make full use of government ~~State and Federal~~ programs that provide ~~financial~~ assistance for low- and moderate-income renters and homebuyers.	Updates the wording.	●	●	●	●
153.	Policy 6 Maximize ~~Expand~~ local funding programs ~~mechanisms~~ available ~~to pay~~ for affordable ~~government~~ housing ~~programs~~.	The City no longer constructs public housing, and is in the process of divesting affordable housing rental properties. However, there continues to be a deep need to subsidize housing costs of lower income residents, which this revision continues to support.	●	●	●	●
154.	Policy 7 Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.					
155.	Policy 8 Encourage and participate in joint public-private development of low- and moderate-income housing.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
156.	Policy 9 Encourage the replacement of ~~preservation of existing housing which is affordable to~~ low- and moderate-income housing in areas which are being redeveloped at higher densities~~persons~~.	The possibility that higher-density redevelopment planned for the PUC will cause gentrification and reduce the supply of affordable, lower-cost housing (primarily around proposed transit stations and in other areas targeted for redevelopment) is a concern. Maintaining a steady inventory of lower-cost housing units protects low-income residents from being displaced from these areas.	●	●	●	●
157.	Policy 10 Promote the design of ~~construction of affordable~~ dwellings which take advantage of O'ahu's year-round moderate climate and which use other sustainable design techniques.	Proposed revision supports sustainable design techniques that reduce the use of energy and other resources.	●	●	●	●
158.	Policy 11 Encourage the construction of affordable homes within established low-density communities by such means as 'ohana' units, duplex dwellings, and cluster development.					
159.	Policy 12 Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.	Proposed revision is consistent with existing growth management strategies that call for higher-density redevelopment and infill development in the PUC.	●	●	●	●
160.	Policy 13 ~~Policy 12~~ Encourage the production and maintenance of affordable rental housing, ohana housing, and accessory dwelling units.	Ohana and accessory units provide the opportunity to increase the housing stock.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
161.	Policy 14 ~~Policy 13~~ Encourage the provision of affordable housing designed for the elderly and people with disabilities in locations convenient to critical services and to public transit. ~~the handicapped.~~	Accessibility and convenience to commercial and retail services, public and civic facilities, medical offices, and public transit is critical for elderly and disabled populations because they typically do not drive and have limited mobility.	●	●	●	●
162.	Policy 15 ~~Policy 14~~ Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.					
163.	Policy 16 Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness.	Homelessness is not addressed in the current General Plan. Considering recent increases in the number of homeless living in Honolulu and the growing public interest in assisting the homeless, the addition of a new policy is timely.	●	●	●	●
164.	**Objective B** **To reduce speculation in land and housing.**					
165.	Policy 1 Encourage the State government to coordinate its urban-area designations with the developmental policies of the City and County.					
166.	Policy 2 Discourage speculation in lands ~~private developers from acquiring and assembling land~~ outside of areas planned for urban use.	A minor clarification.			●	

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
167.	Policy 3 Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.					
168.	Policy 4 Require government-assisted ~~subsidized~~ housing to be delivered to qualified ~~appropriate~~ purchasers and renters.	The City no longer constructs public housing. Tax credits and grants are the main sources of financial assistance.			●	
169.	Policy 5 Ensure that owners ~~Prohibit the selling or renting~~ of affordable housing properties maintain housing affordability over the long term. ~~government-subsidized housing for large profits.~~	This broadens the notion that all affordable housing should be kept affordable for the long term. Also, current City policy is to divest affordable housing properties. City-owned housing properties are being leased to and managed by private companies, on the condition that they maintain the property's affordability over the long term.	●	●	●	●
170.	**Objective C** **To provide residents ~~the people of O'ahu~~ with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by transportation networks and public utilities.**	Adequate transportation systems and mobility are important contributors to quality of life. Current planning practices emphasize transportation as one of the key elements that should be considered when planning for the future sustainability of communities.	●	●	●	●
171.	Policy 1 Ensure that ~~Encourage~~ residential developments ~~that~~ offer a variety of homes to people of different income levels and to families of various sizes.		●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
172.	Policy 2 Encourage the fair distribution of low- and moderate-income housing throughout the island.					
173.	Policy 3 Encourage the co-location of residential development and ~~near~~ employment centers, and provide commercial, educational, social and recreational amenities.	Desirable residential communities are typically those that offer residents convenient live, work and play opportunities.	●	●	●	●
174.	Policy 4 Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated.	Proposed revision applies the City's directed growth policy and directs growth towards the PUC and secondary urban center to preserve existing rural and agricultural areas from further development.	●	●	●	●
175.	Policy 5 Support mixed-use, higher-density redevelopment in areas surrounding future transit stations.	Proposed revision is consistent with the City's directed growth policy to support higher-density redevelopment and infill development in the PUC.	●	●	●	●
176.	Policy 6 ~~Policy 5~~ Discourage residential development in areas where the topography makes construction difficult or hazardous and where providing and maintaining roads, utilities, and other ~~community~~ facilities would be extremely costly or environmentally damaging. ~~cannot be provided at a reasonable cost.~~	Proposed revision is consistent with other General Plan policies related to growth boundaries, protection of natural resources, public safety and fiscal responsibility.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
177.	Policy 7 ~~Policy 6~~ Preserve and encourage re-investment in older communities through infrastructure upgrades, public amenity improvements, tax incentives ~~self-help, housing-rehabilitation, improvement districts~~, and other governmental programs.	Proposed revision identifies the tools needed to preserve older communities.	●	●	●	●
178.	Policy 8 Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.	The intent of this new policy is to free up existing housing near military bases for local residents.	●	●	●	●

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V. TRANSPORTATION AND UTILITIES

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
179.	**Objective A** **To create a multi-modal transportation system which moves ~~will enable~~ people and goods ~~to move~~ safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions; serves residents and visitors, ~~all people~~, including limited income, elderly and disabled populations; and is integrated with existing and planned development.~~the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.~~**	Proposed revisions support a sustainable transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions, as addressed in the *O'ahu Regional Transportation Plan 2035.*	●	●	●	●
180.	Policy 1 Develop ~~and maintain~~ a comprehensive, well-connected and ~~an~~ integrated ground-transportation system that enables safe, comfortable and convenient travel for all users, including motorists, pedestrians, bicyclists, and public transportation users of all ages and abilities. ~~consisting of the following elements and their primary purposes:~~ ~~a. Public transportation for travel to and from work, and travel within Central Honolulu;~~ ~~b. Roads and highways for commercial traffic and travel in nonurban areas;~~ ~~c. Bikeways for recreational activities and trips to work, schools, shopping centers, and community facilities; and~~	As written, the existing policy favors a traditional development approach that segregates land uses, encourages urban sprawl, and compartmentalizes the various transportation elements. It also implies a preference for specific areas. The proposed revisions place greater emphasis on a balanced, diverse range of transportation choices, consistent with the State's Complete Streets policy (Act 54, SLH 2009).	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
	~~d. Pedestrian walkways for getting around Downtown and Waikīkī, and for trips to schools, parks, and shopping centers.~~					
181.	Policy 2 Provide transportation services to people living within the ʻEwa, Central Oʻahu, and Pearl City-Hawaiʻi Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus components as well as through the existing highway system with limited improvements as may be appropriate.					
182.	Policy 3 Provide transportation services outside the ʻEwa, Central Oʻahu, and Pearl City-Hawaiʻi Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.					
183.	~~Policy 4~~ ~~Improve transportation facilities and services in the ʻEwa corridor and in the trans-Koʻolau corridors to meet the needs of ʻEwa and Windward communities.~~	Policy deleted. Redundant to Policies 2 and 3.				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
184.	Policy 4 Work with the State to ensure adequate and safe access for communities served by O‘ahu's coastal highway system.	The majority of O‘ahu's highways and major arterials are located alongside or in close vicinity to the shoreline, which increases vulnerability to natural hazards such as wave inundation, tsunami and flooding. Although the current General Plan includes policies for transportation improvements, the condition of the coastal highway system is not specifically addressed as a policy statement.	●	●	●	●
185.	Policy 5 Improve roads and bicycle and pedestrian facilities in existing communities to reduce congestion and eliminate unsafe conditions.	Updates the wording.	●	●	●	●
186.	Policy 6 Consider ~~both~~ environmental, social and cultural impacts, as well as construction and operating costs, as important factors in planning ~~alternative modes of~~ transportation system improvements.	Reference to “social and cultural impacts” is to ensure consideration of other types of impacts. Reference to “transportation system improvements” is a comprehensive term that includes highway and roadway improvements.	●	●	●	●
187.	Policy 7 Promote the use of public transportation as a means of moving people quickly and efficiently, reducing automobile dependency and fossil fuel consumption, ~~of conserving energy,~~ and ~~of~~ guiding urban development.	The direct effect of increased public transportation is reduced automobile use, which results in less fossil fuel used.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
188.	Policy 8 Make ~~available~~ transportation services safe and accessible to people with limited mobility: the young, ~~the~~ elderly, disabled and those with limited incomes. ~~the handicapped, and the poor.~~	Proposed revision replaces outdated expressions (handicapped, poor), and adds qualifiers to ensure that transportation services meet certain characteristics.				●
189.	Policy 9 Promote programs, land use and design strategies, and public and private expenditures to increase the use of alternative modes of transportation, especially during peak commute hours. ~~to reduce dependence on the use of automobiles.~~	Land use policies promoting mixed-use, high-density development, as well as street design that incorporates bicycling, walking and public transportation facilities, are important factors affecting an individual's decision to use alternative modes of transportation (which would ultimately lead to reduced automobile dependency).	●	●	●	●
190.	Policy 10 Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as carpooling, telecommuting, flexible work schedules, and incentives to use alternative travel modes. ~~Discourage the inefficient use of the private automobile, especially in congested corridors and during peak hours.~~	Proposed revision provides specific strategies to discourage inefficient single-occupancy vehicle trips.	●	●	●	●
191.	Policy 11 Enhance pedestrian-friendly and bicycle-friendly travel via public and private programs and improvements. ~~Make public, and encourage private, improvements to major walkway systems.~~	Increasing the availability of safe bicycling facilities was identified as a community concern.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
192.	Policy 12 Maintain ~~Encourage the provision of~~ separate aviation facilities for general aviation operations to supplement the capacity of Honolulu International Airport. ~~small civilian aircraft.~~	Kalaeloa Airport is a general aviation reliever airport for Honolulu International Airport (HNL). It provides facilities for Coast Guard operations, general aviation training, alternate landing for airlines and the military, and extension of the capacity of HNL. Dillingham Airfield is a general aviation airport used primarily for commercial glider and sky diving operations. This revision recognizes the importance of both facilities.			●	●
193.	Policy 13 Encourage the operation and expansion of Kalaeloa Barbers Point Harbor as O‘ahu’s ~~Facilitate the development of a~~ second deep-water harbor. ~~to relieve congestion in Honolulu Harbor.~~	Construction of the existing Kalaeloa Barbers Point Deep Draft Harbor was completed in 1985, with additional improvements recently completed/planned. Proposed revision reflects current conditions.				●
194.	Policy 14 Support the operation, maintenance and improvement of Honolulu Harbor as O‘ahu’s primary cargo and ocean transportation hub.	Honolulu Harbor, which is the main hub of the State’s commercial harbor system, is planned for redevelopment and expansion. Given that 80-90% of the goods consumed on O‘ahu are imported, the harbor plays a significant role in O‘ahu’s economy and quality of life. The current General Plan does not include a policy for Honolulu Harbor.			●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
195.	**Objective B** **To provide ~~meet the needs of the people of O'ahu for~~ an adequate supply of water and ~~for~~ environmentally sound systems of waste disposal for O'ahu's existing population and for future generations.**	The concept of sustainability strives to balance current needs with the needs of future generations.	●	●		●
196.	Policy 1 Develop and maintain an adequate, safe and reliable supply of water in a cost-effective way that supports the long-term sustainability of the resource. ~~for both residents and visitors.~~	The long-term availability and quality of O'ahu's water resources was identified as a community concern, and is reflected in the Board of Water Supply's Watershed Management Plan framework.	●	●		●
197.	Policy 2 Help to d~~D~~evelop and maintain an adequate, safe and reliable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health of the resource.	The long-term availability and quality of O'ahu's water resources were identified as a community concern, and are reflected in the Board of Water Supply's Watershed Management Plan framework.	●	●	●	●
198.	Policy 3 Use new technologies ~~Encourage the development of new technology~~ which will ensure that ~~reduce the cost of providing~~ water and ~~the cost of~~ waste disposal services are provided at reasonable cost.	Reducing service costs and using new technologies are desirable goals.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
199.	Policy 4 Encourage the increased availability and use of recycled or brackish water to meet non-potable demands.	This is consistent with the Board of Water Supply's Watershed Management Plan framework to match water demands with the appropriate water quality (i.e., using lower-quality nonpotable water for irrigation and industrial processes, and using high-quality water for drinking or potable water needs.)	●	●	●	●
200.	Policy 5 ~~Policy 4~~ Pursue strategies to reduce ~~Encourage a lowering of~~ the per-capita consumption of water and the per-capita production of waste.	Proposed revision provides clearer direction about what action is needed to reduce water consumption and waste production.	●	●		●
201.	Policy 6 ~~Policy 5~~ Provide safe, efficient, and environmentally sound ~~sensitive~~ waste-collection and waste-disposal services.	Environmental protection was ranked the third most important issue that should be addressed by the General Plan Update (per Community Survey, Question 2). Describing a practice as "environmentally sound" implies a higher level of environmental protection.	●	●		●
202.	Policy 7 ~~Policy 6~~ Pursue ~~Support~~ programs to expand recycling and resource recovery ~~recover resources~~ from O'ahu's solid-waste and ~~recycle~~ wastewater streams.	Proposed revision reflects a strong sustainability ethic, and is consistent with the City's efforts to increase solid waste recycling programs and wastewater reuse. Increasing solid waste recycling reduces the amount of materials diverted to the landfill, and using treated wastewater for irrigation purposes reduces the demand for potable water resources.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
203.	Policy 8 Support initiatives that educate the community about the importance of conserving resources and reducing waste streams.	This is being proposed as a new policy. Education is a necessary component to modify existing behaviors and inspire sustainability practices.	●	●		●
204.	Policy 9 ~~Policy 7~~ Require the safe disposal of hazardous waste.					
205.	**Objective C** **To ensure reliable, cost-effective and responsive ~~maintain a high level of~~ service for all utilities.**	As written, the current policy does not specify the characteristics of a "high level of service." Proposed language adds specificity about the level of service desired.	●	●		●
206.	Policy 1 Maintain and upgrade existing utility systems in order to avoid major breakdowns and service interruptions.	Given the aging condition of many of Honolulu's existing utility systems (sewer, water, electric, etc.), numerous upgrades and system improvements are needed to ensure service reliability.	●	●		●
207.	Policy 2 Provide improvements to utilities in existing neighborhoods to reduce substandard conditions.					
208.	Policy 3 Facilitate ~~Plan for~~ the timely and orderly expansion of utility systems.	Proposed revision acknowledges that the City's role in providing utility system improvements extends beyond the planning phase, to include plan implementation (i.e., design and construction phases).	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
209.	Policy 4 Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day.					
210.	**Objective D** **To maintain transportation and utility systems which support ~~will help~~ O‘ahu as ~~continue to be~~ a desirable place to live and visit.**	"Support" provides a stronger, more compelling statement, and recognizes the need to integrate transportation and utility systems into urban development.	●			
211.	Policy 1 Give primary emphasis in the capital improvement program to the maintenance and improvement of transportation systems ~~existing roads~~ and utilities.	Roads are only one component of the transportation system. Proposed revision supports a sustainable transportation system that emphasizes choice in travel mode.	●	●		●
212.	~~Policy 2~~ ~~Use the transportation and utility systems as a means of guiding growth and the pattern of land use on O‘ahu.~~	Policy is outdated and conflicts with current policies that direct growth to areas within the City’s growth boundaries. The growth boundaries (not transportation and utility systems) are the primary guide determining where future development will occur.	●			
213.	~~Policy 3~~ ~~Encourage the study and use of telecommunications as an alternative to conventional transportation facilities.~~	Policy deleted. Telecommuting is recognized as one of the transportation demand strategies in Objective A, Policy 10.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
214.	Policy 2 ~~Policy 4~~ Evaluate the social, cultural, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.	This is consistent with community concerns about the potential cultural impacts of transportation and utility system improvements.				
215.	Policy 3 ~~Policy 5~~ Require the installation of underground utility lines wherever feasible.					
216.	Policy 4 ~~Policy 6~~ Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services.					

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VI. ENERGY

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
217.	**Objective A** **To increase energy self-sufficiency and maintain an efficient, ~~adequate,~~ dependable, and economical energy supply~~. of energy for O‘ahu residents.~~**	With about 90% of the State’s electricity and transportation needs powered by imported fossil fuels, reducing fossil fuels dependency and increasing energy security is a major goal of sustainability. Pursuing energy self-sufficiency aligns with the State’s goal to reach 70% clean energy by 2030 (with 30% from efficiency measures and 40% from renewable sources) (Hawai‘i Clean Energy Initiative, 2008).	●	●	●	●
218.	Policy 1 Encourage the implementation of a ~~Develop and maintain a~~ comprehensive plan to guide and coordinate energy conservation and renewable ~~alternative~~ energy development and utilization programs ~~on O‘ahu~~.	Establishing and coordinating renewable energy policy is primarily a State responsibility. The City’s role is to support the implementation of such policies. The term "renewable energy" defines and specifies energy sources regenerated by natural processes over a short period of time, such as wind, water, solar, geothermal, and biomass.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
219.	Policy 2 Support and encourage programs and projects, including ~~Establish~~ economic incentives, ~~and~~ regulatory measures, and educational efforts, which will reduce O‘ahu's dependence on petroleum as its primary source of energy.	This revision combines Policies 2 and 3.	●	●	●	
220.	~~Policy 3~~ ~~Support programs and projects which contribute to the attainment of energy self- sufficiency on O‘ahu.~~	Policy has been combined with Policy 2 (see above).				
221.	Policy 3 ~~Policy 4~~ Promote and assist efforts to establish adequate petroleum reserves within Hawai‘i's boundaries until O‘ahu is energy self-sufficient.	As written, the current policy promotes continued petroleum dependency. A policy shift towards renewable energy is consistent with the goals of sustainability (e.g., increased energy independence and security).	●	●		●
222.	Policy 4 Promote and assist efforts to optimize the use of all proven sources of renewable energy.	A policy shift towards renewable energy is consistent with the goals of sustainability (e.g., increased energy independence and security). Objective C is being deleted and consolidated with this policy.	●	●	●	●
223.	Policy 5 Support the increased use of solid waste energy recovery and other biomass energy conversion systems.	Objective C, Policy 2 is relocated here.				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
224.	Policy 6 Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies, including but not limited to: a. solar energy; b. biomass energy conversion; c. wind energy conversion; d. geothermal energy; e. ocean wave energy; and f. ocean thermal energy conversion.	Objective D, Policy 1 is relocated here.				
225.	Policy 7 Encourage the use of commercially available renewable energy systems in public facilities, institutions, residences, and business developments.	Objective C, Policy 1 is relocated here. Policy, as originally written, referenced "commercially available solar energy systems," which discriminates against other commercially-available technologies, such as wind turbines and biodiesel.	●	●	●	●
226.	Policy 8 ~~Policy 5~~ Consider ~~Give adequate consideration to~~ environmental, cultural, ~~public~~ health~~,~~ and safety impacts, as well as ~~concerns, to~~ resource limitations, land use patterns, and ~~to~~ relative costs, ~~in all when making~~ major decisions on renewable energy. ~~concerning alternatives for conserving energy and developing natural energy resources.~~	Proposed revision updates the policy and calls for cultural concerns to be considered.				●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
227.	Policy 9 ~~Policy 6~~ Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs.					
228.	Policy 10 Support state and Federal initiatives to develop new sources of renewable energy.	Objective D, Policy 2 is relocated here.	●	●		●
229.	**Objective B** **To conserve energy through the more efficient management of its use.**					
230.	Policy 1 Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.					
231.	Policy 2 Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient siting and design of new developments.					
232.	Policy 3 Provide incentives, and where appropriate, mandatory controls to reduce ~~Carry out public, and promote private, programs to more efficiently use~~ energy consumption in existing buildings and outdoor facilities, and in design and construction practices.	Proposed revisions strengthen the policy and establish a measurable goal ("Reduce energy consumption" vs. "To more efficiently use energy"). Strategies to reduce energy consumption may include energy-efficient lighting and appliances, solar water heating, photovoltaic energy systems, natural ventilation, amenities that encourage alternative transportation, and sustainable design and construction practices.	●	●	●	●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
		Since 2010, State law requires all newly-constructed single-family homes to have a solar water heater (HRS Section 196-6.5).				
233.	Policy 4 Promote further progress in the development of a multi-modal ~~an energy- efficient~~ transportation system that minimizes fossil fuel consumption and greenhouse gas emissions.	A multi-modal transportation system is characterized by both motorized and non-motorized forms of travel, typically consisting of vehicles, walking, bicycling and public transit. Proposed revisions are consistent with Chapter 5, Objective A.	●	●	●	●
234.	~~**Objective C**~~ ~~**To fully utilize proven alternative sources of energy.**~~	Objective is redundant, given the current emphasis on renewable energy sources. Objective combined with Objective A, new Policy 4.				
235.	~~Policy 1~~ ~~Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments.~~	Policy moved to Objective A, new Policy 7				
236.	~~Policy 2~~ ~~Support the increased use of operational solid waste energy recovery and other biomass energy conversion systems.~~	Policy moved to new Objective A, new Policy 5.				
237.	~~**Objective D**~~ ~~**To develop and apply new, locally available energy resources.**~~	Objective is redundant, given the current emphasis on renewable energy sources. Intent of this objective is conceptually addressed by Objective A ("to increase energy self-sufficiency).				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
238.	~~Policy 1~~ ~~Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, economical, and environmentally sound energy supplies from:~~ ~~a. solar insolation;~~ ~~b. biomass energy conversion;~~ ~~c. wind energy conversion;~~ ~~d. geothermal energy; and~~ ~~e. ocean thermal energy conversion.~~	Policy moved to new Objective A, new Policy 6.				
239.	~~Policy 2~~ ~~Secure State and Federal support of City and County efforts to develop new sources of energy.~~	Policy moved to new Objective A, new Policy 10.				
240.	**Objective C** **To foster an ethic of energy conservation that inspires residents to engage in sustainable practices.** ~~**Objective E**~~ ~~**To establish a continuing energy information program.**~~	The intent of an "energy information program," as referenced in the original objective statement, is to foster awareness, and provide information that enables informed decision-making about energy. Education is a necessary component to modify existing behaviors and inspire sustainability practices. Proposed revision combines Objective E with Objective E, Policy 2, and is more proactive.	●	●		●
241.	Policy 1 Supply citizens with the information they need to fully understand the potential supply, cost, and other problems associated with O'ahu's dependence on imported petroleum.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
242.	~~Policy 2~~ ~~Foster the development of an energy conservation ethic among O'ahu residents.~~	Policy revised and combined with new Objective C.				
243.	Policy 2 ~~Policy 3~~ Increase consumer awareness of ~~Keep consumers informed about~~ available renewable ~~alternative~~ energy sources and their costs and benefits.	Updates the wording.	●	●	●	●
244.	Policy 3 ~~Policy 4~~ Provide information concerning the impact of public and private decisions on future energy use.					

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VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
245.	**Objective A** **To coordinate changes in the physical environment of O‘ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.**					
246.	Policy 1 Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure. ~~Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban-fringe and rural areas.~~	Revision addresses the need for upgrades to increase capacity and improve facility conditions.	●	●	●	●
247.	Policy 2 Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public ~~safety~~ facilities and services.	As written, the current policy is limited to infrastructure and public safety facilities. Proposed revision expands policy to include schools, parks, and recreational facilities, in response to community concerns that public infrastructure investment does not always parallel the pace of private development.	●	●	●	●
248.	~~Policy 3~~ ~~Phase the construction of new developments so that they do not require more regional supporting services than are available.~~	This policy is being deleted because it is too similar to Policy 2, above.				

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
249.	Policy 3 ~~Policy 4~~ Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.					
250.	Policy 4 ~~Policy 5~~ Facilitate and encourage ~~Provide for more~~ compact, higher-density development in urban areas designated for such uses. ~~and intensive use of urban lands where compatible with the physical and social character of existing communities.~~	Proposed revision strengthens and clarifies policy intent, and is consistent with the City's existing growth policies for infill development and redevelopment within the PUC, including transit-oriented developments.	●	●	●	●
251.	Policy 5 Encourage the establishment of mixed-use town centers.	Town centers that promote mixed-use development can encourage the use of alternative modes of transportation and reduce automobile dependency.	●	●	●	●
252.	Policy 6 Encourage development strategies which concentrate development and thus promote the efficient use of land and infrastructure and ~~the clustering of developments to~~ reduce the cost of providing and maintaining utilities and other public services.	Proposed revision expands policy to encourage a variety of innovative development strategies, other than just clustering developments.				●
253.	Policy 7 Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.					

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
254.	Policy 8 Locate community facilities on sites that will be convenient to the people they are intended to serve.					
255.	Policy 9 Exclude from residential areas, uses which are major sources of noise and air pollution.					
256.	Policy 10 Establish danger zones to exclude incompatible uses from hazardous areas surrounding airfields, electromagnetic-radiation sources, and storage places for fuel and explosives.					
257.	Policy 11 Prohibit new airfields, electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.					
258.	Policy 12 Promote opportunities for the community to participate meaningfully in planning and development processes.	New policy reflects contemporary expectations for community consultation and involvement in decision-making processes.				●
259.	**Objective B** **To develop the urban corridor stretching from ~~Honolulu (~~Wai'alae-Kāhala to ~~Hālawa), 'Aiea, and~~ Pearl City as the ~~i~~Island's primary urban center.**	More clearly describes the geographic extent of the primary urban center.				

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
260.	Policy 1 Stimulate redevelopment in the primary urban center by providing infrastructure upgrades using ~~means of the~~ City, ~~and County's capital improvement program and~~ State and Federal funds and ~~grant and loan~~ programs.	The vast majority of new development in the PUC will be redevelopment and in-fill projects, since there is little undeveloped or vacant land, and many apartment-zoned areas are underdeveloped.	●	●	●	●
261.	Policy 2 Facilitate ~~Provide for the expanded~~ redevelopments which provide ~~of low-rise~~ multi-unit housing, especially projects with mixed uses or higher densities.	Multi-unit housing at higher densities is an important strategy for increasing residential density within the PUC and accommodating the projected population growth. Original policy infers a preference for low-rise development, when current planning efforts are also promoting mid- and high-rise forms.	●	●	●	●
262.	Policy 3 Encourage the establishment of mixed-use districts with appropriate design and development controls to ensure a vibrant ~~an attractive~~ living environment and compatibility with surrounding land uses.	"Vibrant" provides a clearer description than "attractive."	●	●	●	●
263.	Policy 4 Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.					
264.	Policy 5 Encourage the development of attractive residential communities in downtown and other business centers.					
265.	Policy 6 Maintain and improve downtown as the financial and office center of the Island, and as a major retail center.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
266.	Policy 7 Provide for the continued viability of the Hawai‘i Capital District as a center of government activities and as an attractive park-like setting in the heart of the City.					
267.	Policy 8 Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area.					
268.	Policy 9 Facilitate the redevelopment of Kaka‘ako as a major mixed-use residential area served by needed recreational facilities, as well as a commercial and light-industrial area.	By state law, Kaka‘ako is to be redeveloped by HCDA as a higher-intensity mixed use area. There is growing concern that development in this area include recreational facilities to accommodate the population projected at full buildout, which is estimated to be at least 45,000 people in 30,000 housing units.				●
269.	**Objective C** **To develop a secondary urban center in ‘Ewa with its nucleus in the Kapolei area.**					
270.	Policy 1 Allocate funds from the City and County's capital improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.					
271.	Policy 2 Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.					

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
272.	Policy 3 Encourage the continuing development of the greater Campbell Industrial Park and Kalaeloa Harbor area ~~Barbers Point~~ as a major industrial center.	The current practice to refer to this area by its traditional name (i.e., Kalaeloa) followed the 1999 closure of the Barbers Point Naval Air Station and the subsequent transfer of lands to the State of Hawai‘i.				●
273.	Policy 4 Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments, major landowners and developers, and the community. ~~and with the sugar industry.~~	The sugar industry shut down in 1995, and has since been replaced as a stakeholder by landowners, developers and the community.	●			
274.	Policy 5 Cooperate with the State and Federal governments in the continuing expansion ~~development~~ of the ~~a~~ deep water harbor at Kalaeloa Barbers Point.	Kalaeloa Barbers Point Deep Draft Harbor was completed in 1985, but improvements continue and further expansions are planned.				●
275.	Policy 6 Encourage the development of the ‘Ewa Marina Community as a major residential and recreation area emphasizing recreational boating activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.					
276.	**Objective D** **To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.**					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
277.	Policy 1 Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.					
278.	Policy 2 Coordinate plans for developments within the ‘Ewa and Central O‘ahu urban-fringe areas with the State and Federal governments, major landowners and developers, ~~and with the sugar, pineapple, and other emerging~~ agricultural industries, and the community.	The last of O‘ahu's sugar and pineapple plantations shut down in the 1990s. New stakeholders include other agricultural interests, landowners, developers, and the community.	●	●	●	●
279.	Policy 3 Establish a green belt in the ‘Ewa and Central O‘ahu areas of O‘ahu in the Development Plans.					
280.	Policy 4 Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
281.	**Objective E** **To create and maintain attractive, meaningful, and stimulating environments throughout O‘ahu.**					
282.	~~Policy 1~~ ~~Prepare and maintain a comprehensive urban design plan for the Island of O‘ahu.~~	A comprehensive urban design plan for O‘ahu was never developed and is no longer felt to be needed.				
283.	~~Policy 2~~ ~~Integrate the City and County's urban design plan into all levels of physical planning and developmental controls.~~	A comprehensive urban design plan for O‘ahu was never developed and is no longer felt to be needed.				
284.	Policy 1 ~~Policy 3~~ Encourage distinctive community identities for both new and existing communities ~~districts~~ and neighborhoods.					
285.	Policy 2 ~~Policy 4~~ Require the consideration of urban design principles in all development projects.					
286.	Policy 3 ~~Policy 5~~ Require ~~new~~ developments in stable, established communities and rural areas to enhance ~~be compatible with~~ the existing communities and areas.	Revision expands policy intent to address all types of development (e.g., renovations, replacements, and expansion projects). This responds to community concerns about changing neighborhood character.		●		●
287.	Policy 4 ~~Policy 6~~ Provide design guidelines ~~special design standards~~ and controls that will allow more compact development and intensive use of lands in the primary urban center, and along the rapid transit corridor.	Proposed revision supports higher-density, mixed use development associated with transit oriented development.	●	●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
288.	Policy 5 ~~Policy 7~~ Promote public and private programs to beautify the urban and rural environments.					
289.	Policy 6 ~~Policy 8~~ Preserve and maintain beneficial open space in urbanized areas.					
290.	Policy 7 ~~Policy 9~~ Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.					
291.	Policy 8 Design public streets to be safe and accessible for all users, to be visually attractive, and to support sustainable ecological processes.	There is no policy addressing street design in the current General Plan. Intent of the proposed language is to address concepts being promoted by "Complete Streets" and "Green Streets" programs.	●	●		●
292.	Policy 9 Recognize the importance of using Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of *mālama ʻāina* and to create a more Hawaiian sense of place.	New policy addresses community concerns about incorporating Native Hawaiian concepts to create a distinct sense of place.				●
293.	~~Policy 10~~ ~~Establish a review process to evaluate the design of major development projects.~~	Policy is no longer needed, and is covered by the new Policy 2 (previously Policy 4). Also, the current development plans contain urban design policies and guidelines, as required by City Charter.				

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294.	**Objective F** **To promote and enhance the social and physical character of O‘ahu's older towns and neighborhoods.**					
295.	Policy 1 Encourage new construction in established areas to be compatible with the character and cultural values of the surrounding community. ~~to complement the ethnic qualities of the older communities of O‘ahu.~~	Proposed revision expands the scope of the policy and makes it clearer.		●		●
296.	Policy 2 Encourage, wherever desirable, the rehabilitation of existing substandard structures.					
297.	Policy 3 Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.					
298.	Policy 4 Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.					
299.	Policy 5 Acknowledge the cultural and historical significance of *kuleana* lands and the ancestral ownership of *kuleana* lands.	New policy recognizes community concerns about the need to protect *kuleana* lands.				●

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VIII. PUBLIC SAFETY

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
300.	**Objective A** **To prevent and control crime and maintain public order.**					
301.	Policy 1 Provide a safe environment for residents and visitors on O‘ahu.					
302.	Policy 2 Provide adequate, safe and secure criminal justice facilities and adequate staffing for City and County law enforcement agencies.	Proposed revision is in response to community concerns about public safety.				
303.	Policy 3 Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.					
304.	Policy 4 Keep the public informed of the nature and extent of criminal activity on O‘ahu.					
305.	Policy 5 Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes.					
306.	Policy 6 Seek the help of State and Federal law-enforcement agencies to curtail the activities of organized crime syndicates on O‘ahu.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
307.	Policy 7 Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values.					
308.	Policy 8 Cooperate with other law-enforcement agencies to develop new methods of fighting crime.					
309.	Policy 9 Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.					
310.	**Objective B** **To protect residents and visitors ~~the people of O'ahu~~ and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.**	Reference to "residents and visitors " is consistent with the terminology used in Objective A, Policy 1.				
311.	Policy 1 Keep up-to-date and enforce all City and County safety regulations.					
312.	Policy 2 Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.					
313.	Policy 3 Participate with State and Federal agencies in the funding and construction of flood-control projects, and consider the use of environmentally-sensitive flood control strategies.	This supports current practices to utilize more natural approaches in flood control.		●		●

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
314.	Policy 4 Help State and Federal agencies provide emergency warnings, protection and mitigation during major emergencies such as ~~Cooperate with State and Federal agencies to provide~~ tsunamis, hurricanes and other high-hazard events.~~warning and protection for O'ahu.~~	Proposed revision recognizes the potential danger from hurricanes and other hazards, and emphasizes the importance of community resiliency.				●
315.	Policy 5 Cooperate with State and Federal agencies to provide protection from war, civil disruptions, and other major disturbances.					
316.	Policy 6 Reduce hazardous traffic conditions.					
317.	Policy 7 Provide adequate fire and emergency response services, ~~protection~~ and effective fire prevention programs.	"Emergency response services" is a reference to ambulance service and hazardous materials response.				●
318.	Policy 8 Provide adequate water safety, search and rescue, hazard mitigation, hazardous materials response, and disaster response services.	Adds additional public safety responsibilities (Note that ambulance service is discussed under Chapter IX Health and Education, Objective A, Policy 2).				●
319.	Policy 9 Design safe and secure public buildings.					
320.	Policy 10 Provide adequate staff to supervise activities at public facilities.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
321.	Policy 11 Develop civil defense plans and programs to protect and promote public health, safety and welfare of the people.					
322.	Policy 12 Provide educational materials on civil defense preparedness, fire protection, traffic hazards and other unsafe conditions.					

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IX. HEALTH AND EDUCATION

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
323.	**Objective A** **To protect the health and well-being of residents and visitors. ~~of the people of O‘ahu.~~**	Emphasizes well-being in addition to health, and also emphasizes that the health and well-being of visitors is important	●	●	●	●
324.	Policy 1 Encourage the provision of health-care facilities that are accessible to both employment and residential centers.					
325.	Policy 2 Encourage prompt and adequate ambulance and first-aid services in all areas of O‘ahu.					
326.	Policy 3 Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.					
327.	Policy 4 Encourage healthy lifestyles by supporting opportunities that increase access to fresh, locally grown foods and that promote greater physical activity and reduced automobile dependency.	New policy is in response to community concerns about healthy lifestyles. Examples of such measures may include promoting locally grown produce, home gardens and community farming, and creating walkable communities and safe routes to schools and parks for pedestrians and bicyclists.	●	●	●	●
328.	**Objective B** **To provide a wide range of educational opportunities for the people of O‘ahu.**					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
329.	Policy 1 Support education programs that encourage the development of employable skills.					
330.	Policy 2 Encourage the provision of informal educational programs for people of all age groups.					
331.	Policy 3 Encourage the after-hours use of school buildings, grounds, and facilities.					
332.	Policy 4 Encourage the construction of school facilities that are designed for flexibility and high levels of use.					
333.	Policy 5 Facilitate the appropriate location of learning institutions from the preschool through the university levels.					
334.	**Objective C** **To make Honolulu the center of higher education in the Pacific.**					
335.	Policy 1 Encourage continuing improvement in the quality of higher education in Hawai‘i.					
336.	Policy 2 Encourage the development of diverse opportunities in higher education.					
337.	Policy 3 Encourage research institutions to establish branches on O‘ahu.					

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X. CULTURE AND RECREATION

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
338.	**Objective A** **To foster the multiethnic culture of Hawai‘i.**					
339.	**Policy 1** **Preserve and recognize the Native Hawaiian host culture, and its customs, language and history, as a dynamic, living culture and as an integral part of O‘ahu’s way of life.**	There are no policies addressing the host Native Hawaiian culture in the current General Plan.	●	●	●	●
340.	Policy 2 ~~Policy 1~~ Encourage the preservation and enhancement of local ~~Hawai‘i's diverse~~ cultures, values and traditions.	Values and traditions are key components of every culture.	●	●		
341.	Policy 3 ~~Policy 2~~ Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawai‘i made by the City's various ethnic groups.					
342.	Policy 4 ~~Policy 3~~ Encourage opportunities for better interaction among people with different ethnic, social, and cultural backgrounds.					
343.	Policy 5 ~~Policy 4~~ Encourage the protection of the ethnic identities of the older communities of O‘ahu.					

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
344.	**Objective B** **To protect, preserve and enhance O‘ahu's cultural, historic, architectural, and archaeological resources.**	Proposed revision recognizes historic preservation goals to protect, preserve and conserve resources of historic significance.		●	●	●
345.	Policy 1 Encourage the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.					
346.	Policy 2 Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.					
347.	Policy 3 Cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.					
348.	Policy 4 Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.					
349.	Policy 5 Seek public and private funds, and public participation and support, to protect, preserve and enhance social, cultural, historic, architectural, and archaeological resources.	Proposed revision recognizes historic preservation goals to protect, preserve and conserve resources of historic significance.		●	●	●

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350.	Policy 6 Provide incentives for the restoration, preservation, and maintenance of social, cultural, historic, architectural, and archaeological resources.					
351.	Policy 7 Encourage the protection of areas that are historically important to Native Hawaiian and other cultural practices, in order to further preserve and continue these practices.	New policy addresses community concerns about protection for Native Hawaiian and other cultural practices.				●
352.	**Objective C** **To foster the visual and performing arts.**					
353.	Policy 1 Encourage and support programs and activities for the visual and performing arts.					
354.	Policy 2 Encourage creative expression and access to the arts by all segments of the population.					
355.	Policy 3 Provide permanent art in appropriate City public buildings and places.					
356.	**Objective D** **To provide a wide range of recreational facilities and services that are readily available to all residents of O'ahu and that balance access to natural areas with the protection of those areas.**	Intent of proposed revision is to ensure that natural areas are not degraded or overused. Also complements Chapter III Natural Environment Objective B, Policy 4.				
357.	Policy 1 Develop and maintain community-based parks to meet the needs of the different communities ~~on O'ahu.~~	Eliminates wordiness.				

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Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
358.	Policy 2 Develop and maintain a system of regional parks and specialized recreation facilities, based on the cumulative demand of residents and visitors, based on the cumulative demand of residents and visitors.	The high number of visitors and residents that use City recreation facilities (e.g., Hanauma Bay, beach parks in Kailua and North Shore) is taxing the resource. Proposed revision responds to concerns about an adequate supply of regional parks to serve visitor and resident demands.	●	●	●	●
359.	Policy 3 Develop and maintain urban parks, squares, and beautification areas in high density urban places.					
360.	Policy 4 Encourage public and private botanic and zoological parks on O‘ahu to foster an awareness and appreciation of the natural environment.					
361.	Policy 5 Encourage the State to develop and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.					
362.	Policy 6 Ensure and maintain ~~Provide~~ convenient and safe access to ~~all~~ beaches, ocean environments and mauka ~~inland~~ recreation areas.	Adequate public access to both *makai* and *mauka* areas has been a longstanding concern for many communities, especially those with beachfront residences.	●			●
363.	Policy 7 Provide for recreation programs which serve a broad spectrum of the population.					

1. A dot symbol indicates that a comment pertinent to the proposed change was recorded from the following source: (A) Community Meeting #1, (B) Survey, (C) Focus Group Meetings, or (D) Written Comments.

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
364.	Policy 8 Encourage ocean and water-oriented recreation activities that do not adversely impact ~~on~~ the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.	The current General Plan does not address the need to protect Native Hawaiian culture or ensure that the host culture is not diluted or negatively affected by the visitor industry. Examples of near-shore cultural assets that could be impacted include fishponds, *iwi* (burials), and historic beach-access trails.		●	●	●
365.	Policy 9 Require all new developments to provide their residents with adequate recreation space.					
366.	Policy 10 Encourage the private provision of recreation and leisure-time facilities and services.					
367.	Policy 11 Encourage the after-hours, weekend, and summertime use of public school facilities for recreation.					
368.	Policy 12 Provide for safe and secure use of public parks, beaches, and recreation facilities.					
369.	~~Policy 13~~ ~~Encourage the safe use of O'ahu's ocean environments.~~	Policy redundant. Combined with Policy 6 above.				
370.	Policy 13 ~~Policy 14~~ Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use.					

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XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT

			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
371.	**Objective A** **To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.**					
372.	Policy 1 Maintain City and County government services at the level necessary to be effective.					
373.	Policy 2 Promote consolidation of State and City and County functions whenever more efficient and effective delivery of government programs and services can be achieved.					
374.	Policy 3 Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.					
375.	Policy 4 Prepare, maintain, and publicize policies and plans which are adequate to guide and coordinate City programs and regulatory responsibilities.					

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			SOURCE[1]			
Row #	RAMSEYERED PROPOSED CHANGE	RATIONALE FOR CHANGE	A	B	C	D
376.	Policy 5 Broaden the use of technology to achieve greater efficiency and accountability in government operations.	New policy. Upgrades in existing information systems, as well as the use of new technologies and electronic communication tools, will support a higher level of operational efficiency. These types of improvements are also required under Act 63, 2012 on electronic government publications.		●	●	
377.	**Objective B** **To ensure fiscal integrity, responsibility, and efficiency by the City and County government in carrying out its responsibilities.**					
378.	Policy 1 Provide for a balanced budget.					
379.	Policy 2 Allocate fiscal resources of the City and County to efficiently implement the policies of the General Plan and Development Plans.					
380.	Policy 3 Encourage accountability and transparency in government operations.	Given that there is an overall expectation among the general public for accountability and transparency in government affairs, the addition of this new policy is timely.		●	●	

1. A dot symbol indicates that a comment pertinent to the proposed change was recorded from the following source: (A) Community Meeting #1, (B) Survey, (C) Focus Group Meetings, or (D) Written Comments.

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FIRST PUBLIC REVIEW DRAFT COMMENTS

This is a summary of all comments received by the City Department of Planning and Permitting (DPP) in response to the first public review draft of the Updated O'ahu General Plan, with the DPP's response and/or revision. The first public review draft was published in November 2012, and the public comment period extended from December 1, 2012 to April 15, 2013. A total of 361 separate comment and email submissions were received during this period. A list of agencies and individuals that submitted comments is attached (see ATTACHMENT 1).

The first column in the table below is a general number to itemize the comments. The second column–Comment Source–indicates the agency, organization or individual who submitted the comment; these numbers are keyed to the attached listing of commenters (see ATTACHMENT 1). The third column–Summary of Written Comment–summarizes the main point of the comment. The fourth column—DPP Response—indicates where revisions were made in response to the comment.

	Comment Source	Summary of Written Comment	DPP Response
GENERAL COMMENTS			
1.	2.1	Proposed revisions largely enhance the Plan. Concurs with proposed revisions to the Housing objectives and policies.	The DPP notes your support of the proposed revisions.
2.	9.1	Revisions reflect the balance needed to provide greater public access to our natural areas, while also ensuring that improved access does not lead to the destruction or depletion of natural and cultural resources. Appreciates revisions that: recognize the importance of promoting local food production; acknowledge the cultural and historical significance of kuleana lands and the ancestral ownership of such lands; recognize the need to provide shelter and services for homeless; recognize the need to evaluate cultural impacts from transportation and other utility systems; and support federal and state efforts to protect the assets of the Northwestern Hawaiian Islands.	The DPP notes your support of the proposed revisions.
3.	24.1	In asserting that Oahu residents value the opportunity to enjoy natural areas, local culture and values, and the strong sense of community, the Board requests that DPP address the following issues: traffic and congestion; protecting agricultural land and increasing agricultural production; protecting the environment; homelessness and the availability of housing; and decreasing dependence on fossil fuels.	The DPP notes your support of the proposed revisions and concurs with your comment. This update proposes new or revised objectives and policies that address traffic congestion, protecting agricultural land and increasing agricultural productivity, protecting the environment, affordable housing (including homelessness), and decreasing dependence on fossil fuels.
4.	26.1	Agrees that General Plan needs to be updated; would like to see revised Plan more reflective of current needs and challenges. Concerns relate to Oahu's industries ? tourism, education and housing.	The DPP notes your support of the proposed revisions. This update proposes new or revised objectives and policies that address current needs and challenges relating to tourism, education and housing.
5.	45.1	Fully supports the comments submitted under Commenter #42.	The DPP appreciates your participation in this update process.
6.	51.1	Population is out of control; development affecting infrastructure demands. Protect watersheds. Property taxes burden our elderly. Gasoline prices out of control. Unfulfilled campaign promises (elected officials should be held accountable). Status of minimum wage should be reflected in Hawaii's economy. Overburdening our aina affects us later. Address housing needs, infrastructure (roads, sidewalks, sewerage, street lighting) and other safety issues. Urban design should be a people choice by location and not talked about after the fact.	These are noteworthy concerns that have been identified by others participating in the review process. See response to #3 and #4.
7.	101.1	General Plan needs to: Direct growth to Ewa, Kapolei, Central Oahu, and Kakaako.	Revisions proposed in this update seek to address all the subject areas noted. See response to #3 and #4.

	Comment Source	Summary of Written Comment	DPP Response
		Demonstrate planning for the long-term (7 generations!) Demonstrate intelligent development planning for urban areas Recognize we are an island with limited resources Focus on food safety, biodiversity, protecting food supply Protect agricultural lands Ensure consistency with the SCPs and improve coordination in developing, timing reviews, approving various SCPs	
8.	111.1	Three main issues missing in the Plan: (1) does not protect agricultural lands; (2) does not provide cultural guidance; (3) does not prevent island wide urbanization.	Revisions proposed in this update seek to address the subject areas noted. 1) Chapter I, Population, Objective A, Policy 4 establishes geographic boundaries to accommodate future growth while protecting valuable agricultural land. Chapter II, Economy, Objective C, Policies 7 and 8 address protection of agricultural land. 2) This update proposes policies in different chapters that emphasize the importance of respecting cultural values. 3) Chapter I, Objective B, Policies 1, 2, and 3 seek to discourage islandwide urbanization.
9.	118.9	Concerned that the proposed draft is threaded with Public Land Development Corporation-type policies.	The DPP notes your concern. Providing examples of the policies that are concerning would be helpful.
10.	126.1	Overall, the proposed changes: x reflect current good planning practices and proven modern solutions x address current problems that must be addressed now in order to flourish (e.g., sea level rise, alternative energy, globalization/technology, food security) x reflect a holistic approach and acknowledge links between land use, energy, transportation and sustainability in achieving community goals.	The DPP notes your support of the proposed revisions. The update proposes revisions that reflect sound planning practices, and addresses the threat of sea level rise and food security. Issues related to land use, energy, transportation, and sustainability are addressed in the update.
11.	179.1	Implement the Kaneohe Town Plan, including town center planning and traffic circulation study (November 2009).	Support for the Kaneohe Town Plan is appreciated. Its implementation is contingent upon community support.
12.	195.1 to 373.1	"Chain" email was submitted by 179 separate individuals. (1) Urged DPP to postpone approval of the draft plan until more people can contribute to the data collection used to guide this document; (2) Requested a more scientific, accessible public survey and more time allowed for increased representation, dialog and interaction from the community; and (3) Asked that the General Plan include: the scientifically-determined carrying capacity of Oahu strengthened and enforced moderate growth guidelines and policies through zoning and density controls protection and preservation of all agricultural lands to achieve food self-sustainability prohibiting "community hotels" in residential neighborhoods keeping tourism in check and confined to established and defined resort areas with proper infrastructure maintained by the resort area clear language for concurrent, environmentally safe and efficient infrastructure for any new development	The DPP notes these concerns. The update process has included ample opportunities for public input on the public review draft, including a 4-month public review period and submitting comments both at meetings and online. There will be additional opportunities for public input at the next public meeting, Planning Commission, and at the City Council.

	Comment Source	Summary of Written Comment	DPP Response
		clear and irrevocable geographic growth boundaries to keep urban sprawl within urban areas clear and irrevocable density controls and height limits to prevent vertical sprawl inside urban areas defining "suburban" and containing its development within clear and irrevocable growth boundaries discouraging residential development where roads, utilities and community facilities cannot be provided and conveyed to the City and County to maintain at a reasonable cost	
REVIEW PROCESS, COMMUNITY PARTICIPATION			
13.	10.1	Proposed revisions are generally consistent with the formulation of county general plans specified Chapter 226-58, HRS, with respect for obtaining input from agencies and general public; consideration of State objectives, policies and programs; and the planning content for objectives/policies to be pursued.	The DPP notes your support of the proposed revisions.
14.	22.1	General Plan Update process is not proceeding in accordance with the City Charter's referral to the neighborhood boards as spokespersons for the groups of citizens within the geographic areas defined under the Neighborhood Plan; process should be intentional in soliciting and including the recommendations and comments of all the Neighborhood Boards.	Neighborhood Boards are being informed of and being invited to participate in the update process through Neighborhood Commission Office communications. Neighborhood Board comments, including Board recommendations, have been collected and reviewed by DPP. Where appropriate, Neighborhood Board comments have been incorporated into the revised objectives and policies.
15.	29.2	City Charter requires review of the DPs/SCPs every five years. Would like an explicit uniform provision for a similar public review timeline for the General Plan.	The requirement to review the General Plan "at least once every 10 years" (Section 6-1510.4, Revised Charter of Honolulu) reflects the Plan's emphasis on policy and long-range planning.
16.	33.1	Asks that better outreach be conducted for the multitude of residents who are unaware of this project.	There have been a variety of efforts made to increase awareness about the General Plan Update. These include: (1) regional meetings; (2) limited Neighborhood Board presentations; (3) e-mail distribution list; (4) full distribution of important materials through the Neighborhood Commission Office to all Neighborhood Boards; (5) full posting of all work products on the DPP website; and (6) posting an on-line survey. DPP also uses a Twitter account, and is open to considering other means of "spreading the word."
17.	37.1	Petition with 96 signatures asks that: (1) DPP postpone approval of the draft General Plan until more outreach is conducted; (2) DPP conduct a scientific, accessible public survey and give more time for community participation, dialogue and interaction; and (3) General Plan meet true sustainability standards to protect the environment and address the needs of present generations without compromising future generations to meet their needs.	See response to #12 and #16. Revisions are proposed to incorporate sustainability as a major tenet of the updated General Plan.
18.	43.1	Appreciates the project website and efforts to identify revisions in the Public Review Draft. Would have been useful for the Part II Report (i.e., Report on Proposed Changes/modified ramseyer) to indicate page numbers where proposed changes appear in the Part I: Clean Copy Report.	Chapter headings, objectives, and policy numbers, and a separate numbering system to identify the individual paragraphs and sections were used to indicate where the changes appear in Part I.
19.	43.9	Encourages the City to continue efforts to ensure that more citizens are able to participate. Participation seems low,	See response to #14 and #16.

	Comment Source	Summary of Written Comment	DPP Response
		especially with only 5 of 32 Neighborhood Boards submitting initial comment letters. What can be done to re-engage communities, increase meeting attendance, and provide meaningful input in planning?	
20.	60.1	General Plan most affects the Ewa plain (as far as urban growth is concerned), and meetings were only held in Mililani, Honolulu and Kaneohe, showing complete ignorance and lack of respect for the people most affected by the plan. Communities with the most at stake should have been given primary access to these meetings. Many who attended the meeting felt it was a waste of time / not worth attending because it was not a two-way discussion on where the plan was headed.	As an island-wide plan, the General Plan affects all communities (it does not affect one community more than another). Given the limited project funding, regional meetings were held strategically in locations that were accessible for the most number of communities.
21.	95.1	Plan does not have enough specifics. Need greater community consultation.	See response to #16.
22.	101.3	Seems that DPP is developing plans without community input, and is approving projects that favor developers. DPP accepts short-term "solutions" and lacks clearly-defined criteria for decision-making in planning. The greater harm may be that the apathy surrounding citizen participation will increase, discouraging our citizens from getting involved in the "process."	See response to #16. The General Plan provides long-term policy guidance for planning, with the Development Plans and Sustainable Communities Plan, and the 3rd tier of plans (community/special area and functional plans and Zoning Ordinance) providing for guidance at the regional level.
23.	102.3	Postpone approval of the draft General Plan and seek greater community feedback. Each resident should be aware of the update and have an opportunity for input. Use the current General Plan, and only update the DPs/SCPs.	See response to #12 and #16
24.	118.1	The public process was constrained and the normal open public process involving neighborhood boards, community organizations, etc. was circumvented for a few regional meetings (because of lack of funding?). The General Plan is too important for our island and its present and future sustainability to allow this to happen.	See response to #12, #16 and #20. In addition to 4 community meetings (the 1st in July 2011, and 3 more between December 2012-January 2013), DPP received written comments from 141 parties and more than 2,400 survey respondents.
25.	194.1	Petition with 296 signatures urges the Mayor, Council Chair Martin, members of the City Council and DPP to postpone further movement or approval of the General Plan Update until a more significant amount of Oahu's population is represented in the data collected and used to revise the Plan. With only 0.37% of the island's population participating in surveys and meetings (3,500 participants out of an island population of 953,000 residents), the General Plan lacks fair representation.	See response to #12 and #26.
ON-LINE SURVEY			
26.	22.6 117.2	On-line survey results were skewed by special interests and unequal participation rates from Kailua and Laie, and should not have been used to support plan revisions. Responses from individuals should be used for qualitative data, and not tabulated/counted.	The on-line survey was intended to be an additional information-gathering tool to reach a larger segment of the population (i.e., individuals who may not attend community meetings or submit written comments). DPP acknowledges that the survey was not scientific, was not based on a representative sample, and that the results were not reliable or reflecting total public sentiment.
27.	115.1	Cannot use the results of an unscientific survey as a basis for planning. The integrity of the survey and its objectivity is in question. Disproportionate number of responses were from Kailua, suggesting the bias of vacation rental proponents. The survey did not include questions about the impact that vacation rentals have on local communities (safety, noise, loss of rental	The DPP acknowledges these concerns. . See response to #26.

	Comment Source	Summary of Written Comment	DPP Response
		units, housing affordability, infrastructure, or the need to enforce existing laws), which raises concerns about biases towards the visitor industry.	
IMPLEMENTATION			
28.	23.3	Add implementation for General Plan policies.	The Preamble (Implementation sub□section, see Line #41 in the WITH PROPSOED CHANGES SHOWN document) notes that one purpose of the General Plan "is to identify a coherent set of guidelines, values and principles which can be used in developing plans, programs, and legislation for guiding Oahu's future." The Development Plans/Sustainable Communities Plans, zoning ordinance, functional plans, and capital improvement program are the primary tools for implementing the objectives and policies of the General Plan.
29.	34.6	What responsibility does the City Council have to abide by the plan once it's approved?	While the General Plan does not have the force of law as a regulation, all City and County actions are to be consistent with the General Plan, including development and infrastructure master plans and capital improvement spending.
30.	43.4	Implementation Actions: Hawaii State Planning Act (HRS Ch. 226□ 58) states that county general plans should "contain implementation priorities and actions such as land use maps, programs, projects, regulatory measures, standards and principles, and interagency coordination provisions to carry out policies." The City chooses to delegate implementation to the DPs/SCPs. Although implementation actions at the DP/SCP level makes sense because priorities suitable for one district may not be suitable in another, the absence of broad, unifying, countywide implementation actions makes the General Plan seem like a list of unattainable lofty goals, regardless of whether or not the objectives and policies are actually achievable.	The DPP appreciates this comment about the City's planning framework, which includes the General Plan, DPs/SCPs and implementing ordinances. Major changes to the structure of the City's planning system are beyond the scope of this update project.
31.	43.7	Measurable Outcomes: Measuring progress towards implementation and sharing the results with the community is an important component of the planning process missing from this update. Desirable to include a "lessons learned" section that (1) assesses and accounts for the successes, progress, failures, and setbacks that occurred since the last update; (2) evaluates the extent to which we have met historic planning goals; and (3) identifies how accomplishments will be measured in the future. Although there are many difficulties with including measurable goals and benchmarks and identifying agency/partner responsibilities for desired outcomes, a discussion of these difficulties and strategies for overcoming them would be welcomed to the General Plan.	There is countywide implementation on planning for major infrastructure systems and other issues of countywide concern, such as housing and agriculture. The DPP is looking at developing metrics to monitor key General Plan goals, beyond what is already reported in the Annual Report.
32.	43.8	Suggests that the Marin Countywide Plan (2007) be considered as a possible model for incorporating measurable outcomes into the General Plan (i.e., indicators, benchmarks, targets, program implementation responsibilities, funding sources and priorities, and a timeline for implementation).	The DPP appreciates the comment. The DPP is looking at developing metrics to monitor key General Plan goals, beyond what is already reported in the Annual Report.
33.	73.6	Would like assurance that the City Council and various city departments will have some obligation to follow the plan's	See response to #29. The City Charter requires that all zoning ordinances follow the General Plan and

	Comment Source	Summary of Written Comment	DPP Response
		recommendations.	DPs/SCPs.
34.	102.4	How can we make certain the new DPs/SCPs are codified and made law? Disappointed that after the countless hours community members spent reviewing and updating such plans, residents' input was not included in the resulting plan.	The updated DPs/SCPs are approved by the City Council by ordinance and therefore are codified and made law although are not regulations. Updating the DP/SCPs is a separate process from the General Plan Update. The City Council holds its own public hearings and committee meetings when reviewing and voting on Plan approvals.
35.	110.2	Plan is very general and ambiguous, and has built in conflicting statements that cause confusion. Either add clarity or remove conflicting statements/perspectives. For example, when development proposals are reviewed for consistency with the General Plan (as part of permit applications or EA/EIS documents), the vague statements are interpreted/applied to justify positions both in support and against the proposal because of the ambiguity of the statements.	Revisions are being proposed to provide clarity to many of the unclear, vague statements.
36.	118.5	Add implementation for General Plan policies.	The General Plan is not intended to identify implementation actions. Implementation is carried out through the DPs/SCPs, implementing ordinances, rules, regulations and functional plans.
37.	150.1	Plan consists of motherhood and apple pie statements that are not executable or achievable. The Plan lacks clear measurable goals and implementable actions ("foster" and "encourage" are not measurable objectives). Need to identify specific goals, action items and next steps for implementation.	The broad policy statements are designed to ensure that the General Plan is a long-range document. Specific goals and action items are left to the DPs/SCPs, implementing ordinances, more detailed planning, and the capital improvement program.
38.	150.3	Two recent cases that DPP supports developers and disregards residents' input: 2121 Kuhio Avenue proposed a new building sited parallel to the shoreline, which does not comply with design guidelines for mauka-makai orientation. Unless there are extenuating circumstances, DPP should follow design guidelines. Koolau Loa SCP developed by the community asked for the area to continue its residential atmosphere, but the SCP that DPP supported included Envision Laie and Turtle Bay expansion.	The DPP is aware of these concerns. Each policy plan does have room for flexibility and implementation. They are not regulations, and therefore, differences of opinion are to be expected.
39.	192.4	Suggest State and City departments collaborate with partnering agencies and organizations on implementation. Requiring every developer to review and help execute the plan in their developments would also help.	Your comment is appreciated. City agencies do collaborate with partnering agencies and organizations on implementation.
EWA DEVELOPMENT PLAN			
40.	29.1	In consideration of the City's 3-tier planning system, several Neighborhood Boards passed resolutions last year requesting that the Ewa DP be delayed until all eight sustainable community plans had been vetted and all relevant provisions are included in the General Plan.	Sequencing and timing of the various DP/SCP 5-year reviews is beyond the scope of the General Plan Update. The revision programs for the various DP/SCP are constantly ongoing; there will be no time when the updates will all be completed at the same time.
41.	29.3	Five year review of the Ewa DP is way overdue/incomplete. Passive inaction and lack of government oversight has left Ewa communities seriously plagued by mounting predictable impacts resulting from a growing population, housing construction and development.	The DPP is working to complete the Ewa DP Update. Sequencing and timing of the various DP/SCP 5-year reviews is beyond the scope of the General Plan Update.
SUSTAINABILITY, FOOD SECURITY AND FOOD SELF-SUFFICIENCY			
42.	10.2	Supports and commends the emphasis and references to	The DPP concurs that the General Plan needs to

	Comment Source	Summary of Written Comment	DPP Response
		sustainability principles in the Preamble and 11 chapters. Act 181, SLH 2011, added priority guidelines and principles to promote sustainability in the Hawaii State Plan. Supports the inclusion of new information, objectives/policies to: x emphasize safe, efficient multi-modal transportation system x increase energy self-sufficiency, renewable energy development, and reducing energy demand establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space x support agricultural diversification to help strengthen the agricultural industry and make more locally-grown food available for local consumption promote higher-density, mixed use development and redeveloping, including TOD.	reference the importance of sustainability, multi-modal transportation, increased energy self-sufficiency, geographic boundaries, protection of agricultural land and open space. The General Plan is being updated with revised and new policies that address the issues mentioned, including: Chapter V Transportation and Utilities Chapter VI Energy Chapter I Population, Objective A, Policy 4 Policies in Chapter II. Economy, Objectives A & C. Policy 12 in Chapter IV Housing and Communities, Objective A Policies in Chapter VII Physical Development and Urban Design, Objective A.
43.	22.5	Supports many concepts in the Public Review Draft, especially those related to sustainable development; increased recognition of the value of watersheds and streams; and long term viability and productivity of agriculture.	The DPP concurs that sustainable development, protection of watersheds and streams, and the viability of agriculture are all vital to Oahu's long-term future.
44.	28.1	Appreciates inclusion of new language supporting diversified agriculture, increased food security and self-sufficiency.	The DPP notes your support of the proposed revisions.
45.	34.5	Suggest adding a new section on sustainability. Also suggest a new solid waste management strategy based on the establishment of a municipal recycling center in each of the six *moku* (districts); this would increase re-use and recycling, and help to reduce if not eliminate the need for additional landfills.	Adding a new section on sustainability was considered. Given that the existing General Plan includes policies addressing sustainability within the various chapters (e.g., reduced fossil fuel consumption, energy-efficient transportation system, reduced water consumption and waste production, environmental protection, etc.), it seems more logical to continue to weave sustainability through the various chapters. Policies in Chapter V. (under Objective B) support waste reduction and expanded recycling and re-use programs. The suggested strategy to establish recycling centers in each of the six *moku* will be shared with the Dept. of Environmental Services for consideration.
46.	41.1	Proposed revisions provide insightful changes to the existing General Plan, recognizing the need to support island wide sustainability, reduce fossil fuels dependency, protect important agricultural land and ensure a strong economy by diversifying the economy and supporting our mainstay visitor industry.	The DPP notes your support of the proposed revisions.
47.	48.7	Where are the sections addressing ag, sustainability and food security?	See Preamble (Content of the General Plan subsection) and Chapter II, Objective C and the subsequent policies. Sustainability is also addressed in the policies in Chapter VI, Objective C.
48.	78.2	General Plan should also include a requirement for a food self-sufficiency plan, just as developments are required to address traffic impacts and roadway infrastructure capacity.	The General Plan Update promotes making "more locally-grown food available for local consumption" (Chapter II, Objective C, Policy 2). A food self-sufficiency plan is a functional area plan (that is outside the scope of the General Plan Update) that could be prepared to implement the General Plan.
49.	118.6	Add a separate chapter of objectives and policies for	See response to #45.

	Comment Source	Summary of Written Comment	DPP Response
		Sustainability, including environmental and natural resources sustainability and food self□sustainability.	
50.	118.8	Add a separate section on social sustainability, including objectives and policies to resolve homelessness, prevent overcrowding (which leads to increased crime and other sociological problems), protect public property, provide for early education, and secure the welfare of an increasing senior population.	See response to #45.
51.	133.1	Using cultural practices to protect and sustain natural environments is critical. Resources and sustainability are more important than expansion of the tourist industry.	Revisions included in this update seek to address the subject areas noted. Policies in Chapter X, Objective A address cultural practices.
52.	172.1	Protect our island and its limited land, resources and historic places, and enhance the natural environment and natural resources.	Revisions included in this update seek to address the subject areas noted. Policies in Chapter X, Objective B address protecting resources and historic places. Policies in Chapter III, Objectives A and B address protecting natural resources and the environment.
53.	192.3	Build far away from the coast to address sea level changes and preserve the coastal environment for the enjoyment of tourists and locals. Encourage redevelopment in the urban core before spreading the suburban sprawl with lots of green community spaces. Decrease fossil fuel consumption and CO2 emissions by providing bicycling and walking paths to encourage alternative modes of transportation, and using more solar and wind power.	Revisions included in this update seek to address the subject areas noted. Policies in Chapter V, Objective A address decreases in fossil fuel consumption and CO2 emissions and alternate modes of transportation. Policies in Chapter VII, Objectives A and B address climate change and sea level rise.
CARRYING CAPACITY			
54.	49.4	Current plans for the "Second City" are dependent on the use of desalinated water to sustain the projected population. Instead, carrying capacity and limits to growth should be established based on the amount of water available naturally (without desalination). Establish a carrying capacity that – in relation to future growth – does not exceed water demands.	Central to the carrying capacity concept is the assumption that an ecosystem's capacity is related to the disposition and intensity of use. Technological advancements will continue to allow for more efficient use of resources, to reduce society's ecological footprint and impacts to the environment, and increase the population that can be supported. Carrying capacity is not a fixed number, or dependent on a fixed issue, but is derived by considering many factors. No developments will be constructed unless they can adequately deliver necessary utilities, which must be demonstrated at the time of zoning and building permits.
55.	50.1	Look at the total carrying capacity. Take care of residents first, not the tourist or military. We are a nation with respect and culture that still has not been addressed. Our quality of life is being eroded by outside interests; need for better planning that places culture first. No GMO on AG lands; food first, not hotels or gentleman ranches. Need for a total archaeology survey.	See response to #54. Also, new language recognizing Hawaii's host culture has been added in various sections of the Plan.
56.	102.2	Disapproves of the General Plan as a guiding document. Need an accurate carrying capacity of the island, including comprehensive analysis of finite resources and diminishing water supply.	See response to #54.
57.	162.1	What is the carrying capacity of a small island? Do not change the current population guidelines. Continual population growth and lack of management has resulted in overdevelopment that will be exacerbated by more population. Examples of negative impacts of development that are already being experienced include: chaos on the roads (traffic congestion, potholes), failing infrastructure	See response to #54. With respect to population growth, the U.S. Constitution and Federal case law do not allow State governments to prohibit U.S. citizens from traveling between states to reside in a different state. States cannot control natural population growth resulting from live birth and deaths. Also, carrying

	Comment Source	Summary of Written Comment	DPP Response
		(water, sewer, roadways, etc.), depleted water supplies, mismanagement of agricultural lands (no GMOs!), over-building and out-of-scale developments, big-box stores destroying small local businesses, and an economy that exports "local dollars" off-island.	capacity is not a fixed number, but is derived by considering many factors.
CHANGING DEMOGRAPHICS			
58.	43.3 48.8	Provisions for a Changing Population: Given that Honolulu faces an aging population, Plan should address how to make Honolulu an age-friendly city, facilitate aging-in-place, and minimize the costs of such efforts. Add policies about the increasing number of aging resident and their disabilities.	The General Plan Update includes new policies that address planning for an aging population. See Chapter IX, Objective A, Policy 8 and Policy 9.
POPULATION GROWTH, FUTURE DEVELOPMENT AND IMPACTS OF DEVELOPMENT			
59.	18.1	No comments on proposed revisions, but notes that the population projections extend only to 2025.	The General Plan Update extends the residential population distribution to 2040 based on the latest population projections by the Department of Business, Economic Development & Tourism (DBED&T).
60.	48.10	Use 2010 census data. DPP is using outdated information. Concerned that the actual number of residents projected for Koolau Loa exceeds the General Plan's regional population distribution.	The DPP is using the 2010 census data to update islandwide residential population distribution to 2040. It is important that all stakeholders understand that the population projections for all DP areas including Koolauloa are intended to be used as a guideline identifying the percentage of islandwide population for each region), rather than a regulatory limit.
61.	49.1	Current General Plan condones wayward, rogue, irresponsible development based on unrealistic goals. Need a responsible plan that will fix the current infrastructure crisis (expand roadway capacity, improve water and wastewater systems, landfill issues, improve public schools) before allowing for more development.	The DPP agrees that adequate infrastructure is vital for new development. Chapter V, Objectives C and D provide policies that address maintaining and upgrading Oahu's infrastructure.
62.	100.1	Generally concerned about overdevelopment and population growth, adequate water supply to meet growing population demands, and preserving North Shore's rural character. See articles submitted to support comments: x "Water security for Hawaii means we should act now" by Jay Fidell. Star Advertiser, April 16, 2013 x "Tree-planting requirement could help ensure water supply" by Jeff Dunster. Star Advertiser, April 16, 2013 x "Limits of Growth: This canoe is at tipping point" by Doc Berry. Honolulu Weekly, April 17, 2013 x "State should take lead in North Shore: conservation talks" by Lea Hong and Doug Cole. Star Advertiser, April 18, 2013.	The General Plan Update reflects policies dealing with the listed issues.
63.	135.4	Overdevelopment is lowering Oahu's water supply.	The Honolulu Board of Water Supply (BWS) has been working on regional watershed management plans to address this concern. While population growth increases water demand, Oahu's communities have made significant strides in water conservation. Chapter V, Objective B addresses maintaining an adequate and safe supply of water .
64.	141.1	Need a paradigm shift that contains tourism and allows for sustainable growth. Limit urban sprawl, maintain rural areas and stop military expansion. Encourage community based agriculture (particularly kalo farming), and support Native Hawaiian cultural values and programs such as Onipa'a ma Hui Kalo that increase	Chapter II, Objective A, Objective B and Objective C promote economic diversification, including tourism and agriculture; Chapter I, Objective A and subsequent policies support sustainable growth; Chapter IX, Objective A, Policy 5 encourages healthy lifestyles and

	Comment Source	Summary of Written Comment	DPP Response
		economic opportunities, provide healthy foods, improves the environment, and increases cultural pride.	promoting the consumption of fresh, locally grown foods.
65.	146.1	Proposed changes do not adequately protect residents from the islandwide expansion of tourism, protect agricultural lands, or address public infrastructure. Proposed changes encourage uncontrolled tourism, endanger our food supply and enable rampant development. Fear is that Oahu will become the next Hong Kong.	The DPP appreciates the comment, and respectfully disagrees that proposed changes are inadequate. Specific recommendations to change General Plan objectives and policies would be helpful.
66.	178.1	Need to respect, honor, preserve open spaces and natural resources, and act responsibly to maintain the balance between humans and the environment. Proposed developments in Koolau Loa (Laie, Malaekahana, Turtle Bay) demonstrate a lack of vision, shallowness and an abuse of power that will negatively impact current lifestyles, wildlife, and water and air quality for short-term gains. Impacts that will negatively affect residents' well-being and the local community is feared: infrastructure (especially the highway) cannot accommodate increased population; overcrowding and new residents will result in negative feelings of impatience, resentment and anger; increased competition for resources, jobs, recreational areas, and housing will create greater inequities between new residents with money and locals; and young people will not be able to afford to live/work in the region. Continual erosion of open space will turn Oahu into another Hong Kong, Singapore, Miami, covered in cement and outside influences and inequities.	The role of the General Plan is not providing for specific projects, but establishing the policy framework on how to evaluate such proposals. To that end, proposed revisions to the General Plan Update contain new or revised policies that emphasize respect for open spaces, natural resources and balancing development with protecting the environment. Current policies reflect decisions made through previous community processes and administrations, and reflect prior community consensus.
CITY'S DIRECTED GROWTH POLICY			
67.	21.1	Requests that the term "suburb" be used in place of the term "urban fringe" for all references to Hawaii Kai and other parts of east Honolulu, as "urban fringe" seems to imply that an area could eventually become more urban (discussed at the April 30, 2013 regular meeting)..	"Urban-fringe" is used because it implies the transition between urban and rural areas characterized by suburbs and lower-density development, which is appropriate for East Honolulu. "Suburb" is more specific, describing the typical single-family residential development outlying highly urban areas.
68.	34.2	Opposes major shifts in population distribution, and supports continuation of the densities that have been planned for many years in the primary and secondary urban centers of Honolulu (Kona) and Ewa.	The General Plan continues to direct future population growth to the PUC, Ewa and Central Oahu. See Chapter I, Objective A and its policies.
69.	49.2	Disagrees with the City policy that protects lesser quality lands on the North Shore under the pretense of open space, or "Keep the Country Country," because productive agricultural land in Ewa will be lost to future development. Areas with lower-quality soils and that lack water should be identified for future development, and areas with good soils and that have access to water should be protected for farming. City's IAL mapping effort needs to be completed before any additional development is allowed, per City Council Resolution 12-23. The current Urban Growth Boundaries identified in the Oahu General Plan are meaningless, until such IAL endeavor has been satisfied.	The City process to identify Important Agricultural Lands (IAL) is underway. However, areas previously identified for future urbanization that are located within the DP/SCP Urban Growth Boundaries are not eligible for IAL. In addition, the IAL designation will allow farmers and landowners to apply for State and county-level incentives that will help make agriculture economically more viable; IAL is not a new land use designation to limit development, although new regulations for IAL may be considered in the future. Also, urban growth boundaries are components of the DP/SCP program and are not included in the General Plan.
70.	119.2	Use of growth boundaries to protect agricultural land by containing development within these boundaries (Chapter I Population) is good, but becomes meaningless when the	The Urban Growth Boundaries are part of the DP/SCPs (outside the scope of the General Plan Update). Chapter II, Objective C, Policy 8 prohibits the urbanization of high-value agricultural land located

	Comment Source	Summary of Written Comment	DPP Response
		boundaries are modified to permit urban expansion (e.g., Laie).	outside the City's growth boundaries.
71.	158.3	Supports establishing strict growth boundaries and efforts to promote/retain as much open space, agricultural lands and protected watersheds as possible. These areas contribute to the island's potable water sources, and provide resources that visitors come to see.	The DPP appreciates the comment and concurs that existing growth boundaries are intended to protect open space and agricultural land, and watersheds. Urban growth boundaries are intended to guide land use decisions but are not absolute limits. Future generations should review the urban growth boundaries and confirm or amend them as appropriate.
72.	185.2	Control population growth. Population growth is destroying the beauty of the aina, causing overcrowding, and generating the need for more of everything □ more housing, schools, health and welfare services, infrastructure improvements/maintenance, increased food demand, police/fire and public safety services.	See response to #57
RURAL AREAS			
73.	34.3	Concerned about infrastructure needs, improvements and proposed changes for the future. Adding carrying capacity by expanding infrastructure, particularly in Koolaupoko and Koolauloa, can lead to adverse impacts upon agricultural and conservation lands that should be protected to support sustainability of our islands.	Protecting agricultural lands, eliminating future development in rural areas, and preserving rural character were identified as 3 of the top 5□ranked categories among the comments received during the first public comment period (from June 2011 to January 2012). Both the General Plan and the Koolau Loa SCP include provisions to maintain rural areas and protect agricultural and conservation lands.
74.	46.1	Opposes proposed Turtle Bay expansion and Envision Laie. No proper planning has been done for increasing the population of rural Oahu. Road is inadequate, often flooded and dangerous; water supply is limited; Laie sewer system is inadequate; way of life will be threatened.	Developments cannot be constructed unless they can adequately deliver necessary utilities and provide mitigation for anticipated impacts. This is determined at the time of zoning and building permits. The General Plan includes no direct statements on Envision Laie.
75.	48.1	Opposes the Koolau Loa SCP which allows for Turtle Bay, Envision Laie, and PCC expansion. Disagrees with the Turtle Bay Resort Supplemental EIS because it does not address cumulative impacts of construction, increased visitors, Envision Laie, Stryker Brigade, Waikane Valley Training Area or Kualoa Ranch. DO NOT want urban sprawl, traffic, tourists, loss of agricultural land, greater infrastructure demands, unaffordable new housing and outside investors associated with the new developments. (For additional information, see comment letter for "Planning Commission Testimony on the Koolau Loa SCP, March 6, 2013" and "Comments on the Turtle Bay Resort Expansion Supplemental EIS, Nov□2012").	The General Plan includes no direct statements on specific projects, such as Envision Laie and the Polynesian Cultural Center's expansion. It continues to recognize Turtle Bay and Laie as resort destinations. See response to #34.
76.	48.6	Keep tourism out of rural areas. "Keep the country country."	This is a common sentiment among many individuals who have participated in this review process. See response to #73.
77.	53.1	Supports development and expansion at Turtle Bay as structured, responsible development that provides positive economic benefits. Developers have reached out to the community for input, and recognize the need for jobs and housing. Turtle Bay should not be penalized for the North Shore's traffic problems when there is a plan for mitigating impacts. Special interests groups are promoting their ideals for Turtle Bay without acknowledging that haphazard development in other parts of the	The DPP notes your support of the structured settlement.

	Comment Source	Summary of Written Comment	DPP Response
		North Shore has caused overdevelopment and negative impacts to the environment and natural beauty.	
78.	58.1	Opposes proposed resort development at Turtle Bay and Laie. Community's resources should be for those who live in the area, not reallocated for visitors. Increased traffic and development will destroy the quiet peacefulness and rural character. Overdevelopment is diminishing the places where we can go to be immersed in our aina and experience spiritual and cultural connections.	See response to #73.
79.	81.1	Keep Koolau Loa rural. The revised draft SCP was reviewed, revised, and supported by all the communities in Koolau Loa. DPP tainted the SCP review process when they allowed a community to revise the SCP without the consent of other community representatives, which caused contention among Koolau Loa's communities. DPP should have informed the adjoining communities and provided an opportunity for the "tainted" democratic process to be proven "fair."	The General Plan maintains Koolau Loa as a rural region. The updated Koolau Loa SCP is currently being considered by the City Council. See response to #34.
80.	101.2	Koolauloa SCP current draft should not move forward until the General Plan is completed. It is illogical and ill-conceived to allow development in Koolau Loa without first addressing infrastructure needs (traffic, water, sewage, security). Were any scientific studies regarding sea level rise and inland water supplies used to develop the Plan? What about OMPO studies regarding population growth, traffic patterns? Where is the long-range transportation plan to secure or improve the 2-lane highway along the windward side?	See response to #40, #74 and #79.
81.	119.1	DPP more often favors developer interests than the communities being impacted (e.g., Koolau Loa SCP supports Turtle Bay expansion and Envision Laie). This is apparent in the General Plan's emphasis on development and urbanization. For example, in discussing Implementation, the reference to the DPs/SCP states "the desired urban character. . . within a region" (ROW 42), and the use of "urban design principles" (ROW 43). Rural design principles should be applied to rural designated areas.	See response to #79.
82.	119.2	Urbanization of Koolau Loa which will result from Turtle Bay expansion and Envision Laie conflicts with the area's rural designation in both the General Plan and the Koolau Loa SCP.	See responses to #73, #74, and #79.
83.	121.1	Opposes inclusion of Envision Laie and Turtle Bay expansion in the General Plan. Two-lane Kamehameha Highway does not have the capacity to accommodate proposed development, and is threatened by coastal erosion. This is supported by the Oahu Regional Transportation Plan 2035 (ORTP 2035), which indicates: (1) the current transportation and land use cycle is unsustainable (ORTP page 2, Figure 1); and (2) the negative effects of sea level rise on Kamehameha Highway (see ORTP page 6, Climate Change section).	See responses to #73, #74, and #79.
84.	169.1	There is no way to widen roads on the North Shore between Kahuku and Kaaawa to accommodate the extra traffic that is planned for the region, nor plans to accommodate the additional sewer system and water demands. Monk seals give birth on these beaches and often lay out to rest near bus stops! Additional development on the North Shore would be detrimental to the	The General Plan maintains the North Shore and Koolau Loa as rural areas. Specific infrastructure improvements and new developments are to be consistent with applicable General Plan policies and subsequent DPs/SCPs.

	Comment Source	Summary of Written Comment	DPP Response
		ecosystem.	
85.	173.1	North Shore has reached its maximum level of development, as evidenced by the traffic gridlock. Need to ensure that the North Shore remains a scenic destination. Do not want a hotel or shopping destination; Turtle Bay expansion is an example of too much development; "enough already."	See responses to #73 and #74.
NATIVE HAWAIIAN CULTURE			
86.	9.2	Respectfully reiterates its request to more explicitly consider the intersection between the "Natural Environment" and "Culture and Recreation" chapters by: (1) combining them into a single chapter, (2) revising the Preamble to reference the intrinsic value of natural resources to cultural practices, or the familial connection between Native Hawaiians and our natural environment, and (3) revising policies to more expressly and consistently recognize the connection between Native Hawaiian cultural practices, cultural resources, and the natural environment.	The General Plan Update proposes to revise the Preamble and the title of Chapter III to "Natural Environment and Resource Stewardship" to acknowledge the importance of protecting the environment in a manner that respects Native Hawaiian culture. Chapter III, Objective A, Policy 3 and Chapter X, Culture and Recreation, Objective A and its policies are being revised to recognize the connection between Native Hawaiian cultural practices, cultural resources, and the natural environment.
87.	9.3	Reiterates its suggestion to specifically recognize the obligations of state and county agencies with respect to Native Hawaiian cultural perpetuation and the reasonable accommodation of Native Hawaiian cultural practices (e.g., state law requires that traditional and customary Native Hawaiian practices are protected).	Revisions proposed in this update seek to address the subject areas noted: see Chapter X, Objective A and Policy 1, and Objective B Policy 7; also Chapter III, Objective A, Policies 3 and 6; and Objective B, Policy 4.
88.	186.1	Finds the Plan still very weak on an understanding and appreciation of Hawaiian culture that an over□arching consideration in the management of the county's resources. The Plan and the process should have done much more to better integrate the Hawaiian culture, as is consistent with other ongoing planning activities in the state.	The DPP concurs that more could be done to appreciate the Native Hawaiian culture and management of cultural, and natural resources. Chapter X, Objective A promote greater awareness, appreciation, and respect for the host culture of the Native Hawaiian people. See also the response to #87.
CLIMATE CHANGE			
89.	34.4	Urges programs and planning for the potential effects of global warming and sea□level rise. This is not adequately addressed in the current draft.	Chapter III, Objective A, Policy 12 and Chapter V, Objective B, Policy 2 and Policy 6 and Objective D Policy 5 in the second public review draft addresses the need to plan for sea level rise and climate change. Also, Chapter VII, Objective B and Policies 1, 2, and 3 have been added to address sea level rise and climate change.
90.	42.1	Climate change poses major problems that must be considered in the various chapters of the General Plan. Policies that address the long□term effects that rising sea levels will have on Oahu's physical development and that safeguard existing developed areas □ including a reassessment of existing growth policies □ are particularly important to responding to climate change impacts. Climate change policies are needed in chapters on population, agriculture, transportation and utilities, energy, physical development, and public safety. Specific strategies may include increasing shoreline setbacks to encourage development away from coastal areas, and infrastructure investments to protect/re□ locate coastal roadways, improve/manage stormwater and drainage systems, and ensure adequate water supplies. Possible strategies to address reducing greenhouse gas emissions include reducing energy consumption through building design and use of alternative energy, reducing automobile dependency by providing	See response to #89. Additionally policies have either been added or revised to acknowledge that Hawaii will have to deal with the various effects of climate change, including sea level rise, and coastal erosion (See Chapter III, Objective A, Policy 4 and 5). Various new and revised objectives and policies address reducing greenhouse gas emissions (see Chapter VI; and Chapter VII, Objective A, Policy 4 and Policy 6).

	Comment Source	Summary of Written Comment	DPP Response
		transportation choices and encouraging mixed-use developments, reducing waste by encouraging recycling, and emphasizing the importance of consuming local products. The Hawaii State Plan requires the county general plans to be consistent with the "priority guidelines," or "areas of statewide concern" (HRS § 226-101) in the Hawaii State Plan. Pursuant to Act 286 (2012), climate change adaptation has been recently adopted as one of the 7 priority guidelines that need to be addressed by the county.	Proposed revised objectives and policies addressing climate change and sea level rise are consistent with the State Climate Change Adaptation Priority Guidelines under the Hawaii State Planning Act, Chapter 226, Hawaii Revised Statutes (HRS).
91.	42.2 44.5	The topic of monitoring and studying climate change addresses the more specific need for an island-wide comprehensive climate change hazards risk and vulnerability assessment, with individual DPs/SCPs identifying the specific assessment areas and sectors to be included (should include regional climate risk and vulnerability assessments). A vulnerability assessment identifies areas where resources and planning efforts need to be focused, and can also be used to prioritize future planning actions. The regional vulnerability assessments may inform the DPs/SCPs, and may include: requirements that vulnerability assessment findings be used for developing and prioritizing adaptation measures for the pattern of land use desired for the region, guidance for functional infrastructure planning, and/or findings to identify areas in the DPs/SCPs that would benefit from more detailed planning. May also be appropriate to add maps associated with the vulnerability assessment in the DPs/SCPs.	See responses to #89 and #90. The DPP is adding policies to the DP/SCPs which are currently being updated. An islandwide comprehensive climate change hazards risk and vulnerability assessment was not included in the project scope of work when the General Plan Update was contracted.
92.	42.3	Many of the chapters include policies that assess environmental, social and cultural impacts. These policies could lend themselves to adding a requirement to analyze climate impacts as part of the assessment process.	The General Plan's objectives and policies serve as a written commitment by the City and County of Honolulu for a future that it considers desirable and attainable.
93.	44.2	Climate Change Adaptation Priority Guidelines of the Hawaii State Planning Act (HRS Sec. 226-109) requires state plans and policies to be consistent with the "priority guidelines," or "areas of statewide concern" (HRS § 226-101) in the Hawaii State Plan.	The Climate Change Adaptation Priority Guidelines of the Hawaii State Planning Act (HRS Section 226-109) have been added to the second public review draft (see the "Physical Development and Urban Design" chapter summary in the Preamble). The guidelines will also be cited in the General Plan Technical Report.
94.	44.3	Add climate change adaptation and natural hazard assessments to the chapters on Population, Natural Environment, Housing, Transportation and Utilities, Urban Design and Physical Development, and Public Safety.	New or revised objectives and policies addressing climate change have been added to Chapters III, V, VI and VII. See response to #89 and 90.
95.	44.4	Suggest the mention of NOAA's forth-coming sea level rise maps of potential inundation scenarios as a proactive planning tool that can be used for hazard planning and risk and vulnerability assessments.	The DPP notes your suggestion. This will be cited in the General Plan Technical Report.
96.	48.9	Address climate change and sea level rise, and impacts to Kamehameha Highway.	See response to #89 and #90. Impacts to specific places or facilities are beyond the scope of the General Plan.
SCP BOUNDARIES			
97.	34.1	Change the names of the planning regions to the six traditional moku or districts recognized by native Hawaiians: (1) Kona; (2) Ewa; (3) Waianae; (4) Waialua; (5) Koolauloa and (6) Koolaupoko. This reconciles the ahupua'a concept as an effective tool for land and resource management, which is discussed in the existing	Changing the names of the planning regions at this time is outside the scope of this General Plan Update process. However, this issue will be noted in the Technical Report as an area of study in the next

	Comment Source	Summary of Written Comment	DPP Response
		General Plan.	General Plan Update.
98.	48.2	Change the Koolau Loa SCP boundary to include Pupukea and reflect traditional historical moku boundaries.	See response to #97.
99.	138.2	Opposes the inclusion of Kahala and Black Point as part of the Primary Urban Center. Kahala's single-family, low density character differs from the urban pattern of Kapahulu and Kaimuki, and is more in line with East Oahu than the PUC.	Being within the PUC does not define a neighborhood's character. There are other pockets in the PUC with similar single-family, low-density character like Kahala (Manoa, Nuuanu, Pearl City, Moanalua, Pacific Palisades).
MAPS			
100.	23.2 44.7	Add a map showing the 8 DP/SCP planning district boundaries to illustrate the distinct planning district boundaries referenced in the Plan.	The DP/SCP boundaries are shown on the "urbanized areas" map that identifies the PUC, secondary urban center, urban-fringe and rural areas (See Chapter I Population, Objective B Policy 4 accompanying map).
101.	42.3	Since the General Plan makes explicit references to planning district boundaries and other geographic locations, including land use maps and public infrastructure maps would be helpful for the reader.	See response to #100.
102.	44.8	Reference maps: The policies listed below refer to specific geographic areas; adding maps that illustrate the areas being described is highly suggested. CH. I., Objective B, Policy 1 CH. I., Objective B, Policy 2 CH. I., Objective B, Policy 4 CH. II., Objective B, Policy 4 CH. II., Objective B, Policy 7 CH. II., Objective G, Policy 4 CH. IV., Objective C, Policy 5 CH. V., Objective A, Policy 2 CH. V., Objective A, Policy 13 CH. VII., Objective B CH. VII., Objective B, Policy 5 CH. VII., Objective B, Policy 9 CH. VII., Objective C CH. VII., Objective C, Policy 3	See response to #100. Specific geographic areas are shown in the regional land use plans (DPs/SCPs).
103.	118.7	Add land use designations, including permanent agricultural lands. Not simply loose phrases that continue to be ignored.	The General Plan presents the overall development pattern for the island, with classifications for the primary and secondary urban centers, urban-fringe and rural areas. More specific land use designations are provided in the DPs/SCPs land use maps.
LIST OF ACRONYMS AND DEFINITIONS			
104.	23.1 118.3	Add a section of definitions to clarify terminology being used in the Plan.	A list of definitions is not necessary. Terminology is common enough that definitions are not warranted.
105.	118.2	Add a list of acronyms.	A list of acronyms will be added to the Technical Report.
REPORT COVER			
106.	79.2	Photos chosen for the Public Review Draft report cover are ironic. The cover features a photo of major Waikīkī hotels and a 2nd photo of a townhouse, which could be interpreted as visitor	This is an individual interpretation of the photos, however, the photos were intended to demonstrate the diversity of opportunities that Oahu offers, which

	Comment Source	Summary of Written Comment	DPP Response
		accommodations in a residential neighborhood.	ranges from high-density urban settings, undeveloped natural areas, suburban and residential areas.
VISION			
107.	43.2 118.4	Lack of vision and underlying assumptions: Would be useful to add a vision upon which all of the Plan's objectives and policies are based. Vision would describe DPP's intention for what Honolulu would look like, and how the city would function twenty years from now. Questions for consideration include: What is the vision in 2035? Is it more of the same, but better and sustainable? What are the assumptions underlying the General Plan? (e.g., steady national economic growth; no major wars; no new technologies to transform urban living?) What are the major external events/phenomena that could change life on Oahu in the next 20 years? (e.g., climate change/sea level rise/increase in ocean acidity; world-wide depression; nuclear accidents; decrease in military expenditures; drop in federal funding?) Plan should assess potential effects of these changes and prioritize/address them accordingly. What are the major problems facing Honolulu? (e.g., auto-centric society; homelessness; high cost of living; aging population?) Plan should assess potential effects of such problems and prioritize/address them accordingly.	The Preamble was expanded to include additional discussion on the City's vision.
INTRODUCTION			
ROWS 1-3			
108.	118.11	Supports revisions in these paragraphs, including new graphic.	The DPP notes your support of the revisions.
ROW 1			
109.	34.7	"The General Plan for the City and County…….. It lays the foundation ~~is the first tier~~ of a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu."	This sentence was revised to "It is the first tier ~~focal point~~ of and lays the foundation for a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu."
110.	111.2	General Plan should remain the "focal point" to which other plans should conform. Revisions weaken the document so that the General Plan does not need to be looked at before actions are implemented.	See response to #109.
111.	118.10	(last sentence) "…..This planning process serves as the coordinative means by which the City and County government provides direction to guide moderate ~~accommodate the~~ future growth projected for Oahu."	"Moderate future growth," as suggested by the commenter, is much more subjective and open to interpretation than the current language. Moderate can mean different things to different people, depending on their tolerance level. Sentence was revised to: "This planning process serves as the coordinative means by which the City and County government provides direction to accommodate ~~for~~ the future growth projected for Oahu ~~of the metropolitan area of Honolulu.~~"
112.	130.1	Sam Kaai's one page "Postage Stamps" (excerpted from his Does Mo`o Live Here Anymore?) would be a fitting frontispiece for the General Plan.	The DPP appreciates the suggestion.
ROW 2			
113.	30.2	Add the City Charter as a planning tier because the City Charter mandates the General Plan (resulting in four distinct planning	Reference to the City Charter is included in the first and

	Comment Source	Summary of Written Comment	DPP Response
		tiers).	second paragraphs of the Preamble.
114.	34.8	"The City's Planning process is comprised of three distinct tiers. As the first tier of planning, the General Plan sets the foundation and establishes policy guidance for Oahu as a whole….. The second tier consists of the ~~eight~~ six regional Development Plans (DPs), also known as moku (districts) and Sustainable Communities Plans (SCPs). This tier also identifies the ahupua'a within each moku. These plans relate to specific regions of the island, and…… (3) identify areas within the DP/SCP and ahupua'a boundaries ~~boundary~~ that might benefit from more detailed planning. …….These include the implementing ordinances and regulations……, and special area plans that give specific guidance for specific portions of the DP, SCP or ahupua'a areas ~~DP or SCP areas~~."	See response to #97. This paragraph in the second public review draft remains unchanged from the first public review draft.
115.	44.9	City is also part of a larger tiered planning system at the State level. Add information about the Hawaii State Planning Act, Priority Guidelines, and relationships between the State Functional Plans and County General and Development Plans. Although State planning is referenced in ROW 44, it is more informative to include this discussion at the onset of the Plan.	The DPP concurs that the City and State planning systems are linked. The relationship between the City and State and Federal governments is mentioned in the Preamble.
116.	44.10	Update the graphic to reflect the previous comment about the larger State planning system.	The purpose of the graphic is to illustrate the various elements that make up the City's planning system (i.e., within City jurisdiction). See response to #115.
117.	115.2	If the intent of the General Plan is to set forth "the long range aspirations of Oahu's residents," the DPs/SCPs should be incorporated, as these plans set out the ideals for how residents want to live, work and raise families.	The DPs/SCPs are incorporated into the City's planning system because they implement the General Plan with more detailed policies and guidelines about how residents work, live, and raise families.
ROW 3			
118.	34.9	Amend graphic to include Moku (six district boundaries) and ahupua'a in the planning structure.	The purpose of the graphic is to illustrate the various elements that make up the City's planning system (i.e., within City jurisdiction). Moku and ahupua'a boundaries would be contained within a regional plan such as the DP or SCP.
119.	115.3	Add a two way arrow between the General Plan and the DPs/SCPs to show the interrelationship between the two in the graphic of the City's planning system.	The one directional arrows underscore the hierarchical relationship of the plans, with the lower tier plans being consistent with the previous tier.
ROW 4			
120.	118.12	"However, in spite of these changes, the basic themes ~~and directions~~ for growth remain valid, while the re direction of population growth in and around the second city of Kapolei ~~and~~ requires continued pursuit.	The suggested revision is an incorrect statement. Since 1977, it has been the General Plan policy to direct development to the PUC and Ewa.
ROW 5			
121.	115.4	Retain this paragraph: "The Department of Planning and Permitting strives to maintain the dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions… .." It reinforces the need for communication and shared planning discussions between the government and community.	The Introduction is being revised and will no longer be in letter format, therefore, the reference to DPP is no longer appropriate.
ROW 8			
122.	23.5 30.3 118.13	2nd paragraph, last sentence. "…..In addition, Oahu reports the highest number of tourists ~~visitors~~ per year." Need to distinguish	Use of "visitors" in this context is correct.

	Comment Source	Summary of Written Comment	DPP Response
		between visitors and tourists. Family members returning for a visit, students, temporary workers, etc. are not tourists. Tourists are those who come for vacation.	
123.	23.6 34.10	"~~No other Hawaiian island offers the contrast and diversity in urban, rural and natural landscapes as I,..... the state's economic, political and population center.~~" Delete the entire paragraph since it does not add anything to describe or further the General Plan's role of setting forth "the long-range aspirations of Oahu's residents" and the strategies to achieve the objectives. This is not a vision, planning goal, objective or policy and has no clear purpose.	This paragraph expands on the description of Oahu introduced in previous paragraph, and is useful background information about the island.
124.	34.9	Revise this paragraph to include information about the number of traditional island districts (moku) and ahupua'a.	See response to #118.
125.	111.3	3rd paragraph, 2nd sentence: "Beyond the urban core, suburban neighborhoods and rural communities blend with shrinking amounts ~~broad expanses~~ of agricultural areas and undeveloped landscapes that need protection before they disappear." This reflects the existing reality and the outcome of implementing the City's current set of DPs/SCPs.	The DPP prefers the current language of this section.
126.	118.14	Last paragraph. "No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as Oahu. Oahu's urban core, stretching from ~~Waialae-Kahala~~ Waikiki to Pearl City, is home to the state's financial center (downtown Honolulu), the state's most well-known tourist ~~visitor~~ destination (Waikiki), and the state's main commercial harbor and international airport. Beyond the urban core, and suburban neighborhoods, ~~and~~ rural communities blend with broad expanses of agricultural areas and natural ~~undeveloped~~ landscapes. The Koolau and Waianae Mountain Ranges, Diamond Head and smaller geological landmarks, and the island's shoreline features contribute significantly to Oahu's natural beauty and recreational amenities. Although ~~future~~ population projections indicate a slower rate of growth in the future due to an aging population and mature economy, Oahu will continue to maintain its prominence as the state's economic, political and population center."	The last paragraph of the Introduction has been revised in the second public review draft as follows (changes between the first and second public review draft are shown): "No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as Oahu. Oahu's urban core, stretching from Waialae-Kahala to Pearl City, is home to the state's financial center (downtown Honolulu), the state's most well-known visitor destination (Waikiki), and the state's main commercial harbor and international airport. Beyond the urban core, suburban ~~neighborhoods~~ and rural communities are surrounded by scenic vistas and open spaces, including active farmlands ~~blend with broad expanses of agricultural areas and undeveloped landscapes.~~ The Koolau and Waianae Mountain Ranges, smaller ~~other~~ geological landmarks ~~such as Diamond Head,~~ and the island's shoreline features ~~shorelines and beaches~~ contribute significantly to Oahu's natural beauty and recreational amenities. Although future population projections indicate a slower rate of growth in the future due to an aging population and mature economy, Oahu will continue to maintain its prominence as the state's economic, political and population center.
		Other Comments: *The slower rate of growth* needs to be acknowledged and emphasized. The City and State are moving toward excessively high density and crowding for urban core infill when this should be limited to *moderate growth control* through zoning density and height restrictions on this finite land base with finite resources and infrastructure. Developers' dollars running amok do not a healthy future make.	Oahu's slower growth rate is acknowledged in the Key Planning Issues report (June 2011) prepared for this General Plan Update. honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/KeyPlanningIssues.pdf The report states in part: "The General Plan requires that the City plan for future population growth and to the extent possible, to control the pace and geographic distribution of development through the City's regulatory and fiscal powers. Both goals are being achieved. On the first matter, the City's land use and

	Comment Source	Summary of Written Comment	DPP Response
			infrastructure plans are striving to provide sufficient land and infrastructure capacity to satisfy the State's population projections. On the second matter, City regional plans and zoning controls along with City and State permitting processes and capital improvement budgets are influencing the pace and location of physical development and population growth."
		Waialae□Kahala is not in the primary urban center; it is part of the East Honolulu SCP region.	The Waialae□Kahala Neighborhood Board area is split between the PUC and the East Honolulu SCP.
PREAMBLE			
127.	27.1	Supports revisions that address: (1) incorporating elements of a sustainable future; and (2) adding renewable energy.	The DPP concurs with the comment and has proposed revised or new policies that address sustainability and renewable energy.
128.	44.1	Add a simple introductory statement to the Preamble that lists common coastal hazards, including anticipated climate□induced impacts, (e.g., increases in coastal flooding, shoreline erosion, storm wave inundation; ground water table elevation; storm water drainage problems; salt□water intrusion of the freshwater aquifer).	The Preamble summary sections about "Physical Development and Urban Design" and "Public Safety and Community Resilience" (see Row 24 and Row 25 in the second public review draft report) include proposed revisions to add language about coastal hazards, including anticipated climate□induced impacts (e.g., increases in coastal flooding, etc.
ROW 9			
129.	23.7 30.5	Add new paragraph after the first paragraph to better explain the City's planning system,: "Under the Charter Section 6□1508, the General Plan shall set forth the city's objectives and broad policies for the long□range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern."	The Preamble is being revised as noted. This language is added as the 2nd paragraph of the Preamble (see Row 9 in the second public review draft report).
130.	34.11	At the start of the 2nd paragraph, "The Plan is a two□fold document. First, it is a statement of the long□range social, economic, cultural, environmental, and design objectives for the general welfare and prosperity……"	The DPP appreciates and concurs with the comment. As revised: "First, it is a statement of the long□range physical, social, economic, cultural, economic, environmental, and design objectives for the general welfare and prosperity of the people of Oahu."
131.	118.15	Add new paragraph after the 1st to explain the succession of planning from City Charter to General Plan to DP/SCP: "Under the Charter Section 6□1508, the General Plan shall set forth the city's objectives and broad policies for the long□range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern. **This shall be defined through the community□based process**."	The Preamble was revised, per response to #129. This paragraph reflects language in the City Charter. The last sentence suggested in the comment (*"This shall be defined through the community□based process"*) is not part of the City Charter, and therefore, is not being added. Any amendments to the City Charter must be put on a ballot and voted upon by those eligible to vote in the City and County of Honolulu.
ROW 10			
132.	28.2	Agriculture should be added as one of the eleven areas of concern addressed in the General Plan. Past land use decisions have had a major, often detrimental, impact upon agriculture on Oahu, and agriculture should be considered seriously in future land use decisions.	Agriculture and protection of agricultural land is included in many policies in various chapters of the General Plan, including Chapter I, Objective A, Policy 4 and Chapter II, Objective C.
133.	111.4	2nd sentence: "It is a ~~intended to~~ guide for land use and development decisions and to influence actions in 11 area of	The DPP appreciates the comment. The proposed text change was not made because the use of "intended" in

	Comment Source	Summary of Written Comment	DPP Response
		concern." Delete the "intended," as it weakens the statement.	this context does not weaken the statement.
134.	118.16	(Re-order the bulleted list as follows): (1) population and self-sustainability; (2) ~~the economy~~ natural environment (3) ~~the natural environment~~ public safety (4) ~~housing~~ health and education (5) ~~transportation and utilities~~ culture and recreation (6) ~~energy~~ (7) ~~physical development and urban design~~ housing (8) ~~public safety~~ physical development and urban design (9) ~~health and education~~ transportation and utilities (10) ~~culture and recreation~~ a balanced and healthy diversified economy; and (11) government operations and fiscal management.	The 11 areas of concern are listed to follow the order and titles of the chapters as they appear in the General Plan. The titles of certain chapters have been revised in the second public review draft (see Chapters II, III, IV and VIII).
ROW 12			
135.	23.8 30.6 111.5 118.17	"It ~~shall~~ will continue to be of paramount importance in the pursuit and implementation of these objectives and policies." "WILL" expresses resolve rather than just a desire. Social well-being is a key factor in Oahu residents' quality of life. The rationale for change is misleading and should be revised to clarify that the resolution adoption procedure differs from the routine resolution adoption procedure.	Regardless of differences in the adoption procedure for the General Plan and any other resolution, the resulting resolution carries the same weight as a non-legislative act. Section 3-201 of the City Charter states: "Non-legislative acts of the council may be by resolution, and except as otherwise provided, no resolution shall have force or effect of law". The word "shall" is appropriate in this context. No changes are being made to the November 2012 report that accompanied the first public review draft.
ROW 13			
136.	23.9	"…..To do this, the City and County shall ~~will seek to~~ find the appropriate balance and synthesis of the major elements of sustainability that….."	Revised to: "…The City and County shall ~~will~~ seek to find…."
137.	28.3	Supports the inclusion of language that encourages a sustainable future for Honolulu; would like agriculture added as one of the essential elements of sustainability.	"Preservation and protection of agricultural resources" and "greater consumption of locally-grown food" are noted as two of ten examples of what sustainability means in practice (see items 2 and 8 in the bulleted list).
138.	34.12	Insert language describing ahupua'a resource management concept as a means toward achieving sustainability.	The next paragraph includes a statement that references traditional Native Hawaiian land use management (see ROW 14, second sentence): "To achieve sustainability requires recognition of the relationships and linkages between all resources within defined boundaries, similar to the value system of traditional Native Hawaiian land use management and contemporary watershed management." The ahupua'a concept is also described at the DP/SCP level.
139.	111.6	This paragraph on sustainability is nice, but has no teeth. If past practice is an indication, there is no will to do it either. Take a page from the culture the plan wants to be more sensitive to and aim for 7 generations, then measure what is happening today and will there be anything left in 7 generations?	Sustainability takes into consideration impacts on "future" generations, with no stipulation for a specific number of generations.
140.	118.18	(last sentence) "To do this, the City and County shall ~~will~~ seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable finite land base with finite resources ~~place~~." Economic health	See response to #136. "Sustainable place" is preferred to the term "sustainable finite land base with finite resources."

	Comment Source	Summary of Written Comment	DPP Response
		does not mean private exploitation of public land and resources, which the antithesis of planning in the public interest.	The suggested language is overly specific. Also, "limited natural resources" are noted in the following paragraph.
141.	42.4	Add language about the importance of climate change as a major driving force affecting the economy, natural environment and health and safety (ROWS 13-14). Also add discussion about the pressing concerns of climate variability, its impacts, and the Climate Change Adaptation Priority Guidelines of the Hawaii State Planning Act (HRS Sec. 226-109). This is consistent with adding language about sustainability and the Sustainability Priority Guidelines of the Hawaii State Planning Act (HRS Sec. 226-108).	Specific language about climate change has been added to Chapter VII, Objective B, Policies 1, 2, and 3. New or revised objectives and policies addressing climate change have also been added to Chapters III, V, VI and VII. See response to #89, #90, and #93.
ROW 14			
142.	23.10 30.7 118.19	Delete 1st and 3rd bullets because they do not meet the definition of sustainability. "~~compact and mixed-use development patterns that encourage higher densities and conserve energy~~" and "~~multi-modal transportation networks and transit-oriented developments to reduce automobile use.~~" These development strategies are considered examples of human-centered development and refer to "sustainable development." They are too specific for inclusion in the General Plan, and should be discussed in a section referring to development standards or discussed at the DP/SCP level. In addition, there is no definition of "sustainable" in the General Plan. A more accurate definition of sustainability is given for consideration from *Wikipedia*: "Sustainability is the capacity to endure. In ecology the word describes how biological systems remain diverse and productive over time. Long-lived and healthy wetlands and forests are examples of sustainable biological systems. For humans, sustainability is the potential for long-term maintenance of well being, which has environmental, economic, and social dimensions."	Moving towards sustainability requires changes in belief systems, lifestyles, and daily behaviors, which cannot happen unless development patterns and land use practices are modified. The definition of sustainable development adopted by the U.N. World Commission on the Environment and Development (Brundtland Commission, 1987) – "..development that meets the needs of the present without compromising the ability of future generations to meet their own needs" –has been widely accepted as the standard definition. In this context, land use and development strategies that that preserve open space/reduce land requirements, conserve energy and reduce greenhouse gas emissions will be necessary to promote sustainable living.
143.	28.4	Strongly supports the listed examples of "preservation and protection of agricultural, natural, and open space resources" and "greater consumption of locally-grown food and locally-produced products."	The DPP appreciates the support for these concepts. See response to #137.
144.	34.13	Insert additional language about the relationship between the people who live, work and visit Oahu and their kuleana to malama – be good stewards – of the land and waters.	The DPP concurs and has revised the title of Chapter III to "Natural Environment and Resource Stewardship" and expanded the discussion in the Preamble to emphasize the importance of being good stewards.
145.	111.7	While this discussion on sustainability is nice, the concepts – e.g., compact mixed use with higher densities, preservation and protection of agriculture and open space, preventing urban sprawl, etc. – are not happening in practice. Hoopili, Envision Laie, and plans to stretch Turtle Bay on the coast instead of working within the existing footprint promote urban sprawl, and demonstrate a blatant disconnect between the City's planning rhetoric and the reality of how development is occurring.	See response to #79 and #84. See response to #42 also. The second public review draft proposes new or revised objectives and policies that address mixed-use development, preservation of agricultural and open space areas.
ROW 15			
146.	23.4	Retain the objectives and policies for each of the 11 areas under the corresponding area and not in a separate section (i.e., rows 15-30, move these summary paragraphs to the start of each chapter). This would help readers understand the vision and	The DPP prefers to keep these summary paragraphs as part of the Preamble.

	Comment Source	Summary of Written Comment	DPP Response
		context of each area.	
147.	23.11 30.8	"~~The 11 areas of concern are summarized in the following section~~." The eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County, which addresses all aspects of the health, safety, and welfare of the people of Oahu. In preparing the statement of objectives and policies, the fair distribution of social benefits was held to be of paramount importance. It shall continue to be of paramount importance in the pursuit and implementation of these objectives and policies." Retain the original language because it better expresses the City's public policy and the purposes for the objectives and policies. It reflects the City Charter provision to "recognize and state the major problems and opportunities concerning the needs and the development of the city and the social, economic and environmental effects of such development."	This language has not been changed. The proposed new language remains as the first two paragraphs in the "Content of the General Plan" sub□section (see Rows 11□12 of the WITH PROPOSED CHANGES SHOWN REPORT).
148.	118.20	"~~The 11 areas of concern are summarized in the following section.~~ The eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County, which addresses all aspects of the health, safety, and welfare of the people of Oahu and its natural environment." The 11 summarized sections (line items 16□30) and their related objectives and policies should work together with the respective summaries preceding each related set of objectives and policies. This will enable the reader to better understand the vision and context of each subject section.	See response to #147.
ROW 16			
149.	22.4	Urges that all three objectives of land use planning – including the goal of restraining population growth – be retained.	The DPP respectfully does not concur with this comment because controlling population growth is neither constitutional nor a government function. See response to #57.
150.	23.12 30.9 118.21	".....to plan for anticipated future population growth in a manner that considers the limits of Oahu's natural resources and minimizes social and ~~,~~ economic ~~and environmental~~ disruptions, and maximizes environmental protection." The General Plan should not plan for anticipated growth but should concentrate on providing opportunities for economical, social and environmental general welfare and prosperity. It is not possible to protect the environment by disrupting it, so it should not be an objective or a growth policy to do so. This also affects our economy because the environment supports our primary industries. In the 1980□90's, the City considered social impacts into planning through SIMS Honolulu – Integrating Social Impact Management into Planning Honolulu's Future. Each DP and General Plan provision gets further away from connecting social and quality of living to impacts from planning decisions and development.	The paragraph summarizing the "Population" chapter has been revised as follows (changes between the first and second public review draft are shown): "The population objectives and policies encompass two distinct thrusts. The first is to plan for anticipated future population growth in a manner that considers the limits of Oahu's natural resources, that protects the environment, and that minimizes social, cultural, economic and environmental disruptions. The second is to maintain a pattern of population distribution that will allow people to live, work, and play in harmony."
151.	118.21	(2nd sentence) ".....to plan for anticipated future population growth in a manner that considers the limits of Oahu's natural resources and maximizes environmental protection while avoiding ~~minimizes~~ social, economic and environmental disruptions. The	See response to #150.

	Comment Source	Summary of Written Comment	DPP Response
		second is to maintain a pattern of population distribution for an improved quality of life that will allow people to live, work and play in harmony, safety and comfort without crowding."	
152.	118.22	Add new paragraph after 1st: "Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered. Therefore, to conserve and protect finite resources and distribution systems, sustainability planning should implement moderate growth controls and discourage variances for increased heights and densities." NOTE: The first part of this comes from the first paragraph under ROW 22).	The DPP cannot concur with the assumption that there is a direct causal link between sustainability planning and various height and density standards. Sustainability is a multi-dimensional concept more tied to scale and rate of change rather than set standards and limits.
ROW 17			
153.	115.5	Preamble addresses "the needs for an adequate standard of living for residents and future generations, and an economy that contributes to Oahu's long term sustainability." This is inconsistent with CHAPTER II, OBJECTIVE A Policy 10 to diversify the visitor experience (Economic opportunities in the form of tourism jobs will not be sustainable if local rental units are removed from the housing pool by conversion into vacation rental units, or if community-tourism proponents overturn zoning ordinances and increase the number of visitors using limited community infrastructure.)	The Preamble's discussion about the Economy section is meant to convey the importance of promoting a healthy economy for Oahu that benefits both residents and visitors over the long-term. Additionally, Chapter II has been revised to promote an economy that addresses the economic needs of residents, visitors, and industries.
ROW 18			
154.	22.2	Opposes deleting the phrase "natural drinking water." "The natural environment, next to the island's people, is Oahu's greatest asset. Besides an array of biologically-rich and diverse ecosystems, there are the pleasures of a year-round mild and amiable climate, beautiful mountains, attractive beaches, scenic vistas, and ~~freshwater and marine environments~~ natural drinking water that are enjoyed by residents and visitors."	Deleting "natural drinking water" does not diminish the DPP's concern for the importance of the Oahu's drinking water supply. However, the use of "freshwater and marine environments" highlights the importance of protecting Oahu's freshwater bodies including the numerous streams that flow into coastal waters and contribute to the greater marine environment. Protecting and preserving Oahu's drinking water supply is addressed in Chapter V, Objective B.
155.	38.1	"The natural environment, along with ~~next to~~ the island's people, are ~~is~~ Oahu's greatest assets....."	The DPP prefers to maintain the current wording. See response to #156.
156.	111.8	This summary about the natural environment does not recognize that these attributes are shrinking, and that the majority of our policy makers do not seem to care. This plan will do little to change either condition.	Revised as follows (changes between the first and second public review draft are shown): "The natural environment, next to the island's people, is Oahu's greatest asset. Protecting the island's natural resources is essential to ensuring the long term health and quality of life of the community…."
157.	115.6	Last sentence: "The City's policies seek to protect and enhance Oahu's natural beauty and environment, while protecting its natural resources including water supplies, forested areas, streams and riparian zones ~~environmental attributes by increasing public awareness and appreciation of them and by mitigating against degradation of these assets~~." Attributes imply attractive features such as mountain vistas that people enjoy looking at. Environment includes forests, streams and air and water quality necessary to a healthy population.	The DPP concurs with the comment and has revised the sentence (changes between the first and second public review draft are shown): "The City's policies seek to protect and enhance Oahu's natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets. The objectives and policies recognize the importance of not only protecting the natural environment but the importance

	Comment Source	Summary of Written Comment	DPP Response
			of stewardship to protect it for future generations."
ROW 19			
158.	43.10	"Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a long-lasting (or enduring) ~~perennial~~ problem for the residents of Oahu, and is a primary concern of the General Plan." Describing the housing situation as "perennial" seems odd; "enduring" or "long lasting" is more appropriate.	The DPP concurs with the comment and has revised the sentence (changes between the first and second public review draft are shown): "Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of Oahu, and is a primary concern of the General Plan. This section recognizes the importance of developing whole communities that are well integrated with the surrounding land uses and natural environment."
ROW 20			
159.	3.2	"….to increase the use of sustainable building designs and techniques, and to reduce speculation in land and housing.	The DPP concurs with the comment and has revised the last paragraph on the discussion on "Housing and Communities" (changes between the first and second public review draft are shown): "The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices, to increase the availability of affordable housing, higher-density housing via mixed use and transit-oriented developments, to increase the use of sustainable building designs and techniques, ~~and~~ to reduce speculation in land and housing, and address issues associated with homelessness so that all people have shelter.
160.	23.13	"The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices, to increase the availability of affordable housing, to maximize housing supply through enforcement and regulation and encourage higher densities in growth areas of Kapolei, PUC and Central Oahu ~~higher-density housing via mixed use and transit-oriented developments~~,……" Higher densities should be encouraged in Kapolei, PUC and Central as growth areas identified in the General Plan.	See the response to #159.
161.	28.5	Strongly supports the objective to reduce speculation in land and housing. The cost of agricultural land is a major impediment to the expansion of agriculture on Oahu.	The DPP concurs with the comment to reduce speculation in land and housing.
162.	30.10	Unclear how higher-density housing such as mixed-use and transit-oriented developments will increase sustainable building techniques or reduce land and housing speculation. These recommendations are too specific for a long-range plan like the General Plan, and should be placed in the DPs/SCPs.	These are separate, unrelated goals: (1) increasing the availability of higher-density housing via mixed use and transit-oriented development is separate from (2) increasing the use of sustainable building techniques and (3) reducing land and housing speculation.
163.	111.9	Housing affordability is an issue that has plagued us since statehood. The County tried "buy back" clauses to keep affordable units developed affordable over the long term, but never set aside the resources to buy the units back so they all went to market. Want to see more detail in the Plan on specific actions to reduce speculation.	The General Plan is structured to provide broad guidelines which can be used in developing plans, programs and legislation for guiding Oahu's future. The specific actions to implement the General Plan objectives and policies are to be specified in the implementing tools (e.g. the DPs/SCPs, zoning ordinance, functional plans, and CIP).
164.	115.7	*"The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices to increase the*	These are noteworthy concerns that have been identified by others participating in the review process.

	Comment Source	Summary of Written Comment	DPP Response
		availability of affordable housing ... and to reduce speculation in land and housing." The General Plan does not address the relationship between the availability of affordable housing or how "alternate lodgings" such as B&Bs and vacation rentals lead to speculation in real estate. Nor does it recommend efforts to control abuse by illegal operators. The plan should identify a need for better enforcement of laws regulating visitor accommodations in residential neighborhoods.	The property price escalation of TVUs and B&Bs need to be studied and if there are severe impacts, then they need to be addressed to maintain general housing affordability.
ROW 21			
165.	3.3	A safe and efficient multi-modal transportation system that is less dependent on ~~fossil fuels~~ petroleum….	The term "fossil fuels" is a more inclusive term that includes coal, oil, petroleum, and natural gas products.
166.	23.14	"A safe and efficient and affordable cost effective multi-modal transportation system…. is essential to our economic productivity and quality of life. ~~The cost of building and maintaining the system is a major public investment.~~ Delete reference to a single mode of transportation.	The DPP concurs with the comment and revised Row 21 (changes between the first and second public review draft are shown): "A safe, ~~and~~ efficient, and cost effective multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our economic productivity and quality of life. The cost of building and maintaining the various elements of a comprehensive transportation system to service the island is a major public investment."
167.	23.14 30.11	"….Coordinated planning of accessibility and circulation requirements and integration of the transportation system ~~with existing and planned developments~~ is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system that allows safe, ~~comfortable~~ and convenient travel for all users…." Delete the reference to "existing and planned developments" in connection with integration to a transportation system because it could have the unintended consequence of promoting development in rural areas. Also delete "comfortable" because it is subjective and may be impossible to achieve (e.g., riding a bike can be uncomfortable, although it is a lifestyle choice or necessity), and it is assumed that any public transportation will strive for comfort.	Integration of the transportation system and land use plans is necessary to ensure adequate system capacity. Revised (changes between the first and second public review draft are shown): "The transportation objectives and policies address the need for a balanced ground transportation system that allows safe, comfortable and convenient travel for all users, including pedestrians, bicyclists, public transportation riders, and motorists."
168.	7.2	"….multi-modal transportation system ~~that is~~ which results in less ~~dependent on~~ fossil fuels ~~and generates less greenhouse gas emissions~~ consumption as compared to an auto-focused transportation system…." DOT's multi-modal transportation system generally includes airports, harbors and highway, while the proposed language specifically addresses roadways.	See response to #165, #166 and #167.
ROW 22			
169.	23.15 118.23	Delete this paragraph and move to ROW 16. ~~"Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered."~~ Move entire paragraph to the population section.	A new paragraph at the end of the Transportation and Utilities chapter summary has been added (changes between the first and second public review draft are shown). "Reliability, cost-effectiveness and capacity are necessary attributes of a highly functioning utility system. In addition to emphasizing the importance of these attributes, the objectives and policies for utilities emphasize the need for efficient and dependable transmission and service, adequate supplies of water,

	Comment Source	Summary of Written Comment	DPP Response
			and environmentally sound waste disposal systems."
170.	43.11	"Historically and under current social conditions, population growth has resulted ~~Population growth results~~ in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector." First, the original language implies that this growth relationship will remain indefinitely. Secondly, water, sewerage, solid waste disposal services, communication, electricity, and gas systems are presently provided by both the public and private sectors.	The General Plan objectives are for the general welfare and prosperity of the people of Oahu. The plan is not a regulatory document but a plan that reflects our collective aspirations and addresses Oahu's future needs and opportunities.
ROW 23			
171.	3.4	" …the goals of reducing dependence on outside sources and increasing the resiliency of energy systems."	The DPP concurs with the comment and revised this sentence (changes between the first and second public review draft are shown): "Renewable energy development, efficient energy utilization, conservation, and reducing energy demand are addressed with the goals of reducing dependence on outside sources, increasing the resiliency of energy systems, and promoting sustainable energy practices."
172.	23.16	"~~With about 90% of Oahu's electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride towards sustainability~~. Renewable energy development, efficient energy utilization, conservation, and reducing energy demand ~~are~~ shall be addressed……" Delete sentence, since this is a statement and not a policy or objective.	The DPP respectfully does not concur with the commenter's proposed revisions. This statement in the Preamble is necessary because it explains why the goal of increasing energy self-sufficiency is important. "Shall" is not appropriate in this context.
ROW 25			
173.	42.5 44.11	Public Safety sub-section. Add a statement that climate change is a public health and safety factor that needs to be considered when developing policies for the location and pattern of future development (due to climate change related hazards).	This section of the Preamble was revised to reflect the effects of climate change on public safety. The title of the chapter in the second public review draft is proposed to be revised to "Public Safety and Community Resilience". Policies in this chapter were also revised or added to address the seriousness of climate change.
ROW 28			
174.	23.17	"Preservation and enhancement of Hawaii's multiethnic culture will…… and protect and ~~enhance~~ preserve cultural, historic and archaeological sites, buildings, and artifacts." The intent is to protect, not just improve cultural, historical buildings and sites.	The proposed revision is not necessary. "Protection" can include preservation. "Enhance" implies both improving and preserving.
175.	111.10	This summary about culture and recreation is rhetoric because there is no enforcement to ensure regulations are being followed (notes that a developer is digging 'iwi at Marconi, without enforcement).	The State Historic Preservation Division is responsible for enforcing Federal and State laws protecting historic and cultural sites.
ROW 30			
176.	111.11	Add an objective to address the importance of adequately enforcing laws in the section on Government Operations and Fiscal Management.	Chapter XI, Objective A, Policy 1 implicitly addresses enforcement of laws.
ROW 33			
177.	9.4	The Northwestern Hawaiian Islands. "~~The~~ Both the federal government and ~~in cooperation with~~ the State of Hawaii ~~exercises~~ exercise management jurisdiction over the islands and waters of ~~to manage~~ Papahanaumokuakea ~~pursuant to numerous laws and regulations, as well as through its administration of various~~	This paragraph in the Preamble has been revised, per the suggested comment.

	Comment Source	Summary of Written Comment	DPP Response
		~~wildlife refuges and ecosystem reserves~~. Papahanaumokuakea incorporates the Federal NWHI Coral Reef Ecosystem Reserve, the Midway Atoll National Wildlife Refuge, the Hawaiian Islands National Wildlife Refuge, the State NWHI Marine Refuge, and the Kure Atoll State Wildlife Sanctuary. All of the subject islands and archipelagic waters within the State of Hawai 'i are also included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction."	
ROW 37			
178.	23.18	"The City and County government will implement the policies….., pledges not to lose sight of this very great need." Keep section on Role of City and County Government. This section explains the methods used to implement the Plan, the need for coordination between the city, state and federal agencices and the role the city budget and CIPs play in the planning process.	No changes have been made or are being proposed to this section in the second public review draft.
179.	111.12	Add a statement about the importance of enforcement.	This section discusses the City's role in implementing the General Plan. A discussion about enforcing existing laws is not appropriate for this section. See response to #176.
180.	30.1	ROWS 37-51. Section titles and wording of the following sections – Role of the City and County Government, Citizen Participation, Implementation, Amendments and Interpretation – have been left out or moved, which makes it difficult to understand the role of city government, citizen participation and how amendments are made, interpreted, and implemented. Recommends that these sections be retained.	The language in the original General Plan (2002) is unclear and ambiguous. Proposed revisions are intended to make it easier to understand the General Plan.
ROWS 38-40			
181.	111.13	ROWS 38-39. Nice statement. Does not work in reality for many reasons and because of City's rules placed on the boards.	The DPP appreciates the comment.
182.	23.19 36.1 118.24	ROWS 38-40. Retain the Citizen Participation Section. "Individual citizens and citizens' ~~community~~ groups should participate freely to help bring about the success of the General Plan. Indeed, in a democratic society they have a responsibility to express their concerns to the City and County government and to work constantly for more effective government action. To provide the r~~R~~esidents of the City and County of Honolulu with the opportunity ~~are encouraged~~ to democratically and meaningfully participate in the determination of the direction and quality of future growth on Oahu, a citizen participation process, which focuses on citizen advisory boards as called for in the City Charter has been established ~~through the City's Neighborhood Board system, community organizations and associations~~. These boards ~~The Neighborhood Board sysem established by the City provides a forum for community oversight and recommendations on government action affecting the individual Neighborhood Board area, the region, or the island. The Neighborhood Boards~~ represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the Island. It is hoped that their members, along with members of the Island's many community organizations, will actively ~~The boards~~ participate in the City planning process, ~~solicit~~ . Members of the advisory boards can provide valuable assistance by	The language in the original General Plan (2002) is unclear and ambiguous. Proposed revisions are intended to make it easier to understand the General Plan. The first paragraph remains unchanged in the second public review draft. Proposed revisions to the second paragraph are as follows (changes between the first and second public review draft are shown): "The Neighborhood Board system established by the City provides a forum for community oversight and recommendations on government actions affecting the individual Neighborhood Board area, the region, or the island. The Neighborhood Boards represent a valuable means of encouraging and formally maintaining strong citizen participation in all parts of the island. The boards participate in the City planning process, solicit the input of other neighborhood groups and residents, and identify the concerns of the areas they represent, based on the powers, duties, and functions outlined in the Neighborhood Plan filed with the City Clerk. As set forth in the Neighborhood Plan (Section 1-7.1), the boards maintain various duties to support the General Plan, such as reviewing and making recommendations

	Comment Source	Summary of Written Comment	DPP Response
		soliciting the input of other neighborhood groups and residents and identifying ~~identify~~ the concerns of the areas they represent. By monitoring conditions, they can also help to make sure that the policies of the General Plan are implemented. ~~As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies.~~....."	on the General Plan, monitoring and evaluating the efficiency and effectiveness of the government's delivery of services to citizens, and assisting in advocating residents' interests to the local government. As community representatives, the boards can help monitor the progress being made towards achieving General Plan objectives and policies. The government also needs to engage its citizens in new, evolving ways to maximize participation, including social media and other forms of electronic communications."
183.	23.20	ROW 39. See last sentence, "....As community representatives and per Article 7 of the Neighborhood Plan, the boards ~~can help monitor the progress being made towards achieving General Plan objectives and policies.~~ shall review and make recommendations on any General Plan and monitor the General Plan to make sure that the policies of the General Plan are implemented." Revision clarifies that Board members are obligated by the Neighborhood Plan to review, respond and monitor the General Plan.	The DPP concurs with the comment and proposed revisions to the second public review draft (see response to #183).
184.	118.25	ROW 39. "Members of the advisory boards and their committees can provide valuable assistance by soliciting the input of other neighborhood groups and residents and identifying the concerns of the areas they represent."	Comment is based on original language that has been deleted from the Public Review Draft. There is no reference to "advisory boards" in the current draft. The reference to Neighborhood Boards (i.e., advisory boards) implies the Board and its sub□committees.
ROW 41			
185.	23.21	ROWS 41□46. Keep Implementation sub□section. This section provides a comprehensive overview. Some of the redundancy could be removed, but the main theme of explain how the planning process works must be kept.	The DPP agrees that the main theme of this section that explains the City's planning framework and the planning process should be kept. Changes are intended to correct outdated text and make the Plan clearer/easier to understand.
ROW 42			
186.	23.22	"Development Plans and Sustainable Communities Plans, according to the City Charter..... describe 'the desired ~~urban~~ character and the significant natural, scenic and cultural resources' within a region....." Delete because SCPs are not urban and should not be lumped with DPs.	This quote is taken verbatim from the City Charter Section 6□1509.
187.	30.12	"Development Plans ~~and Sustainable Communities Plans~~, according to the City Charter ~~(all referred to as "Development Plans" below)~~, are "conceptual schemes that describe....." Delete reference to SCPs – they are not urban and cannot be lumped with DPs. Moreso, the City Charter was never changed to reflect the name change of some DP areas SCPs. Until the City Charter (Sec. 6□1509) is changed to add SCPs, they cannot be referred to as DPs. Sec. 6□1509 also refers to "urban design principles" and "urban character," which are not objectives reflected in the SCPs.	The DPs and SCPs form the second tier of planning, and are prepared and adopted in accordance with charter□ mandated requirements for DPs. The distinction in the title merely denotes the plan's emphasis on growth (DPs), or on sustaining modest development patterns (SCPs).
188.	111.14	Nice statement about the role of DPs/SCPs. Not actually reflected in practice, as the City decides the content of a plan based mostly on developer interests, and not community interests.	The DPP appreciates the comment.
ROW 43			
189.	111.15	Add statement "and may or may not implement the General Plan" to these sections, same with private collaboration.	The DPP believes that the proposed change creates a negative connotation, which is not appropriate for the General Plan.

	Comment Source	Summary of Written Comment	DPP Response
ROW 46			
190.	111.15	Add statement "and may or may not implement the General Plan" to these sections, same with private collaboration.	See response to #189.
191.	23.23	Delete entire paragraph because this statement is unnecessary, does not belong in our island's planning document, and does not state a purpose, vision, objective, policy or help implement long□ range planning. "~~The City and County government is not the only entity responsible for …… close collaboration among the public and private sectors in order to meet the objectives of the General Plan.~~"	The intent of this paragraph is to emphasize that other agencies and organizations – both private and public □□ have a role in implementing the General Plan.
192.	30.13	"~~The City and County government is not the only entity responsible for …… close collaboration among the public and private sectors in order to meet the objectives of the General Plan.~~ In order to ensure the general welfare of the residents of Oahu, the City and County recognizes the need for collaboration and cooperation between State and Federal government and the private section all of which play major roles in meeting the objectives of the General Plan." Replace with proposed language because the emphasis of the GENERAL PLAN should be on resident's general welfare.	The DPP respectfully does not concur because the proposed revision removes the specific examples of how the various entities contribute to the community (e.g., State and Federal government responsibilities include freeways, education, natural/cultural resource management, private sector leads construction, healthcare industries.)
ROW 47			
193.	23.24	ROWS 47□49. Keep Amendments sub□section. This section informs people how, why and when the General Plan can be amended.	Proposed changes are intended to correct outdated text and provide clarification.
194.	118.26	ROW 47□49. Regarding the section on Amendments, the City must secure a qualified and experienced City Planner with professional ethics and credentials because political administrative appointees often prove harmful to sound, sustainable planning for present and future generation	The DPP believes this comment is unrelated to the amendment process.
ROW 49			
195.	22.3	Urges that the 20□year planning horizon be retained.	The 20□year planning horizon is noted in the third paragraph of the Preamble (see ROW 10 of the WITH PROPOSED CHANGES SHOWN REPORT).
ROWS 50-51			
196.	23.25	Keep Interpretation sub□section. This section provides information on how conflicts will be resolved.	This section is not proposed for deletion. Proposed revisions are intended to correct outdated text and provide clarification (changes between the first and second public review draft are as shown): "The City's directed growth policy is stated in Chapter I (Population), Objective B. Policies 1 through 3 define the growth policy, and Policy 4 illustrates it. Policy 4 is intended to guide ~~All policy statements and the % of total figures in the population distribution table contained in this Plan are intended to serve as policy guidelines, as proposed to rigid requirements, in~~ the preparation and amendment of development plans by providing a population distribution outcome that is consistent with the directed growth policy. ~~And agency plans, programs, and projects.~~
197.	111.16	ROW 51. Population as a "guide for the preparation and amendment of DPs" just assures that no effort will be made to follow the guide if it conflicts with moneyed development	See response to #196.

	Comment Source	Summary of Written Comment	DPP Response
		interests.	
CHAPTER I. POPULATION			
198.	95.2	No specific guidelines for the amount of growth for an island; not enough specifics about available open space. Concerned about the impacts of unrestrained growth, such as infrastructure requirements, water resources, and the impact of more people and cars (e.g., less open space, less mobility, less area for growing food, not sustainable).	These are noteworthy concerns that have been identified by others participating in the review process. Proposed revisions seek to protect open space, incorporate sustainability concepts, provide adequate infrastructure capacity and water resources, and address quality of life concerns.
ROW 52. CHAPTER I. POPULATION, Objective A (per original General Plan, 2002)			
199.	23.26	Keep objective from original General Plan. _"To control the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions.""	See response to #57. This objective and its policies are proposed to be deleted because the City has no legal authority to control either natural population growth or population flows into and out of Oahu.
200.	26.2	City should carefully examine and limit the conversion of existing visitor accommodation units to condominiums and condo□hotels, and stop the proliferation of TVU and illegal vacation rentals.	The DPP appreciates the comment, and concedes that actions to examine and enforce TVU and illegal vacation rental market are beyond the scope of the General Plan Update project.
201.	30.14 130.3	Retain objective from original General Plan, but change "control" to "limit." "To LIMIT ~~control~~ the growth of Oahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions." Original wording represents a goal under which actions are to be taken to avoid social, economic, and environmental disruptions. How will the "limits" of natural resources be known before actions are taken, if there are no carrying capacity studies?	See response to #54 and #57. This objective and its policies are proposed to be deleted because the City has no legal authority to control either natural population growth or population flows into and out of Oahu. The proposed Objective A in the second public review draft considers "the limits of Oahu's natural resources" and the need to "minimize social, cultural, and economic disruptions."
202.	37.2	Supports deleting this objective, but opposes the conversion of existing lodging products to condominiums and condolets, and the proliferation of B&B operations for the following reasons: (1) condo conversion takes units out of the lodging inventory and creates a perception that more lodging product is needed; (2) it encourages population growth through the converted buildings; (3) impacts residential communities; and (4) reduces housing supply and increases housing costs.	See response to #200.
203.	115.8	While the City has no legal authority to control natural population growth or migration, it has the social obligation to administer zoning regulations that impact growth in order to avoid social, economic and environmental disruptions. This objective should be rewritten to reflect this legislative obligation.	The proposed Objective A in the second public review draft is revised as follows (changes between the first and second public review draft are shown): "To plan for future population growth in a manner that considers the limits of Oahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions."
ROWS 52-58. CHAPTER. I POPULATION, Objective. A and Policies 1-6 (per original General Plan, 2002)			
204.	34.14	Rationale for deleting many of the policies in this section uses population growth data from the 70's to the mid 90's, but the average number of people moving here annually increased at an alarming rate between 2000□2010.	Regardless of the rate of immigration, the overall population growth rate has slowed significantly, in comparison to the growth experienced between the 1950s and 1990s. Based on data collected for this update from the State DBED&T and U.S Census Bureau, Oahu has been in a state of "mature" economic growth since around 1990 (see Key Planning Issues report, June 2011, honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/KeyPlanningIssues.pdf). As such, the State has been revising its population projections for Oahu

	Comment Source	Summary of Written Comment	DPP Response
			downward.
205.	77.1 121.2 125.1 130.2	Make original policies more stringent; do not tamper with the intent of this section and do not delete. Proposed changes are "milktoast," weak statements that allow development without opposition. Pathetic that the City pleads powerlessness and deletes these policies because they have been unable to effectively control population growth. Population has reached the island's natural carrying capacity; island will run out of fresh water before the 68,000 homes planned for Ewa and Central Oahu are built. Limiting population is necessary to protect fresh water supplies and mitigate a future catastrophe. Carrying capacity and sustainability are real concerns as we plan for the next 50 years. Rationale statement that the City has no legal authority to control population growth is embarrassing. National laws place limits on immigration, and zoning and land use policies provide potential mechanisms for directing and limiting population growth. Ways for the City to control growth should include using water, traffic, and infrastructure systems capacity to deny building permits, as other municipalities have done. In his book, "The Lands of Hawaii: Their Use and Misuse," Thomas Creighton (1978) expressed concerns about Hawaii's limited resources and the need to limit population. If the existing General Plan policies were properly implemented and enforced, Oahu may not have the urban sprawl, traffic gridlock, infrastructure failures and quality of life issues currently being experienced.	This objective and its policies are proposed to be deleted/revised to reflect current conditions and and updated data, and to emphasize balancing population distribution with protecting natural resources and the environment. Suggested policies to control growth have huge unintentional consequences such as affordability, increasing social divide, and even greater congestion.
ROW 53. CHAPTER I. POPULATION, Objective A, Policy 1 (per original General Plan, 2002)			
206.	30.15 130.4	Retain wording from original General Plan, but substitute LIMITS in place of "controls." "Participate in State and Federal programs which seek to develop social, economic, legal, and environmental LIMITS ~~controls~~ over population growth, and use water supply, traffic conditions, and infrastructure capacity to impose such limits." Directing State and Federal funds for infrastructure – water, sewage, transportation – to areas identified for development for existing and projected resident population needs as opposed to areas outside of Oahu's resort nodes which promote sale of units as second homes, investments and use as transient accommodations will help control population growth.	See response to #205.
207.	125.2	Disagrees with the rationale given for deleting this policy, which indicates that the rate of annual population growth since 1995 has slowed to a third of what it was from 1965 to 1975. Even with a decrease in the rate of growth, the population can continue to grow.	See the response to #204 and #205.
ROW 54. CHAPTER I. POPULATION, Objective A, Policy 2 (per original General Plan, 2002)			
208.	125.3	Deleting this policy because "local influence over in□migration has been negligible" is a pitiful excuse. The unique geographic circumstances that come with living in the middle of the ocean calls for unique efforts. Innovative efforts to implement this policy could have been possible if there had been will.	See response to #204 and #205.
ROW 58. CHAPTER I. POPULATION, Objective A, Policy 6 (per original General Plan, 2002)			
209.	23.27	The rationale for change misrepresents the fact that the first General Plan was adopted in 1961.	This format of the General Plan was adopted in 1977. The previous version, which was accompanied by

	Comment Source	Summary of Written Comment	DPP Response
			Detailed Land Use Maps, was originally adopted in 1964 (City Ordinance No. 2443).
210.	130.5	Replace original policy, stress the importance of this policy by moving it to Policy 1. "Publicize the desire of the City and County to limit population growth."	It is not the City's policy to limit population growth.
ROW 59. CHAPTER I. POPULATION, Objective A			
211.	23.28 118.28	"To plan for future population growth in a manner that considers the limits of Oahu's natural resources and that minimizes social, cultural, and economic ~~and environmental~~ disruptions, and maximizes environmental protection."	The proposed Objective A in the second public review draft is being revised (changes between the first and second public review draft are shown): "To plan for future population growth in a manner that considers the limits of Oahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic ~~and environmental~~ disruptions."
212.	30.16	The use of "minimize" is too subjective and open to many interpretations and disagreements. General Plan should encourage funding and planning objectives that strive for a stable prosperous, vibrant economy and good quality of life for residents instead of planning for anticipated population growth.	The term "minimize" is commonly used when describing a desire to "reduce" or "decrease" impacts. As the first tier of the City's planning system, the General Plan provides the overall framework for the City's public policy of land use and development, and addresses a number of subject areas concerning the welfare of the Oahu's people, including population, the economy and other quality of life issues.
213.	42.6	"To plan for future population growth in a manner that considers the impacts of climate change, the limits of Oahu's natural resources and that minimizes social, cultural, economic and environmental disruptions."	New or revised objectives and policies addressing climate change have been added to Chapters III, V, VI and VII. See response to #89 and 90.
214.	118.27	Add introductory paragraph (moved from the PREAMBLE, ROW 22). Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication, electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered. Therefore, to conserve and protect finite resources and distribution systems, sustainability planning should implement moderate growth controls and discourage variances for increased heights and densities."	This paragraph remains as the third paragraph in the "Transportation and Utilities" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
215.	118.28	"To plan for future moderate population growth and manage population and tourism growth in a manner that considers the limits of Oahu's natural resources and that minimizes social, economic and environmental disruptions."	Planning intrinsically implies proactive efforts to manage and positively affect future change.
216.	130.6	"To provide opportunities for a stable population to prosper ~~plan for future population growth~~ in a manner that considers the limits of Oahu's natural resources and that minimizes social, cultural, economic and environmental disruptions."	The proposed language is vague and open-ended, and adds ambiguity to the statement. "To plan for" is more direct and action-oriented than "provide opportunities for."
ROW 60. CHAPTER I. POPULATION, Objective A, Policy 1			
217.	30.17	"Allocate sufficient ~~efficiently the~~ money and resources of the City and County in order to meet the needs of Oahu's resident, tourist and military populations as they use the island's roads, water, sewers and other city facilities ~~anticipated future population~~." General Plan must recognize growth in tourism and military populations and include a policy that acknowledges impacts of	1. "Efficient allocation" implies cost-effective and efficient use of government funds; "sufficient" implies adequate supply of money and resources that is readily available. 2. The General Plan acknowledges the impacts of the visitor industry and Federal spending in the islands (see Chapter II, Objective B, Policy 3 and Objective

	Comment Source	Summary of Written Comment	DPP Response
		these two sectors on public facilities.	F, respectively).
218.	118.29	ADD new Policy 1: "Establish the population carrying capacity for Oahu through scientific investigation, evaluation and determination of the sustainable water resource yield, solid waste disposal capacity, and renewable power infrastructure together with the national standard for per capita recreational open space to sustain Oahu's residential population."	Central to the carrying capacity concept is the assumption that an ecosystem's capacity is related to the disposition and intensity of use and that community values can be quantified. Technological advancements will continue to allow for more efficient use of resources, to reduce society's ecological footprint and impacts to the environment, and increase the population that can be supported.
219.	118.30	"Allocate efficiently the money and resources of the City and County in order to meet the needs of Oahu's anticipated future population." Add reference to "population carrying capacity" and "national open space standard per capita."	See response to #218 above.
ROW 62. CHAPTER I. POPULATION, Objective A, Policy 4 (per original General Plan, 2002)			
220.	34.15	Unclear what is meant by "desirable" and who determines the "desirable pace of physical development." Clarify if will be planners, city officials, corporate investors or the community.	"Desirable" is a political and community consensus derived definition. This policy from the original General Plan (2002) is proposed to be deleted in the second public review draft, and replaced with a new policy. The revised policy—Policy 3—was revised to: "Seek ~~to maintain a desirable~~ a balanced pace of physical development ~~through~~ in harmony with the county's environmental, scenic, cultural, and economic goals by effecting and enforcing City and County regulations.
221.	111.17	Cannot "maintain a desirable pace of physical development through City and County regulations" without enforcement. There is no mention or call in this document about the need for the city to proactively enforce its own laws and codes.	See response to #220. Enforcement of laws and codes is beyond the scope of the General Plan and is a function of City rules and regulations.
222.	118.31	"Seek to maintain a desirable pace of moderate physical development through City and County regulations." The rationale for change claims no legal authority to control natural population growth or in□migration. However, moderate growth control can be accomplished indirectly by not constructing residential towers in the PUC in a manner that abandons long□ established policies.	See response #220.
ROW 63. CHAPTER I. POPULATION, Objective A, Policy 4 (proposed)			
223.	10.4	Suggest more explicit reference to important agricultural lands as follows: "Establish geographic growth boundaries to accommodate future population growth while protecting ~~key~~ important agricultural lands and open space."	This proposed policy is revised in the second public review draft as follows (changes between the first and second public review draft are shown): "Establish geographic growth boundaries to accommodate future population growth while protecting ~~key~~ valuable agricultural lands and open space."
224.	23.29	"Establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space, and rural and suburban areas."	See response to #223. The growth boundaries identify areas where urban, rural and suburban development are to be allowed. Areas outside the growth boundaries are meant for agricultural, open space and forested/undeveloped areas.
225.	27.2	Supports this policy, as it makes clear the significance of the City's growth boundaries from within and outside.	The DPP notes your support for this policy.
226.	28.6	Strongly supports the maintenance of growth boundaries to protect agricultural lands, but notes that the term "key agricultural lands" implies that Oahu has less useful agricultural	See response to #223. The language suggested in the comment is already reflected in the General Plan Update's Agriculture Trend Report (see Section 7.

	Comment Source	Summary of Written Comment	DPP Response
		lands that are still available for development. Suggest statement be added within the General Plan revisions: "With the current extent of planned development, and Oahu's increased population, Oahu's remaining prime agricultural lands may no longer be enough to meet Honolulu's goals of greater self-sufficiency and sustainability. At the same time, more intensive agricultural techniques such as hydroponics, aquaponics, and aquaculture can make highly productive use of lands that in the past have been considered marginal for agriculture. Therefore, areas previously considered sub-prime or marginal because of poor soil quality and/or the presence of brackish or salt water should also be preserved, and intensive agricultural use of these lands should be encouraged wherever feasible."	Potential Land Requirements for Crops and Section 10. Agricultural Issues) The Agriculture Trend Report is available via DPP's website: www.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/TrendReports/Agriculture.pdf
227.	42.7	"Establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space and areas that may serve as buffer from coastal hazards." Growth boundaries are recommended as a strategy to restrict development from hazard-prone areas identified by dataset layers (e.g. current and future coastal erosion maps, sea level rise inundation maps, tsunami inundation maps). Vulnerability assessments may help to identify growth boundaries.	See response to #223. Using growth boundaries in response to sea level rise is premature and overly restrictive at this time, as the specific impacts of sea level rise and climate change are still being determined. Other strategies such as adaptation may also be viable alternatives. New objectives and policies proposed in the second public review draft to address climate change and sea level rise are discussed in responses to #89 and #90.
228.	111.18	This policy - "establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space" – is a great example of the General Plan saying one thing and the DPs/SCPs doing the opposite, as in Koolauloa where the urban boundary expansion is allowing for the urbanization of state agricultural land.	The City's growth boundaries identify land available for future development. The DP/SCP review process allows for modifications to the boundaries, provided that the supporting justification is reasonable. These issues should be revisited at least once in a generation.
229.	118.32	"Establish geographic growth boundaries to accommodate future moderate population growth while protecting and preserving all ~~key~~ agricultural lands and open space, and maintaining existing rural and suburban areas." Rationale for change states annual population growth since 1995 is only 1/3 of that from 1965-1975. The rampant tower building boom in the PUC will serve mostly for exploitation and speculation by non-residents leading to exponential growth, which the finite resources of this island cannot support. This is the antithesis of moderate, sustainable growth.	See response to #224
230.	61.1	Protect agricultural land on the Ewa plain by allowing vertical development, not sprawling house lots and shopping centers.	The main purpose of the "geographic growth boundaries" is to achieve a balance between population growth and urban needs while giving long- term protection of agricultural land. In the Ewa DP, the Community Growth Boundary gives long-term protection to over 3,000 acres of prime agricultural land and preserves open space while providing adequate land for development.
ROW 64. CHAPTER I. POPULATION, Objective A, Policy 5			
231.	23.30 118.33	Add new Policy 6, "Establish a target limit for tourism on Oahu and achieve the target thru the limitation of new legal accommodations and elimination of illegal accommodations."	Establishing an overall capacity for visitors is complex and problematic. Per DBED&T's Planning for Sustainable Tourism: Summary Report (April 2006): "Factors that enable or limit the ability to accommodate tourism are many…..The project's Infrastructure and Environmental Study attempted to identify and measure the current use and capacity of

	Comment Source	Summary of Written Comment	DPP Response
			20+ infrastructure elements and environmental resources at the county and sub-county levels and found serious data limitations regarding nearly all systems. Not only was it difficult to identify specific usage and capacity levels, almost no data was available to distinguish resident from tourist use of these resources." Current locational restrictions and density controls help to limit and control tourism growth. In regards to eliminating illegal accommodations, renewed efforts to enhance enforcement are acknowledged to be necessary.
ROW 66. CHAPTER I. POPULATION, Objective B, Policy 1			
232.	118.34	"Facilitate the full development of the primary urban center through ~~higher-density redevelopment and~~ infill opportunities for moderate mid-density redevelopment." High-density crowding in the PUC is undermining the quality of life and safety of the residents.	The DPP respectfully does not concur with the comment. The proposed change is inconsistent with the City's policy to encourage high-density development in the Primary Urban Center (PUC). The policy is revised in the second public review draft as follows (changes between the first and second public review draft are shown): "Facilitate the full development of the primary urban center through higher-density redevelopment and ~~infill opportunities~~ and the provision of adequate infrastructure."
ROW 67. CHAPTER I. POPULATION, Objective B, Policy 2			
233.	27.3	Supports this original policy (unamended), as it clearly states the growth areas essential to accommodate population growth.	The DPP notes your support for the policy. The original policy (2002) remains unchanged in both the first and second public review drafts.
234.	118.35	"Encourage development equally within the PUC and secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures and crowding in the PUC and developmental pressures in the remaining urban-fringe and rural areas, and to meet housing needs not readily provided in the primary urban center." This is consistent with ROW 125. Chapter II ECONOMY, Objective G, Policy 1, "Concentrate economic activity and government services in the primary urban center and the secondary urban center at Kapolei." High-density crowding in the PUC undermines the quality of life and safety of the residents.	The proposed change is inconsistent with the City's long-standing directed growth policy, which calls for full development of the PUC, and development in Kapolei, Ewa and Central Oahu. Major investments in infrastructure have been expended to accommodate development in Kapolei, Ewa and Central Oahu, as planned.
235.	130.7	Delete this policy. No longer encourage development in any area except the urban center.	See response to #234. s
ROW 68. CHAPTER I. POPULATION, Objective B, Policy 3			
236.	28.7	Supports containing development within urban boundaries. Policy 3 contradicts Policy 2 (ROW 67), which encourages development within Ewa and Central Oahu urban-fringe areas.	Policies 1, 2 and 3 specify the development pattern desired for each of the 8 DP/SCP regions on Oahu. Policy 1 specifies full development of the PUC; Policy 2 encourages development within Ewa and Central Oahu; and Policy 3 calls for managed development in the other urban fringe and rural areas (East Honolulu, Koolau Loa, Koolau Poko, North Shore and Waianae).
237.	23.31 30.18 111.19	"Manage physical growth ~~land use~~ and development in the urban-fringe and rural areas so that: a. an undesirable spreading of development is prevented ~~Development is contained within growth boundaries~~; and b. their population densities are consistent with the character …."	Proposed changes to Policy 3 are meant to acknowledge the growth boundaries (i.e., the community boundary system) used in the DPs/SCPs. The community boundary system is meant to manage long-term physical growth by identifying areas where urban, rural and suburban development is allowed.

	Comment Source	Summary of Written Comment	DPP Response
		Retain original language because the term "physical growth" more closely aligns with Chapter VII. Physical Development and Urban Design. The reference to "preventing undesirable spreading of development" better defines the City's objective to contain urban sprawl, since growth boundaries can change over time. The proposed language does not acknowledge the fact that growth within growth boundaries can encourage and cause sprawl. It allows for urban sprawl, as long as the growth boundary is adjusted. This is what is being allowed in Koolau Loa with Envision Laie.	Areas outside the designated growth boundaries are intended for agriculture, open space and forest/undeveloped areas. Movement of the community boundary may occur over time, but the process to move the line is meant to be difficult to prevent urban sprawl. The policy is revised in the second public review draft as follows (changes between the first and second public review draft are shown): "Manage land use and development in the urban fringe and rural areas so that: a. development is contained within growth boundaries; and b. population densities in all areas remain ~~are~~ consistent with the character and the culture ~~of development~~ and environmental qualities desired for each community ~~such areas.~~"
238.	34.16	"Manage land use and development in the urban fringe and rural areas so that: a. Development is contained within growth boundaries and an undesirable spread of development is prevented; and b. population densities in all areas remain ~~are~~ consistent with the character, cultural and environmental qualities of each community (ahupua' a or moku~~) of development and environmental qualities desired for such areas~~.	See response to #237. Chapter VII includes objectives and policies that address the quality, compatibility and coordination of physical developments. .
239.	118.36	"Manage land use and development in the urban fringe and rural areas so that: a. development is contained within growth boundaries; and b. their population densities are consistent with the character desired for such areas, including the PUC and its established neighborhoods." This reflects the City's and communities' desire to prevent overcrowding in the PUC, urban sprawl, and growth boundaries changing over time.	Adding reference to the PUC to this policy is not applicable because this policy addresses development in the urban fringe and rural areas. The PUC is designated as Honolulu's urban core (neither urban fringe or rural), and the City's long standing directed growth policy calls for full development of the PUC.
ROW 69. CHAPTER I. POPULATION, Objective B, Policy 4			
240.	10.3	Table identifying the "Percentage of 2025 Islandwide Population" distribution of residents is one of the most significant policies in the Plan. The target date and distributions should be updated, assessed and revised as needed relative to DBEDT's recently revised projections (March 2012 report) and 2010 Census.	The Distribution of Resident Population Table in Policy 4 has been updated to 2040 based on the DBED&T's latest population projections and the 2010 Census.
241.	23.32 30.19 102.1	Keep the population percentages. Do not alter the projected population numbers stated in the existing Plan.	The DPP respectfully does not concur with the comment. Updates to the General Plan should use latest data available to update the plan's time horizon.
242.	42.8	As part of this policy, the adequacy of existing development should be assessed before new development is permitted. The availability of services should account for changes due to climate change (e.g. decreased rainfall, increased storm runoff, changes in water supply).	This policy, together with Policies 1, 2 and 3, sets forth the City's policy about how/where to direct future population growth. The adequacy of existing development, and the adequacy of available services and infrastructure systems to accommodate new development is addressed as one of the review criteria for land use and zoning applications. New objectives and policies proposed in the second public review draft to address climate change and sea level rise are discussed in responses to #89 and #90.
243.	43.12	This table would be more meaningful if it included: (1) existing population distribution percentages, in order to describe the shifts that would be needed to arrive at the desired distribution figures; (2) total population numbers as a reference point for the	The technical report accompanying the final draft will include existing population distribution percentages and numbers, a map showing the population distribution by region, and justification for the desired

<table>
<tr><th></th><th>Comment Source</th><th>Summary of Written Comment</th><th>DPP Response</th></tr>
<tr><td></td><td></td><td>desired population percentages, as presented in the 1992 General Plan; (3) an accompanying map showing the population distribution by region, as included in the 2002 General Plan.

Rationale should discuss the City's success (or lack of success) in implementing the directed growth policy, and provide justification for the currently proposed "no change" in population distribution policy. Additional detail about the method used to derive the desired distribution would be useful.

The Plan supports concentrating growth in the urban core, without any recognition of the problem of land assembly which is necessary to facilitate the level of density being considered. Policies for overcoming the problem of urbanizing lands that is fragmented by diverse ownership patterns are needed.</td><td>distribution.

Addressing the fragmented land ownership patterns that make redevelopment within the PUC difficult is appropriate for the DP/SCP level.</td></tr>
<tr><td>244.</td><td>88.34</td><td>Under the 2025 Population Distribution Guidelines, an increase of 11.6% for Koolaupoko appears excessive and unbalanced, in view that Ewa only increases by 1.4% and Central Oahu by 6.4% more than Koolaupoko. The physical, economic, social and environmental infrastructure of this windward area cannot sustain such growth. Truly ugly policy.</td><td>The population percentages reflect the % share of Oahu's total population desired for each of Oahu's eight regions (not the percent of population growth, as interpreted by the comment). Based on the 2040 population projections, the distribution of regional residential population in the second public review draft has been revised such that Koolau Poko is to accommodate 10% of the island's total population, Ewa 16% and Central Oahu 18%.</td></tr>
<tr><td>245.</td><td>110.4</td><td>Percentage population allocation guidelines are not enough to ensure that quality of life issues are addressed.</td><td>The DPP concurs with that this policy alone cannot address quality of life issues.</td></tr>
<tr><td>246.</td><td>111.20</td><td>Did anyone look carefully at the distribution of residential population to see how/if it was managed and implemented?</td><td>This was presented in the Key Planning Issues report prepared by DPP (June 2011, see pages 4–5). honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/KeyPlanningIssues.pdf</td></tr>
<tr><td>247.</td><td>118.37</td><td>"Direct moderate, balanced growth according to the policies ~~Policies 1, 2, and 3~~ above by providing land ~~development~~ use in accordance with scientifically documented carrying capacity of Oahu, including sufficient fresh water supply, solid waste disposal and renewable power ~~and needed~~ infrastructure together with the national standard for per capita recreational open space to sustain ~~support a future distribution of~~ Oahu's residential population that is consistent with the following distribution table:

Distribution of Residential Population

LOCATION — % DISTRIBUTION OF 2025 ISLANDWIDE POPULATION
Primary Urban Center — 25.0% ~~46.0%~~
Ewa — 25.0% ~~13.0%~~
Central Oahu — 25.0% ~~17.0%~~
East Honolulu — 5.3%
Koolau Poko — 11.6%
Koolau Loa — 1.4%
North Shore — 1.7%
Waianae — 4.0%

100.0%"</td><td>It is unrealistic to assume that Ewa and Central Oahu regions can each accommodate 25% of the islandwide population, when the current combined population projections for 2040 only account for 34% of the islandwide population. Ewa and Central Oahu cannot accommodate a combined population of 50% because these regions do not have the infrastructure and land within the existing community growth boundary to accommodate such growth.</td></tr>
<tr><td>248.</td><td>158.1</td><td>Adjust islandwide residential distribution according to the carrying capacity of each of the various DP/SCP areas (Waianae is listed at 4.0% of the island's residential population). The actual number</td><td>See response to #54. The distribution of islandwide residential population for Waianae in the year 2040 is a proposed 5% in the second public review draft (It was</td></tr>
</table>

	Comment Source	Summary of Written Comment	DPP Response
		associated with the 4% is significantly different if Oahu's population is 1,000,000 (40,000), versus 2,000,000 (80,000). Waianae's current population accounts for almost 5.0% of Oahu's population, and the region faces consequences such as traffic congestion, the need to import more than 60% of the potable drinking water from aquifers outside of Wai`anae, and homeless/houselessness (aggravated by lack of affordable housing). A population percentage scenario may have been appropriate when there was less than 500,000 on Oahu. As population increases, there is a need to re-evaluate the current scenario (concentrated urban areas rather than urban sprawl) and better manage scarce water resources and the lands which feed those resources (leave current open space open to help with percolation of rain water into the underground aquifers).	4% in the original plan (2002) and the first public review draft). The Board of Water Supply's (BWS) Waianae Watershed Management Plan (2010) provides a long-range plan for the preservation, restoration, and balanced management of ground water, surface water, and related watershed resources in Waianae. Management of land and water is interrelated, since urban uses of land increase water demand. The BWS continues to make extensive efforts to ensure that the Waianae Watershed Management Plan is in alignment with the policies and guidelines of the Waianae SCP and the General Plan.
249.	165.1	While the population distribution percentages are intended as "…policy guidelines" (i.e., not rigid requirements), DPP typically applies them when reviewing discretionary permit applications and considers whether the population resulting from a proposed project will exceed the percentage share of island-wide population. Instead of population projections "to manage growth," the General Plan Update should focus on identifying ways to achieve a more sustainable Oahu with improved livability and resiliency, identifying the key resources and services that are needed to sustain Oahu's residents and make better use of our resources. There are many aspects of population growth–i.e., fertility rates, longevity and in-migration–that cannot be predicted or controlled. Also, 'optimum' population percentages are likely to change due to technology and changes in the way resources are used. For example, technology may allow for: 1) urban farming practices that allow for more efficient land use and greater food production, and 2) increased renewable energy resources. As greater efficiency in resource use is achieved, the same amount of resources could support a larger population.	The comment pertains to the role of functional planning, which helps implements the General Plan. See response to #37.
CHAPTER II. ECONOMY			
250.	48.4	Add diversified economic engines (e.g., film industry, information technologies	Chapter II, Objective A, Policy 3 incorporates new emerging industries that are compatible with sustainability goals. Policy 3 is revised in the second public review draft (changes between the first and second public review draft are shown): "Pursue opportunities <u>to grow and strategically develop non-polluting industries such as</u> ~~for the growth and strategic development in appropriate locations of~~ trade, communications, media, <u>medical,</u> life sciences, <u>and</u> technology ~~and other industries of a nonpolluting nature~~ <u>in appropriate locations</u> that contribute to Oahu's long-term environmental, economic, and social sustainability." Objective A, Policy 4 supports entrepreneurship and innovation.
251.	118.38	Add separate sub-section for responsiveness to address the escalating cost of living in Hawaii.	A separate sub-section addressing the escalating cost of living in Hawaii is not necessary because Objective A and its Policies 1, 2 and 7 address the escalating cost of living and changes in global conditions.
252.	10.5	Proposed revisions generally support and complement key industry clusters and priorities in the City's section of the *2010*	The DPP notes your support of the proposed revisions.

	Comment Source	Summary of Written Comment	DPP Response
		Hawaii Statewide Comprehensive Economic Development Strategy (CEDS). Revisions supporting the CEDS include: (1) support for entrepreneurship and innovation; (2) removing unnecessary regulatory barriers; (3) policy support for increasing food self-sufficiency; (4) development of a skilled workforce for emerging industries; and (5) expansion and maintenance of critical infrastructure for economic growth and business development.	
253.	118.39	Change chapter title: "HEALTHY ECONOMY." Add introductory paragraph (moved from the PREAMBLE, ROW 17). "**THE HEALTHY ECONOMY.** The objectives and policies for healthy economic activity attempt to address the needs for an *adequate* standard of living for residents and future generations, and an economy that contributes to Oahu's long-term sustainability. Issues of the island land base with finite carrying capacity and resources; employment opportunities and viability of major industries; *diversification* of the economic base and its resiliency to changes in global conditions and climate change leading to sea-level rise; and an improved quality of life and the location of jobs are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our people."	"Healthy Economy" is an individual preference. The economy could also be described as "vibrant," "strong," or "sustainable." Preference is to leave it open-ended, without a descriptor. This paragraph remains as the first paragraph in the "THE ECONOMY" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 70. CHAPTER II. ECONOMY, Objective A			
254.	27.4	Supports this objective, as encouraging and supporting economic diversity is essential for Oahu's sustainability.	The DPP notes your support of this objective.
ROW 71. CHAPTER II. ECONOMY, Objective A, Policy 1			
255.	118.40	Oahu is too dependent on the global market and imported food supply.	The DPP concurs with the comment. Policy 1 calls or a strong economic base that is resilient to changes in global conditions. Additional policies in Chapter II Economy and Chapter VI Energy have been proposed to incorporate sustainability principles and increasing locally-produced food.
ROW 72. CHAPTER II. ECONOMY, Objective A, Policy 2			
256.	111.21	"Encourage the viability of businesses and industries which contribute to the economic and social well-being of Oahu residents while meeting sustainability and energy needs."	Energy is addressed in Chapter VI. Sustainability is proposed to be added to various chapters of the General Plan (see response to #47).
257.	118.41	Land development and construction has a stranglehold on the economy. The agricultural industry GMO crops and chemical toxins used by the AG industry do not contribute to the well-being of residents.	The DPP agrees that diversification of the economy is important (Key Planning Issues paper, June 2011, see pages 11-12. honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/KeyPlanningIssues.pdf.) Proposed revisions to Chapter II are proposed to support greater economic diversification and a stronger agricultural industry.
ROW 73. CHAPTER II. ECONOMY, Objective A, Policy 3			
258.	43.13	Rephrase this policy, with additional punctuation, in order to render it more reader-friendly.	Policy 3 is revised in the second public review draft (changes between the first and second public review draft are shown): "Pursue opportunities to grow and strategically develop non-polluting industries such as ~~for the growth and strategic development in appropriate locations of~~ trade, communications, media, medical, life sciences, and technology ~~and other industries of a nonpolluting nature~~ in appropriate locations that contribute to Oahu's long-term

	Comment Source	Summary of Written Comment	DPP Response
			environmental, economic, and social sustainability."
259.	88.1	*"Pursue opportunities for the growth and strategic development in appropriate locations of trade, communications, media, life sciences, technology and other industries of a nonpolluting nature that contribute to Oahu's long-term environmental, economic and social sustainability."* Supports "development in appropriate locations" "of a non-polluting," socially sustainable nature. Considered to be a good policy.	The DPP notes your support of this policy. See response to #258.
ROW 75. CHAPTER II. ECONOMY, Objective A, Policy 5			
260.	23.33	Foster a healthy business climate by removing ~~unnecessary regulatory barriers~~ regulations that does not add value to life on Oahu while keeping in place regulations that protect the people of Oahu and the environment." Proposed policy is a subjective judgment call and does not belong in the General Plan.	Policy 5 is revised in the second public review draft (changes between the first and second public review draft are shown): "Foster a healthy business climate by reducing ~~removing unnecessary~~ regulatory barriers that are burdensome, redundant, and costly to small businesses, and by encouraging complementary policies that support access to capital and markets and protection of the natural environment."
261.	28.8	Strongly supports this policy and wants to see it included in the revised General Plan. Agriculture is heavily regulated, and any relief from burdensome regulations is welcomed (e.g., low-risk agricultural structures are treated as if they were residential or commercial buildings under existing County building codes).	The DPP notes your support of the policy. Objective C, Policy 4 in Chapter II addresses removing overly-stringent and costly regulatory impediments that hinder agricultural producers.
262.	30.20 34.17 37.3 43.14 73.1 115.9	~~"Foster a healthy business climate by removing unnecessary regulatory barriers."~~ Proposed policy is too vague and open to broad interpretation. Need to define "unnecessary" regulatory barriers, and clarify the types of business settings and regulations that would qualify for lesser regulatory barriers. As written, this policy may be interpreted to mean that the overall business climate is universally impeded by unnecessary regulatory barriers, and that business interests should take precedence over environmental protection regulations. This should be paired this the goal of preserving and expanding regulation, which provides for the economic and environmental sustainability of Oahu's residents. Under the City's planning scheme, each DP/SCP area should determine what regulations are needed and which are not needed for the region.	See response to #260 for proposed revision.
263.	111.22	"Foster a healthy business climate by removing unnecessary regulatory barriers and aggressively enforcing those that are important to the implementation of the spirit of this plan."	See response to #260.
264.	118.42	"Foster a healthy business climate by encouraging small businesses and removing ~~unnecessary regulatory barriers~~ redundant and cumbersome administrative procedures that do not add value to life on Oahu while keeping in place regulations that protect the people of Oahu and its fragile environment. "Unnecessary regulatory barriers" reflects the influences and regulatory exemption purposes of the PLDC and is contrary to the public interest.	See response to #260.
265.	23.34 118.43	Add new Policy 6: "Encourage the development of information-based industries, which emphasize telecommuting." These industries by their very nature have smaller energy requirements and smaller impact on infrastructure requirements than other industries.	The suggested addition is already addressed by other policies that encourage emerging industries such as film, communications, media, and technology-based industries (Chapter II, Objective A, Policy 3), and transportation demand strategies such as

	Comment Source	Summary of Written Comment	DPP Response
			telecommuting (Chapter V, Objective A, Policy 10).
ROW 80. CHAPTER II. ECONOMY, Objective B			
266.	27.5	Supports this objective, as the tourist sector is vital to maintaining a key component of Oahu's economic engine.	The DPP notes your support of the policy.
267.	33.2	Hawaii Tourism Authority has repeatedly stated that more revenue is wanted, not more visitors. Proposed changes contradict this goal by allowing increased density and unit counts in Waikiki, while also encouraging the spread of tourists throughout Oahu. Residents do not want all tourism, all the time, everywhere.	Proposed revisions emphasize greater focus on the quality of the visitor experience, not density and unit counts.
268.	48.5	Add a target limit for tourism	See response to #231. .
269.	163.3 174.1	Kailua has lost its small town atmosphere because of the tourist related activities. Kailua has become overly congested with tour buses, dedicated tour bus parking/staging areas competing for parking, businesses that cater to tourists, and tourists walking and bicycling unsafely. Keep tourism in Waikiki. No more buses; tourists can rent cars and take the city bus to support local businesses without adding traffic to small towns.	These are noteworthy concerns that have been identified by others participating in the review process. Revisions are being proposed to address the quality of life for residents and to minimize the negative impacts of visitors (see Objective B and Policy 1, Policy 3, Policy 8 and Policy 10.) Unfortunately, these are specific issues that cannot be immediately resolved through the General Plan Update process.
ROW 81. CHAPTER II. ECONOMY, Objective B, Policy 1			
270.	23.35 118.44	"~~Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well being of communities, and the quality of life of residents.~~" Delete this policy. It does not provide a policy or objective on how the visitor industry will improve the economic and social well being of communities, or residents' quality of life.	The DPP prefers to maintain the policy as proposed in the first public review draft. Maintaining the economic and social well being of local communities is vital to a quality visitor experience.
271.	26.3	Need to recognize the contributions of residents and local workers within hotels and the larger visitor industry in helping to ensure the quality of the visitor experience. Despite record number of visitors, hotel workers are working harder and harder with less and less staff.	The General Plan is a land use plan that focuses on land use and development related topics. Although the individuals who work in the visitor industry contribute greatly to a quality visitor experience, the General Plan Update process is not the appropriate vehicle to resolve working conditions of the hotel/visitor industry.
272.	30.21	"~~Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well being of communities, and the quality of life of residents.~~ Provide for the long term viability of Waikiki as Oahu's primary resort area by giving the area priority in visitor industry related public expenditures." Replace proposed policy with Policy 1 from original General Plan (currently Objective B, Policy 4). Unclear how the visitor industry can improve the economic and social wellbeing of communities and the quality of life of residents, and it is not a General Plan objective to "improve the quality of the visitor experience."	The DPP prefers to maintain the policy as proposed in the first public review draft. Policy 1 recognizes residents' concerns about the potential impacts to residents that can occur with unrestrained visitor activities and facilities, and provides for a holistic approach to tourism that considers residents' needs. .
273.	37.4	"Ensure that ~~Encourage~~ the visitor industry ~~to~~ improves the quality of the visitor experience, economic and social well being of communities, and the quality of life of residents. Discourage industry changes that run counter to this goal." This recognizes this goal's importance.	See response to #272.
ROW 82. CHAPTER II. ECONOMY, Objective B, Policy 2			
274.	34.18	"Respect and emphasize the value that Native Hawaiian culture	The visitor industry is the primary focus of Objective B

	Comment Source	Summary of Written Comment	DPP Response
		and cultural practitioners, and other established ethnic traditions, bring to enriching the resident and visitor experience." Reinforcing authentic Hawaiian culture is needed both for residents and visitors.	and this policy. The importance of Native Hawaiian culture to residents' lifestyle is addressed in Chapter X.
275.	115.10	Add a policy that deals with the commercialization of the Hawaiian culture. Many feel that tourism opens the door to cultural exploitation for profit and that Hawaiian people suffer the most.	Policy 2 seeks to incorporate authentic Native Hawaiian culture into the visitor experience. Policy 3 in the second public review draft addresses this comment with the following language: "respects existing lifestyles, cultural practices, and natural and cultural resources."
ROW 83. CHAPTER II. ECONOMY, Objective B, Policy 3			
276.	9.5	"Guide the development and operation of visitor accommodations and attractions in a manner which respects existing lifestyles, cultural practices, natural and cultural resources, and avoids unsustainable increases in the cost of providing public services."	The DPP concurs with the comment. This policy was revised (changes between the first and second public review draft are shown): "Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and which also respects existing lifestyles, cultural practices, and natural and cultural resources."
277.	145.2	*"Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services."* Appreciates proposed revision in support of alternative visitor accommodations.	See response to #276. The DPP notes your support of this policy. Objective B, Policy 10 of this chapter addresses alternative visitor accommodations.
ROW 84. CHAPTER II. ECONOMY, Objective B, Policy 4			
278.	135.2	Waikiki is a dead□zone for residents; it has no character to connect it to its history and is largely artificial.	The DPP respectfully does not concur with the comment. While Waikiki is marketed mainly to visitors, residents do live in and go to Waikiki. Authenticity and culture are referenced under Objective B, Policy 2 and Policy 3.
279.	30.22	"Provide for the long□term viability of Waikīkī as a world□class visitor destination by giving priority to visitor industry related public expenditures and by encouraging private investment in physical improvements that support the visitor industry in Waikiki and the secondary resort areas." This prevents unwanted and unplanned for resort and tourism sprawl in all areas of the island (rural, suburban and urban).	Secondary resort areas are identified in Policy 7. Policy 4 is revised in the second public review draft (changes between the first and second public review draft are shown): Provide for the long□term viability of Waikīkī as a world□class visitor destination and as Oahu's primary resort area by giving Waikīkī priority ~~to~~ in visitor industry related public expenditures and by encouraging private investment in enhancing facilities and attractions ~~in physical improvements~~ that support the visitor industry.
280.	33.3 146.2	Disagree with proposed revision that changes the description of Waikiki from "Oahu's primary resort area" to "a world class visitor destination." While the stated rationale ("to support visitor investments island wide") is logical, Waikiki will remain as the primary visitor destination and the policy should continue to reflect this fact. The proposed policy opens the doors for expanding resort zoning beyond Waikiki, Turtle Bay and Ko Olina thus impacting residential communities and the quality of life for local residents.	Waikiki is Hawaii's primary resort area and a world□class visitor destination. See response to #279.
281.	118.45	"Provide for the long□term viability of Waikiki as a world□class visitor destination and as Oahu's primary resort area by giving Waikiki priority in ~~to~~ visitor industry related public expenditures and by encouraging private investment in ~~physical~~ utility	The policy in the second public review draft was revised to clarify Waikiki as Oahu's primary resort area (see response to #279). The DPP respectfully does not concur with the

	Comment Source	Summary of Written Comment	DPP Response
		infrastructure improvements that support the visitor industry in Waikiki." Leaving this policy open-ended to encourage private investment in undefined physical improvements (e.g., heights, densities) invites unfettered variances and abuse of established policies and permitting practices. DPP's rationale states the revision "considers that the visitor industry supports the entire island and that investments are needed island-wide (should not be limited to Waikiki)." To better support the entire island, private investment should provide infrastructure upgrades and maintenance of the infrastructure that directly supports the visitor industry in Waikiki so this does not continue to the entire island's burden. Rationale of encouraging tourism investments island-wide is not acceptable to established communities; tourism impacts could be intrusive to such communities and degrade residents' quality of life.	suggested policy revision. General Plan's policies are meant to give broad guidance while more detailed aspects of development are implemented and regulated by the DP/SCP, ordinances, rules and regulations such as but not limited to the PUC DP, Land Use Ordinance (LUO), the Waikiki Special District, and the Building Code.
ROW 85. CHAPTER II. ECONOMY, Objective B, Policy 5			
282.	37.5	"Provide for a high quality and safe environment for visitors and residents in Waikiki, and support measures to ensure visitors' safety in all areas of Oahu, without infringing on the civil rights of residents."	The City is legally bound to protect civil rights, regardless of this statement.
283.	88.2	Supports ensuring visitors safety in all areas of Oahu (tourists will be less safe in communities where they are not wanted.) Considered to be a good policy.	The DPP notes your support of the policy.
ROW 87. CHAPTER II. ECONOMY, Objective B, Policy 6			
284.	23.36	~~Concentrate on the quality of the visitor experience in Waikīkī ; rather than on~~ Prohibit major increases in permitted development densities in Waikiki." Keep the original policy. Density limits are needed to ensure a quality visitor experience, as individual developers will tend to overdevelop in their own interest.	The DPP respectfully does not concur with the suggested policy revision. General Plan's policies are meant to give broad guidance while more detailed aspects of development are implemented and regulated by the DP/SCP, ordinances, rules and regulations such as but not limited to the PUC DP, Land Use Ordinance (LUO), the Waikiki Special District, and the Building Code.
285.	73.2	Plan states that Waikiki is now built out in terms of high-rise development, yet new developments that will negatively impact scenic views are being proposed. These include: (1) Kyo-ya's request for a shoreline setback variance; and (2) proposed high-rise at 2121 Kuhio Avenue to be sited parallel – rather than perpendicular – to the shoreline, which is not in compliance with design guidelines that call for a mauka-makai orientation.	The DPP respectfully does not concur with the comment. See response to #281.
286.	115.11	Focus on maintaining or reducing existing height and density, and where possible, removing buildings to improve the visual beauty of the area. Pressure to increase height and density in Waikiki is making the area less attractive to visitors. Tourists trying to escape the concrete and loss of view plane in Waikiki are inundating local communities.	See response to #281.
287.	118.46	"Concentrate on the quality of the visitor experience in Waikiki, ~~rather than on~~ by prohibiting any increases in permitted development densities in Waikiki." Retain and strengthen the original policy. Waikiki is becoming overcrowded with escalating development densities, which degrades the visitor experience and fosters private residential condos and timeshares in Waikiki.	See response to #281.
ROW 88. CHAPTER II. ECONOMY, Objective B, Policy 5 (per original General Plan, 2002)			

	Comment Source	Summary of Written Comment	DPP Response
288.	26.4 37.6	Replace original policy with revised statement: "Encourage investment in existing full-service hotels while limiting both the construction of and the conversion of lodging products to condominiums and condo hotels." This reflect the City's need to encourage more long-term investment in existing Waikiki hotels as a way of discouraging further construction or conversion of hotels to timeshares, condominiums and condo-hotels that result in less jobs and an erosion in the City's tax-base.	This is a more detailed policy that is not appropriate for the General Plan. Creation of full service hotels is market driven and will not limit the construction or conversion of lodging products to condos and condo hotels.
289.	33.4 34.19 146.3	Re-insert original policy (do not delete): "Prohibit further growth in the permitted number of hotel and resort condominium units in Waikiki." The rationale that the policy is no longer needed because current trends indicate no growth in daily visitors on Oahu is incorrect. Based on recent numbers and projections, high-rise developments are still being proposed for Waikiki, and there is a desire to build more units to meet increasing demand. Existing policy is needed to manage increasing visitor demand for units.	The DPP respectfully does not concur with the comment. According to the Visitor Industry Analysis Issues Paper (September 2010) prepared for this update, the original Policy 5 is no longer needed. This is because the tourism industry on Oahu is changing. Oahu stopped seeing real growth in daily visitors after 1990. Furthermore, while traditional hotel units continue to represent the majority of Waikiki's visitor units, there has been a shift in the mix of accommodation units away from the traditional hotel inventory and toward timeshares, and resort condominiums.
290.	34.19	Re-insert original policy and add discussion of "carrying capacity" for Waikiki moku.	See response to #54. Establishing an overall capacity for visitors is complex and problematic. Per DBED&T's Planning for Sustainable Tourism: Summary Report (April 2006): "Factors that enable or limit the ability to accommodate tourism are many…..The project's Infrastructure and Environmental Study attempted to identify and measure the current use and capacity of 20+ infrastructure elements and environmental resources at the county and sub-county levels and found serious data limitations regarding nearly all systems. Not only was it difficult to identify specific usage and capacity levels, almost no data was available to distinguish resident from tourist use of these resources."
ROW 89. CHAPTER II. ECONOMY, Objective B, Policy 7			
291.	9.6	"Permit the development of the following secondary resort areas: Ko Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie; provided that such development shall be permitted subject to conditions that ensure the long-term protection of existing lifestyles, cultural practices, and natural and cultural resources in these and adjacent areas."	The DPP prefers the proposed policy language in the first public review draft. Policy 1, Policy 2 and Policy 3 address these concerns.
292.	10.6 41.2	"Permit the development of the following secondary resort areas: Ko Olina Resort, Turtle Bay ~~Kuilima~~ Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie." Change reference of "Turtle Bay" to "Kuilima" to reflect the current name of the resort area (which was formerly referred to as Kuilima). Policies should focus on guiding planning that preserves, protects and encourages the development of lands for uses which are best suited for the public welfare. Analysis would include balancing the economic, socio-cultural and environmental consequences of allowing or disallowing certain uses. If this section is kept as is, reference to "Kuilima Resort" should be changed to "Turtle Bay Resort" to reflect the current name of the resort area.	Policy 7 is revised in the second public review draft (changes between the first and second public review draft are shown): "Facilitate ~~Permit~~ the development of the following secondary resort areas: Ko Olina Resort, Turtle Bay Resort ~~Kuilima Resort,~~ Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie."

	Comment Source	Summary of Written Comment	DPP Response
293.	23.37 30.23 34.20 43.15 88.3 118.47	"Permit the development of the following secondary resort areas: Ko Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe, and Makaha Valley~~, and Laie~~." Delete Laie from resort development to maintain the area's unique scenic "country" character. Resort development in Laie has been contested for various reasons, including increased traffic and poor highway capacity. Resort and tourist activities will encourage unsustainable and unplanned for growth. If Laie is kept as a secondary resort area, the desired level of development should be more explicit in this plan.	This policy identifies specific areas of the island to be designated (i.e., zoned) for secondary resort use. Laie is included in this policy because of the area's resort zoning at the Polynesian Cultural Center. The area's existing zoning represents established land use policy and property rights until they are changed. The City is legally bound to honor the existing zoning and land use designations.
294.	26.5 37.7	Delete this policy: "~~Permit the development of the following secondary resort areas: Ko Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie~~." Community strongly opposes the expansion of Kuilima Resort due to possible impacts to the community. Promoting and endorsing current development plans – of which have been contentious issues within the community (i.e., Kuilima/Turtle Bay) should not be policy. In addition, the City should critically study the development of the other resort areas to ensure the economic benefits and to minimize negative impacts on quality of life and the environment.	See response to #293.
295.	30.23	Addition of Hoakalei as a new secondary resort area increases the number of secondary resort areas from 4 to 5. How was it determined that Hoakalei should be considered as a secondary resort area? Have sufficient planning studies been conducted to ensure adequate infrastructure exists so that surrounding communities are not negatively impacted by unplanned resort growth? If adequate infrastructure capacity is not available, Hoakalei must not be included as a secondary resort.	The resort designation at Hoakalei was approved under the General Plan in 1993. The revisions proposed to this policy (see response to #292) are intended to identify the specific areas designated for secondary resort uses. A hotel is master planned for Hoakalei, as is reflected in the area's existing Resort zoning. Ewa Marina (Ocean Pointe/Hoakalei) is identified as a resort community (see Chapter II, Objective B, Policy 7).
296.	33.5	Discussion of secondary resort areas is incorrect. There is a primary resort area at Waikīkī and a secondary resort area at Ko Olina. The other areas lack infrastructure to support expansion and should be referred to as other resort areas.	The classification of an area as a "secondary" resort area does not define size and scale of the resort use. This is determined by the zoning approvals which have already been granted and vested.
297.	34.20	"Permit the development of the following secondary resort areas: Ko Olina Resort, ~~Kuilima Resort,~~ Hoakalei Resort at Ocean Pointe, Makaha Valley and Laie." Eliminating Kahuku from the General Plan addresses concerns raised by Koolauloa residents about the potential adverse impacts of proposed resort development.	This policy identifies specific areas of the island to be designated (i.e., zoned) for resort uses. Turtle Bay is included in this policy because of the area's existing resort zoning.
298.	111.23	Policy supports urbanizing the entire island. Since some of the areas identified in this policy are one hotel (not characteristic of resorts), language should indicate "allowing for continued success of existing hotels." Referring to single hotels as secondary resort areas implies the right to future resort growth.	See response to #296.
299.	118.47	"Permit the development of the following secondary resort areas: Ko Olina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe~~, Makaha Valley,~~ and Laie." Delete Makaha to maintain the "country" and scenic character of these areas. Transportation infrastructure is not available nor planned to support further resort development.	This policy identifies specific areas of the island to be designated (i.e., zoned) for resort uses. Makaha is included in this policy because of the area's existing resort zoning.
ROW 90. CHAPTER II. ECONOMY, Objective B, Policy 7 (per original General Plan, 2002)			
300.	23.38 30.24	"Manage the development of secondary resort areas in a manner which respects existing lifestyles and the natural environment,	This is covered under Chapter II, Objective B, Policy 3.

	Comment Source	Summary of Written Comment	DPP Response
	118.48	and avoids substantial increases in the cost of providing public services in the area." Add the original policy back in. It reflects the City's obligation/responsibility to respect Oahu's residents and environment, and sets a goal to contain public costs for providing services to resort nodes. Should always be the policy of the City to contain costs and avoid substantial increases.	
ROW 91. CHAPTER II. ECONOMY, Objective B, Policy 8			
301.	88.4	*"Preserve the well-known and widely publicized scenic qualities of Oahu for residents and visitors alike."* The term "preserve" indicates strict regulations to protect resources (and prohibit 200+ kayakers daily on the Mokulua Islands). Considered to be a good policy.	The DPP notes your support of the policy.
ROW 92. CHAPTER II. ECONOMY, Objective B, Policy 9			
302.	111.24	Policy to "encourage physical improvements, social services and cultural programs that contribute to a high quality visitor experience" is unattainable. Unrealistic to encourage such improvements when the City has limited resources and visitor destination areas are scattered around the island.	This policy will require public-private partnerships and local community involvement to be successful.
ROW 93. CHAPTER II. ECONOMY, Objective B, Policy 10			
303.	39.3	American Planning Association "Zoning News" article (March 20, 2002) states "the impact of short-term vacationers compared with year-round residents can be significant." (see CD submitted with letter for additional background materials).	The DPP appreciates your comment.
304.	34.21 73.3 156.2	Disagrees with DPP decision to use of the survey results as the means to justify the addition of this policy (limited sample size used to justify the proposed change). Survey results were biased by vacation rental proponents, and survey was not adequately publicized or noticed. Could have done better to publicize the project, and inform people about what's at stake. This policy was clearly written for rental/B&B interests, demonstrating how a small group can exert influence. Seems that a small, vocal segment from Kailua influenced the decision to add this policy.	Proposed policy reflects a long-standing debate about diversifying visitor accommodations. Survey was not the sole determining factor influencing the decision to include this policy, as stated in the comment (see response #26).
305.	122.1 145.1 145.3	Supports short-term, non-traditional accommodations in residential areas (tourism is a major driver for Kailua), and limited-service hotels in other communities, excluding Kailua. Alternative accommodations demonstrate that not everyone wants to stay in a hotel	The DPP appreciates your comment.
306.	43.16	"Diversify the visitor experience by supporting ~~allowing~~ options for visitor accommodations~~, including~~ —such as community hotels, eco-lodges, bed and breakfast, or other ~~and~~ alternative lodging options—where appropriate." This revision acknowledges the value of alternative lodging options for visitors, while also recognizing the community concerns.	Policy 10 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively. ~~Diversify the visitor experience by allowing options for visitor accomodations, including community hotels and alternative lodging."~~
307.	20.1	Objects to the proposed revision that would encourage hotels outside of the established resort areas (adopted at the April 11, 2013 regular meeting). "Diversify the visitor experience by allowing options for visitor accommodations, including community hotels and alternative lodging, where the communities have identified a need for a	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.

	Comment Source	Summary of Written Comment	DPP Response
		community hotel."	
308.	23.39 118.49	Replace this policy as follows: "~~Diversify the visitor experience by allowing options for visitor accommodations, including community hotels and alternative lodging.~~ Enforce the law concerning illegal Bed & Breakfast accommodations and TVUs, thereby making licensed accommodations more profitable, increasing rental opportunities for Oahu residents and preserving Oahu's residential neighborhoods." Strongly objects to visitor accommodations in residential areas. General Plan should not promote tourist accommodations that are illegal, has no limits, is not consistent with long-range planning and community-based DPs/SCPs, has no definition, planning regulations or guidelines. Short-term vacation rentals are incompatible with residential uses, and would be inconsistent with General Plan policies to promote our hotel industry and provide adequate infrastructure to support tourism. Also concerned that the rationale statement – that the revision is in response to community concerns – is incorrect. Visitor Industry Analysis Report does not recognize residents' desire for safe and livable neighborhoods, nor does it quantify housing opportunities for local residents lost to tourist rentals. Specific to Windward Oahu, the report does not quantify the transient units already available (e.g., Paradise Bay Resort, MCBH motel, and military resort facilities at MCBH and Bellows, 39 legal B&B's and TVU's in Kailua).	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306. The DPP respectfully does not concur with the comment. This revised proposed policy is consistent with policies in the DPs/ SCPs and the LUO that permit small visitor accommodations (up to 180 units) outside of resort zoned areas to meet market demand. Permitting new visitor accommodations outside of designated resort areas will still be subject to existing rules and regulations regarding the adequacy of infrastructure. The DPP appreciates your comment.
309.	23.40 118.50	Add new policy. "Enact ordinances that preserve residential communities for Oahu's residents." Focus on preserving the integrity of residential neighborhoods, instead of advocating short term rentals that will increase housing/rental costs, and limit housing supply. Short-term rentals compete with policies to promote hotels in primary and secondary resort areas, and is not consistent with policies to provide adequate infrastructure in support of tourism. No mention was made that these rentals were deemed illegal in 1986 and 1990, and that the illegality was confirmed in 2011 by the City Council.	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.
310.	32.2 56.1 157.2	Add a new policy: "Protect and maintain the stock of existing permanent residential housing and the residential character of Oahu's established neighborhoods and enforce regulations that disallow resort land uses in our residential and other nonresort designated areas." Illegal visitor lodging reduces the residential housing supply, destroys the residential character of neighborhoods and negatively impacts the quality of life.	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.
311.	172.2	Delete proposed change to allow vacation rentals in residential areas, and add a new policy to "protect and maintain residential zoning and housing within established neighborhoods on Oahu." Tourists are overwhelming residential areas, and the quality of life is deteriorating. Policy only considers financial gains; does not address the adequacy or capacity of existing infrastructure systems to accommodate tourist demands (impacts to roads/traffic, sewers, utility systems, etc.).	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.

	Comment Source	Summary of Written Comment	DPP Response
312.	183.1	Delete proposed change to allow vacation rentals in residential areas, and replace with a new policy, "Enhance the local residents experience by enforcing existing TVU policies." Unregulated vacation rentals on the North Shore are overwhelming the community, endangering ecosystems, supporting out-of-state real estate investments and reducing housing inventory available for local residents.	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306. Chapter II, Objective B, Policy 1 seeks to balance the needs of residents and visitors, and includes a statement about "the quality of life of residents."
313.	191.1	Delete proposed change to allow vacation rentals in residential areas, or change to "enforce the existing regulations on resort zoning and visitor lodging in a way that can protect our environment, tourism, and future generations." Local families are being displaced /moving away because of the lack of long-term housing that is affordable.	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.
314.	32.3 56.2	Add a new policy: "Support and encourage cohesive neighborhoods that promote social networking and grow a community's social capital." Communities with higher levels of social capital (social relations that have productive and positive benefits) are likely to have higher educational achievement, better performing governmental institutions and economic growth, and less crime/violence. Also, their residents are likely to be happier, healthier, and live longer.	This comment is addressed in Chapter VII, Objective F, Policy 6: "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital."
315.	40.1 138.1 150.4 159.1	"Diversify the visitor experience by allowing options for visitor accommodations, including community hotels ~~and alternative lodging~~." Delete the reference to "alternative lodging" because it supports illegal short term rentals, which create noise, traffic and generally disrupt residential areas. Keep residential areas for residential use. Supports additional hotel rooms in non-traditional visitor areas (such as Laie and near UH), but strongly opposes the unstated encouragement of vacation rentals in residential areas. Reference to "alternative lodging" allows for TVUs and B&Bs, which conflict with the North Shore SCP. Per the current North Shore SCP, residents generally support the concept of affordable, short term accommodations for tourists, local families and off-island contractors (Reference to community hotels is consistent with the North Shore SCP, which includes language to support "small-scale visitor accommodations such as a small country inn in Hale'iwa town and the Waialua Center, " and prohibit additional overnight accommodations until community concerns about illegal vacation rentals are resolved and enforcement mechanisms are in place to eliminate the current illegal operations.)	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306 and #312.
316.	71.1 85.1 86.1 112.1	Add language to "protect residential zoning." Need a policy to "increase the family environment of our zoned residential areas." Replace Policy 10 with the following: "Promote the well-being of residents and visitors by strictly enforcing laws forbidding short term rentals in areas not zoned Resort."	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.
317.	22.7 24.2 25.1 26.6 30.25 31.1 32.1 33.6	Delete proposed change to allow visitor accommodations (community hotels and alternative lodging) in residential areas. Keep residential communities for residential use, and respect existing zoning laws. Do not allow tourist/resort development sprawl at the expense of the health and safety of communities; put local community interests above the tourist industry and	Policy 10 is proposed to be revised in the second public review draft, as noted in the response to #306.

	Comment Source	Summary of Written Comment	DPP Response
	35.1 37.8 38.2	visitor experience, and consider housing needs and lifestyle of residents above visitors.	
	39.1 47.1 52.1 54.1 55.1 56.1 57.1 59.1 62.1 63.1 64.1	Policy appears to have been added by visitor lodging interests (due to testimony at the August 2011 Planning Commission hearings and DPP's unscientific survey), not for the benefit of local residents. Rationale for change uses an unscientific survey with results skewed by a special interest group. (Survey results are statistically insignificant; 2,413 respondents represent only 0.25% of Oahu's resident population). DPP is allowing defacto spot zoning to fuel community discontent, skepticism, frustration and lack of confidence in City government and the planning process.	
	65.1 66.1 67.1	Disagrees with the rationale that visitor accommodations are needed "to serve visiting family/friends." Justification is unproven.	
	68.1 69.1 71.1	Notes that 11 Neighborhood Boards and several community groups have adopted resolutions to oppose visitor accommodations in residential areas	
	72.1 74.1 75.1 76.1	Need adequate enforcement against illegal rentals to preserve the quality of life and safety of neighborhoods, and ensure that existing City policies are being enforced.	
	80.1 82.1 83.1	Policy reinforces the City's lack of enforcement/ability to curtail B&B and illegal vacation rentals	
	84.1 85.1 86.1	City is not equipped to enforce/regulate the industry in a way that would ensure benefits for visitors, residents and the City	
	87.1 88.33 89.1 90.1 91.1 92.2	Contradicts City's current position that visitor accommodations in residential communities are problematic. Conflicts with current law (passed in 1987 and reaffirmed in 2010) to limit non□conforming use (vacation rentals and B&Bs) for residential, rural, and agriculture zoning	
	93.1 94.1 96.1 97.1 98.1 99.1	Lack of enforcement forced an individual to file a lawsuit against a neighbor who operated a B&B without a permit (Cummings vs. Roth, Civic Case No. 04□1□0836); 2006 ruling by Judge Sabrina McKenna found that there are zoning laws to protect residential neighborhoods from vacation rentals	
	103.1 104.1 105.1	Conflicts with the Tourism Focus Group findings to "better regulate and enforce illegal vacation rentals"	
	106.1 108.1 109.1 110.1 111.25 112.1 113.1 115.12 116.1 117.1 120.1 123.1	Conflicts with long□standing General Plan policies, including: focusing visitor accommodations to Waikiki and secondary resort areas; promoting affordable housing; diversifying the economy and promoting orderly economic growth (policies continue tourism emphasis); promoting long term viability of agriculture and preserving AG lands (this puts pressure on AG lands to be developed); managing growth and development; excluding from residential areas major sources of noise; fostering the multiethnic culture of Hawaii; and sustainability goals as stated in the Preamble (ROW 17).	
	124.1 127.1 128.1 129.1 130.8 131.3	Conflicts with directed growth objectives (Chapter I, Objective A and B) and the desire to prevent urban sprawl from areas not zoned or designated for resort development by allowing unspecified visitor accommodations in unspecified locations	
	132.1 133.2 134.1 135.1 136.1	Conflicts with the Koolau Poko SCP which calls for the "long□term protection of community resources and its residential character." Also, "community hotels" are not referenced (supported) in the Koolau Poko SCP	

	Comment Source	Summary of Written Comment	DPP Response
	137.1 139.1 140.1 142.1 143.1 144.1 146.4 148.1 149.1 151.1 152.1 153.1 154.1 155.1 156.1 157.1 158.2 160.1 161.1 164.1 166.1 167.1 168.1 170.1 171.1 175.1 176.1 177.1 180.1 181.1 182.1 184.1 185.1 187.1 188.1 189.1 190.1 193.1	Issue is more appropriate at the DP and SCP level. General Plan should emphasize community needs expressed in the SCPs rather than "require" the SCPs to be consistent with the General Plan North Shore SCP states that short-term rentals of any kind should not be permitted until effective enforcement is in place May be acceptable to allow visitor lodging in non-resort zoned areas and neighborhoods, but should require approval from 80% of the people living in that neighborhood. Increasing tourism sprawl in residential neighborhoods has many negative impacts. Reasons cited are listed as follows: Erodes property owners' rights and only serves individual homeowners; unfair to residents who work within legal means to afford their property taxes Drives up real estate demand, encourages speculation that pushes up property values and housing prices, reduces housing supply and availability of affordable housing to displace locals (i.e., prices locals out of the market) Increased property taxes resulting from higher real estate sales Most properties are owned by off-island investors who are absentee owners and are not involved in community activities Replaces permanent residents/neighbors who participate in community activities and contribute to the local economy with transient population. Erodes social fabric and sense of community that comes from knowing your neighbors; increases neighborhood instability and minimizes social capital (social relations that have productive and positive benefits), as visitors do not participate in local government or other activities that build social networks. Benefits of social capital include: stronger communities, more volunteerism, higher educational achievement, better government and economic growth, less crime/violence, and greater longevity/well-being. Neighborhoods (Kailua, North Shore, Hawaii Kai, Kahala, Kapahulu) lack adequate infrastructure, amenities and businesses/services for visitors. Preserving communities is critical for the State's continued success as a travel destination. Need to keep Kahala properties in residential development, in line with KCA's CC&Rs which restrict the use of Kahala properties to single-family dwellings. Increases demand on infrastructure systems and public services, as the number of people staying at a vacation rental typically exceeds the number of people living in a permanent household Waikiki is structurally suitable for tourists, and financially in need of tourists Alternative lodging options will increase competition for hotels, which could lead to increased unemployment for hotel workers Changes the residential character of neighborhoods Nuisances for surrounding residences include parties, noise, illegally parked cars, increased traffic of visitors and contractors/ service providers, inappropriate behaviors (profanity, nudity, abuse to sea turtles) Increased tourist traffic in this community is overwhelming and taxing beaches, recreational resources, shopping and	

	Comment Source	Summary of Written Comment	DPP Response
		transportation (tour buses, tourists on bicycles, no parking, overcrowded areas) Increases public safety, security and privacy concerns. May also result in increased crime and vandalism Tourists are important, but should not infiltrate the island. Spreading visitors throughout the island destroys the harmony between resident and visitor that is being promoted in other sections of the Plan. Strangers in residential neighborhoods, commercial activities in public parks, and tourists everywhere will degrade the community's Aloha Spirit.	
318.	79.1	Ensure that visitor accommodation activities will not be allowed to proliferate in neighborhoods and that existing zoning ordinances will be enforced. Illegal vacation rentals increase speculation in land prices and housing costs, reduce affordable rental housing opportunities, and detract from the character of neighborhoods. Policy 10 contradicts the following objectives and policies concerning housing (Chapter IV): *1.* Objective A. "*To ensure a wide range of housing opportunities, choices and prices for all residents."* *2.* Objective A, Policy 1. "*Support programs, policies and strategies which will provide decent homes at the least possible cost."* *3.* Objective A, Policy 4. "*Support and encourage programs to maintain and improve the condition of existing housing."* *4.* Objective A, Policy 13. *"Encourage the production and maintenance of affordable rental housing, ohana housing, and accessory dwelling units."* 5. Objective B. *"To reduce speculation in land and housing."* *6.* Objective B, Policy 2. "*Discourage speculation in lands outside of areas planned for urban use."* *7.* Objective C. *"To provide residents with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by transportation networks and public utilities."* *8.* Objective C, Policy 2. *"Encourage the fair distribution of low- and moderate-income housing throughout the island."* Policy 10 also contradicts with the following: *9.* CH. VII, Objective A. "*To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located."* *10.* CH. VII, Objective A. Policy 12. *"Promote opportunities for the community to participate meaningfully in planning and development processes."* *11.* CH. VII, Objective D. "*To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live."* *12.* CH. VII, Objective F. "*To promote and enhance the social and physical character of Oahu's older towns and neighborhoods."* *13.* CH. XI, Objective A. *"To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu."*	Policy 10 is meant to provide small-scale visitor accommodations in non-resort areas to meet market demand. The DP/SCP, City ordinances, rules and regulations are to ensure that visitor accommodations will not proliferate in neighborhoods.

	Comment Source	Summary of Written Comment	DPP Response
		14. CH. XI, Objective A, Policy 1. "*Maintain City and County government services at the level necessary to be effective."* *15.* CH. XI, Objective A, Policy 3. "*Ensure that government attitudes, actions, and services are sensitive to community needs and concerns."*	
319.	157.3	Policy 10 contradicts policies that address affordable housing and the need for the tourist industry to balance its needs with residents' quality of life, including the following (see letter for justification statements): *1.* PREAMBLE. *"Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of Oahu, and a primary concern of the General Plan."* *2.* CH. I, Objective A. *"To plan for future population growth in a manner that considers the limits of Oahu's natural resources and that minimizes social, cultural, economic and environmental disruptions."* *3.* CH. II, Objective A. *"To promote economic opportunities that enable all the people of Oahu to attain meaningful employment and a decent standard of living."* *4.* CH. II, Objective B. *"To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates the unique Hawaiian sense of place and culture."* *5.* CH. III, Objective A, Policy 1. *"Protect Oahu's natural environment, especially the shoreline, valleys, ridges and watersheds, from incompatible development.* *6.* CH. IV, Objective A. "*To ensure a wide range of housing opportunities, choices and prices for all residents."* *7.* CH. IV, Objective A, Policy 1. "*Support programs, policies and strategies which will provide decent homes at the least possible cost."* *8.* CH. IV, Objective B. *"To reduce speculation in land and housing."* *9.* CH. VI, Objective A. *"To increase energy self-sufficiency and maintain an efficient, dependable, and economical energy supply."* *10.* CH. VI, Objective A, Policy 1. "*Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and renewable energy development and utilization programs."* *11.* CH. VI, Objective B. *"To conserve energy through the more efficient management of its use."* *12.* CH. VI Objective B, Policy 1. *"Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations."* *13. CH. VI,* Objective *B, Policy 2. "Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient siting and design of new developments."* *14.* CH. VII, Objective A. "*To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which*	See response to #319.

	Comment Source	Summary of Written Comment	DPP Response
		they will be located." *15.* CH. VII, Objective A, Policy 2. "*Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public facilities and services."* *16.* CH. VII, Objective A, Policy 9. *"Exclude from residential areas, uses which are major sources of noise and air pollution."* *17.* CH. VII, Objective D. "*To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live."* *18.* CH. VII, Objective E, Policy 1. *"Encourage distinctive community identities for both new and existing communities and neighborhoods."* *19.* CH. VII, Objective E, Policy 3. *"Require developments in stable, established communities and rural areas to enhance the existing communities and areas."* *20.* CH. VIII, Objective A. *"To prevent and control crime and maintain public order."* *21.* CH. VIII, Objective A, Policy 1. *"Provide a safe environment for residents and visitors on Oahu.* *22.* CH. VIII, Objective A, Policy 5. *"Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes."*	
320.	182.2	Policy contradicts policies that support meaningful employment and balancing tourism with residents' quality of life: *1.* CH. II, Objective B. *"To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates the unique Hawaiian sense of place and culture."* *2.* CH. II, Objective B, Policy 1. *"Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents."*	See response to #319.
321.	187.2	Policy contradicts with the following General Plan policies: 1. CH. IV, Objective A. *"To ensure a wide range of housing opportunities, choices and prices for all residents."* 2. CH. IV, Objective B. "*To reduce speculation in land and housing."* *3.* CH. VII, Objective D. *"To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live."* *4.* CH. VII, Objective E. *"To create and maintain attractive, meaningful, and stimulating environments throughout Oahu."*	See response to #319.
ROW 94. CHAPTER II. ECONOMY, Objective C			
322.	23.41	"To ensure the long-term viability and continued productivity of agriculture. To make Oahu more self-sufficient protection of agriculture lands is a top priority." Protection of agricultural lands is needed to reduce dependency on imported food and increase self-sufficiency.	The intent of this objective is to recognize the agricultural industry's role within Oahu's economic framework. Increasing locally-grown food and protecting agricultural lands are important considerations addressed by the subsequent policies (Policies 2, 3, 4, 6, 7 and 8). Note: The Agricultural Trend report (February 2011)

	Comment Source	Summary of Written Comment	DPP Response
			indicates that Oahu needs approximately 23,000 acres of land for 100% self-sufficiency in fresh produce assuming no inter-island shipping. There is also over 30,000 acres of good farmland outside of growth boundaries, plus about 4,700 acres of land used for export and non-food crops that could be made available if necessary. However, 100% food self-sufficiency is not considered realistic because of the need to maintain off-island supply lines.
323.	27.6	Supports this objective, as the revised language supports and promotes the agricultural industry.	The DPP notes your support of the policy.
324.	30.26	"To reduce the island's dependency on imported food, ensure the long-term viability ~~and continued productivity~~ of agriculture ~~on Oahu~~ and obtain greater food self-sufficiency protection of agricultural lands is a top priority." Agriculture, self-sufficiency and food security are state and county objectives that need to be recognized in the General Plan.	See response to #322.
325.	118.51	"To ensure the long-term viability and increased ~~continued~~ productivity of agriculture on Oahu for greater self-sufficiency and protection of agriculture lands as a top priority." Protection of agricultural lands is needed to reduce dependency on imported food and increase self-sufficiency.	See response to #322.
326.	37.9	"To enhance ~~ensure~~ the long-term viability and to increase ~~continued~~ productivity of agriculture on Oahu."	"Ensure" suggests certainty and long-term continuation and is more definitive than "enhance," which denotes improving. Likewise, "continued productivity" suggests long-term continuation, while "to increase productivity" is more generic.
327.	111.26	Unclear how to promote agriculture when the DPs/SCPs allow for urbanization of most agricultural lands.	The DPP respectfully does not concur with the comment. The DPs/SCPs do not allow for urbanization of most agricultural lands. While some areas identified for future urban uses involve lands currently designated for agriculture use, a large portion of Oahu's agricultural land is intended to remain in agriculture. The growth boundaries are primarily intended to protect agricultural and preservation land.
ROWS 94-108. CHAPTER II. ECONOMY, Objective C and Policies 1-13			
328.	28.9	Strongly supports these policies to foster a positive business climate, encourage expansion of diversified agriculture and the active use of agricultural lands, and improve agricultural infrastructure.	The DPP notes your support of the policies.
329.	88.5	Supports entire section; all statements are positive and would contribute to a better Hawaii.	The DPP notes your support of the policies.
ROW 95. CHAPTER II. ECONOMY, Objective C, Policy 1			
330.	23.42 30.27 118.52	"Foster a positive business climate for agricultural enterprises and agricultural entrepreneurs and small farmers to….." Reflects a desire to encourage diversified agriculture and self-sufficiency. The majority of farmers producing the food we consume are small farmers that should be included in this policy.	Policy 1 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Foster a positive business climate for agricultural enterprises of all sizes as well as innovative approaches to farming as a business, ~~and agricultural entrepreneurs,~~ to ensure the continuation of agriculture as an important component of Oahu's economy. Small farmers are recognized in the term "agricultural enterprises of all sizes." Small

	Comment Source	Summary of Written Comment	DPP Response
			farming is further addressed by Objective C, Policy 5.
331.	118.52	"Foster a positive business climate for safe agricultural enterprises....." Reflects a desire to encourage safe diversified agriculture free from toxic chemicals and whole food self-sufficiency.	This is addressed by Objective C, Policy 9, which supports sustainable agricultural practices that minimize environmental impacts.
ROW 96. CHAPTER II. ECONOMY, Objective C, Policy 2			
332.	118.53	"Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown safe and toxin-free food available for local consumption."	Inclusion of "safe and toxin-free" to this statement is overly biased. Federal and State regulations limit chemical use and application, and farmers and consumers should have a choice about the products they grow/consume. (It should not be a mandate resulting from County government policy).
ROW 97. CHAPTER II. ECONOMY, Objective C, Policy 3			
333.	23.43	"Support the development of markets for local products, ~~particularly those with the potential for economic growth~~." Delete because self-sufficiency is not always about being economically viable, but includes the able to sustain a lifestyle by producing agricultural products to sell at farmers markets and share with family and friends.	The comment is based on the original policy (2002), which has been revised. The revised policy as proposed in the second public review draft is below (changes between the first and second public review draft are shown): "Foster market opportunities and increased consumer demand for safe, locally-grown fresh and processed agricultural products."
334.	118.54	"Foster market opportunities and increased consumer demand for safe, locally-grown fresh and processed agricultural products." Food self-sufficiency includes the ability to sustain a healthy lifestyle by producing AG products to sell at farmers markets and share with family and friends.	The DPP concurs with the comment. Policy 3 has been revised, as noted in the response to #333.
ROW 98. CHAPTER II. ECONOMY, Objective C, Policy 4			
335.	34.22	Identify some of the "unnecessary impediments."	Policy 4 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Remove overly-stringent and costly regulatory ~~unnecessary~~ impediments that hinder a producer's ability to develop, market and distribute ~~to developing, marketing and distributing~~ locally grown food and products."
336.	118.55	"Remove unnecessary impediments to developing, marketing and distributing safe, locally grown food....."	Food safety regulations are in place to ensure consumer safety. It is unclear what specific regulations unnecessarily affect a producer's ability to meet food safety standards.
ROW 99. CHAPTER II. ECONOMY, Objective C, Policy 4 (per original General Plan, 2002)			
337.	27.7	Agrees that this policy should be deleted.	The DPP notes your support for the policy deletion.
338.	23.44 118.56	Re-insert policy and revise: "Provide sufficient agricultural land in communities island wide including Ewa, Central Oahu, East Honolulu and the North Shore to encourage the growth of small food source farms and diversified agriculture ~~the continuation of sugar and pineapple as viable industries.~~" Reflects desire to continue existing farming and increase farming in other areas.	This level of specificity is unnecessary. The policies for agriculture are being revised to provide broad guidance at the island-wide level (regardless of specific location). With the demise of plantation agriculture, it is no longer necessary to identify specific areas for specific types of farming activities.
339.	30.28	"Provide sufficient agricultural land in Ewa, Central Oahu, and the North Shore and communities island wide to offer opportunities for and to encourage the growth of small food source farms and diversified agriculture ~~the continuation of sugar and pineapple as viable industries.~~" Reflects desire to secure the future of small	See response to #338.

	Comment Source	Summary of Written Comment	DPP Response
		farms and helps prevent the return of plantation style agriculture.	
340.	34.23	Reinstate original policy with revisions: "Provide sufficient agricultural land in Ewa, Central Oahu, ~~and~~ the North Shore, Koolauloa and Koolaupoko to encourage food sustainability for the island of Oahu ~~the continuation of sugar and pineapple as viable industries~~." Note that agricultural lands in Central Oahu and Ewa are just the lands that are going to be developed by DR Horton and Castle & Cooke.	See response to #338.
ROW 100. CHAPTER II. ECONOMY, Objective C, Policy 5			
341.	23.45 118.57	"Promote and adopt a no net loss policy of agricultural land to encourage small-scale farming activities and other operations, such as……" Reflects existing areas being farming (along the coasts, East Honolulu and Kunia) and all agricultural land in Central, including recently-purchased Galbraith lands.	This is inconsistent with the City's long-standing directed growth policy, which accommodates future growth by allowing for urbanization of some agricultural lands in areas already planned/designated for urbanization.
342.	30.29	Unacceptable to delete references to farming along the "Windward, North Shore, and Waianae coasts." Reference helps ensure the viability and success of small farms and diversified agriculture in these areas. The North Shore was identified as one of the areas available for displaced farms in the Hoopili LUC decision.	The references to these specific geographic regions in this policy reflected the agricultural industry's former emphasis on plantation agriculture, as these were the areas that were not occupied by the sugar cane or pineapple plantations. Given the shift away from plantation agriculture, these references are no longer warranted and policies are being revised to address reflect current trends and challenges in the agricultural industry. The DPP's current effort to identify IAL involves land in those three areas.
343.	33.7 37.10 146.5	~~Promote small-scale farming activietes and other operations, such as~~ Maintain agricultural land along the Windward, North Shore, and Waianae coasts for truck farming, flower growing, aquaculture, livestock production, ~~taro growing, and subsistence farms~~ and other types of diversified agriculture." Both the original policy ("maintain agricultural land along the Windward, North Shore, and Waianae coasts") and the proposed policy ("promote small-scale farming activities") are valid and should be included. Keep original language and add a new policy in support of small scale farms. Preserving agricultural land and maintaining agriculture along the Windward, North Shore, and Waianae coasts is important. City's policy should be to reinvigorate agriculture in these areas.	See response to #342.
ROW 101. CHAPTER II. ECONOMY, Objective C, Policy 6			
344.	27.8	Revise to acknowledge that not all landowners want to engage in agri-business.	The DPP respectfully does not concur with the comment. Agriculture should be the primary use of high-quality agricultural lands.
345.	111.27	Cannot "encourage landowners to actively use high quality agricultural lands for agricultural purposes" as stated in the policy when community growth boundaries are moved to allow urbanization of state agricultural lands that are and were agricultural when the land owner bought them, as the City is doing in Koolauloa.	The DPP respectfully does not concur with the comment. This policy is not specific to any one area of Oahu, but addresses all high quality agricultural land. There is a need to balance demand for urban uses given a growing population with a desire to preserve rural areas. The amount of land outside the growth boundary is more than adequate to maintain a healthy agricultural economy. According to the Agricultural Trend Report (February 2011) prepared by Plasch Econ Pacific for the General Plan Update, there is over 30,000 acres of good farmland on Oahu that is outside

	Comment Source	Summary of Written Comment	DPP Response
			of the DPs/SCPs' community boundaries.
346.	115.13	"Encourage landowners to actively use high quality agricultural lands for agricultural purposes. Such lands should not be rezoned for development, not damaged by overuse of pesticides and not used solely to grow seed crops for export."	The DPP respectfully does not concur with the suggested change. The proposed Objective C, Policy 8 prohibits urbanization of high-value agricultural land outside of the City's growth boundaries. Objective C, Policy 14 proposed in the second public review draft protects the right to farm by enforcing right-to-farm laws.
347.	118.58	"Encourage landowners to actively use high-quality agricultural lands zoned for agricultural purposes."	The suggested addition of "zoned" adds undue constraints to the proposed policy.
ROWS 101, 102 and 103. CHAPTER II. ECONOMY, Objective C, Policies 6-8			
348.	22.8	Delete references to preserving "high quality," "high productivity potential" and "high value" agricultural lands, since ALL agricultural lands should be preserved and actively used for agriculture.	The DPP respectfully does not concur with the comment. These policies recognize that not all lands designated for agricultural use have the same properties, that some lands are more productive than others, and that certain ag or ag-related uses (e.g., ranching, aquaculture, processing activities, energy farms) should be directed to lower-quality agricultural lands. This policy also supports the use of agricultural land for farming (and not gentlemen estates).
349.	23.46	Change references to "high quality," "high productivity potential" and "high value" agricultural lands to "Important Agricultural Land." Proposed terms have no definition and no identifiable meaning in fact or in state statute; IAL is the understandable, meaningful and consistent term in current usage and in statute (e.g., ALISH, which is also referred to in the LUO).	The IAL classification is a special State designation that is primarily meant to provide economic incentives to promote farming. Landowners that achieve a designation of IAL would be able to take advantage of government economic incentives that support farming.
350.	28.10	Expand these policies to include all lands where agricultural, aquacultural, or aquaponic production is feasible. Terms "high quality," "high-value," and "high productivity potential" imply that lesser quality lands are available for development. If Oahu is to be more self-sufficient, agriculture must expand onto lands that are not presently listed as high quality.	See response to #347. The Agricultural Trend Report indicates that Oahu would require about 23,000 acres to achieve 100% food self-sufficiency in fresh produce, which is less than the 30,000 acres of good farmland available for farming. According to Plasch Econ who authored the Agricultural Trend Report, more than 90% of land in the State Agricultural District on Oahu is not currently being farmed, demonstrating that agricultural land is not in short supply.
ROW 102. CHAPTER II. ECONOMY, Objective C, Policy 7			
351.	10.7	"Encourage the preservation of important ~~landowners to permanently preserve~~ agricultural land with high productivity potential for agricultural production." Suggest a more broad policy that is not directed to landowners, as State law provides various incentives for landowners to preserve agricultural lands.	The DPP respectfully does not concur with the comment. The suggested revision would drastically change the context of this policy, which currently recognizes the role that landowners' play in the preservation/designation of agricultural land.
352.	27.9	This should be specified to be agricultural land outside the City's Urban Community Boundary.	This policy is intentionally broad and inclusive, without regard for the growth boundaries. Referencing the City's growth boundaries adds unnecessary constraints; Policy 8 denotes areas outside the growth boundaries.
353.	111.28	"Encourage landowners to permanently preserve agricultural land ~~with high productivity potential~~ for agricultural production." Policy should be to preserve all agricultural lands, not just "high quality" lands.	Specifying "high productivity potential" is helpful to prioritizing future actions.
ROW 103. CHAPTER II. ECONOMY, Objective C, Policy 8			
354.	23.47 30.30	"Prohibit the urbanization of ~~high-value agricultural land located~~	The ALISH (prepared by the State Department of

	Comment Source	Summary of Written Comment	DPP Response
	118.59	~~outside the City's growth boundaries~~ ALISH (Agricultural Lands of Importance to the State of Hawaii) designated land." This reflects that agriculture land has already been rated, identified and mapped. This policy must apply to all ALISH-designated lands to ensure the long-term viability and continued productivity of agriculture. This is critical because boundaries can change over time, which puts prime and unique agricultural land at risk because of its location within an arbitrary boundary.	Agriculture (DOA), United States Department of Agriculture (USDA)/Soil Conservation Service, 1977) is one of four agricultural ratings systems, which also includes (1) USDA, SCS Land Capability Classification, 1972; (2) the University of Hawaii Land Study Bureau's (LSB) Detailed Land Classification, 1965-1972; and (3) Land Evaluation and Site Assessment (LESA), 1983-86. ALISH alone is not a sufficient metric to determine whether land should be urbanized.
355.	27.10	Prohibition of urbanization does not take into account future needs that must be balanced.	Policy 8 sets forth the City's policy that lands outside the City's growth boundaries should not be developed for urban uses. See response to #345.
356.	43.17	Add clarification to define "high-value" agricultural land and add a map showing the location of these lands and the City's growth boundaries; this would make it easier for the City to implement this policy and for readers to understand it. What is the policy concerning the urbanization of agricultural land located outside the City's growth boundaries that is not "high value"?	One metric to identify "high-value" agricultural lands is to complete the identification of IAL, as required by recent state law (Act 183, 2005 and Act 233, 2008). Land outside the growth boundaries that are not considered "high value" agricultural land would be evaluated on a case-by-case basis, as appropriate.
357.	77.2	Future effects of rising sea level, climate change and peak oil scenario necessitate preserving the most productive and valuable farmlands, including Koa Ridge and Hoopili. Reasons to preserve farmland in Ewa are cited in the Friends of Makakilo Findings of Fact presented to the Land Use Commission during the Hoopili proceedings. Additionally, per Resolution 12-23, the City Council has urged the County to consider lands within the urban growth boundaries for IAL identification/mapping.	Oahu has enough productive and valuable farmland to meet its future agricultural needs with the urbanization of Hoopili or Koa Ridge. See response to #322.
ROW 105. CHAPTER II. ECONOMY, Objective C, Policy 10			
358.	28.11	Using non-potable water for irrigation may not be feasible due to Federal food safety regulations/standards for bacterial content of irrigation water. Use of non-potable water may be restricted, or require a testing level and frequency that would make its use impractical.	The DPP acknowledges that these are Federal and State regulations that dictate uses of nonpotable water for agricultural uses. Policy 10 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Support and encourage the availability and use of non-potable water for irrigation, where feasible."
ROW 107. CHAPTER II. ECONOMY, Objective C, Policy 12			
359.	23.48	~~"Seek public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks."~~ Public/private financing does not belong in Oahu's planning document.	Policy 12 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Encourage both ~~Seek~~ public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks." Investments in agricultural infrastructure systems (roads, irrigation systems, processing facilities) are needed to improve dilapidated plantation-era systems, and make fallow acreage accessible and usable. These investments are key to opening significant acreage for agricultural use. As described in the Preamble (Implementation sub-section), the private sector has a role in implementation of the General Plan (see response to #191 and #192).

	Comment Source	Summary of Written Comment	DPP Response
360.	30.31	"Encourage interagency coordination and cooperation ~~Seek public and private investments~~ to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks." Interagency cooperation and coordination is key to improving infrastructure and must be done if farming is to be successful. Furthermore, public/private financing does not belong in the General Plan because it puts too much priority on investments, which are more appropriately discussed in the DPs/SCPs.	See response to #359. "Interagency coordination and cooperation" implies government (Federal, State, City) responsibility. The intent of the proposed policy in the second public review draft is to indicate a need for both public and private involvement.
361.	118.60	"~~Seek public and private investments to i~~ Improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks." Public/private financing does not belong in the General Plan.	See response to #359. The intent of the proposed policy in the second public review draft is to indicate a need for both public and private involvement. Deleting "public and private investments" changes this policy to imply that the City is solely responsible for this action.
ROW 108. CHAPTER II. ECONOMY, Objective C, Policy 13			
362.	23.49	"~~Promote farming as a desirable and fulfilling occupation by encouraging agricultural education and training programs and by raising public awareness and appreciation for agriculture~~ Ensure various means such as tax incentives to and use it or lose it policy to ensure that fertile agricultural land with access to water does not lay fallow and is not land banked for future development."	Policy 13 is necessary because farming has not been viewed as a viable career path among recent generations. There are other policies that address the need for incentives to ensure affordability of agricultural land, (Policy 4 and 11) and that call for preserving and actively using agricultural land (Policy 1, 5, 7 and 8).
363.	28.12	Policy is desirable; rationale is not fully correct. Number of potential farmers is actually rising, as judged by interest and attendance in agricultural classes and workshops. As noted in Policy 11, availability of farmland (at reasonable prices or with long term, affordable leases) is one of the impediments to the continued interest of these new potential farmers, not an opportunity as this policy's rationale implies.	The DPP concurs with the comment.
364.	118.61	Add new policy: "Ensure various means such as tax incentives and the use it or lose it policy to ensure that fertile agricultural land with access to water does not lay fallow and is not land banked for future development."	See response to #362.
ROW 109. CHAPTER II. ECONOMY, Objective D			
365.	73.4	Example of another vague policy. What does it mean to "use the economic resources of the sea in a sustainable manner"? What does "sustainable" mean to the fishing industry?	As specified in the rationale for change in the first public review draft, the intent of this objective is "to manage and protect the resource from overfishing, overuse and unsustainable practices" (that damage the resource).
ROW 110. CHAPTER II. ECONOMY, Objective D, Policy 1			
366.	88.6	*Encourage the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems."* Supports proposed revisions.	The DPP notes your support of the proposed policy.
ROW 111. CHAPTER II. ECONOMY, Objective D, Policy 2			
367.	28.13	Strongly supports encouraging the continued development of aquaculture. Would like statements included that "support the use of nearshore lands for brackish and saltwater aquaculture," "support the preservation of any nearshore lands still under agricultural zoning for these uses," and "support environmentally sound offshore aquaculture."	The broad policy statements are designed to ensure that the General Plan is a long range document. Policy 2 states: "Encourage the continued development of aquaculture, ocean research, and other ocean related industries." Aquaculture is also supported in Objective C, Policy 5.
368.	43.18	"Encourage the continued development of aquaculture, ocean research, and other ocean related industries, in a sustainable	See response to #365.

	Comment Source	Summary of Written Comment	DPP Response
		manner." This aligns with the intent of the current update.	
369.	61.2	Good idea to "encourage the continued development of aquaculture, ocean research and other ocean-related industries." Have proposals evaluated by qualified scientists.	Evaluation of specific programs would occur as part of implementation.
ROW 117. CHAPTER II. ECONOMY, Objective E, Policy 4			
370.	37.11	"Encourage the wider distribution of quality ~~available~~ employment opportunities through such methods as 1) area-wide or industry-wide living wage standards;2) incentives for robust staffing, both in the visitor industry and in the State's other key industries; 3) discouraging visitor industry models with limited staffing; and 4) considering policies about reasonable workload standards ~~shortening the work week and reducing the use of overtime~~." Shortened work weeks and reduced overtime are not the correct tools to drive employment, and will not result in a net benefit to Hawaii's workers.	Policy 4 is proposed to be replaced in the second public review draft (changes between the first and second public review draft are shown): "Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce. ~~Encourage the wider distribution of available employment opportunities through such methods as shortening the work week and reducing the use of overtime."~~ The rationale for deleting this policy is that the use of a shorter work week and less use of overtime to expand employment should be left to the initiative of Federal and State government and the private sector.
371.	44.12	Clarify which agencies this policy is directed towards (e.g., municipal, private, other?).	See response to #370.
ROW 119. CHAPTER II. ECONOMY, Objective F			
372.	38.3	"To maintain ~~a high level of~~ Federal spending on Oahu consistent with the City's infrastructure and environmental goals." As proposed, this is not sustainable.	While economic diversification is important to support a healthy and resilient economy, Federal spending is a major part of Oahu's economy and should be encouraged.
ROW 124. CH II. ECONOMY, Objective F, Policy 4			
373.	23.50 118.62	Add new Policy 5: "Encourage the military to reduce the demand on local rentals by building as much housing as possible on military facilities." This will increase the housing supply and lower housing costs for residents.	The DPP respectfully does not concur with the suggested change because a new policy is considered unnecessary. Housing military personnel on military bases is addressed by Chapter IV, Objective C, Policy 8.
374.	30.32	Add new Policy 5: Encourage the military to build adequate housing on base to help eliminate military personnel from competing with local residents for rental housing." This recognizes that the demand created by military personnel seeking off-base housing affects the availability of affordable housing for local families.	See response to #373.
CHAPTER III. NATURAL ENVIRONMENT			
375.	49.5	PUEO. Identify the endangered pueo habitat in the General Plan, and require DLNR to determine the presence of the pueo as a prerequisite of development.	The DPP appreciates the comment, but this level of detail is not appropriate for the General Plan. Such specificity is better addressed at the programmatic level.
376.	73.5	Disappointed that the chapter devoted to conserving and preserving the natural environment is small compared to the economy chapter (Chapter II). Suggests adding an over-arching statement that the natural environment is central to a thriving economy, and not an impediment to it.	Though Chapter III has fewer statements than Chapter II, it is the value of each statement, not the number of them. The policies in Chapter III were revised to recognize the importance of protecting the natural environment.
377.	118.63	Add introductory paragraph (moved from the PREAMBLE, ROW 18). "As recognized by both residents and tourists, the natural environment of our island, next to the island's people, is Oahu's greatest asset. Besides an array of biologically-rich and diverse ecosystems, there are the pleasures of a year-round mild and	This paragraph remains in the "Natural Environment and Resource Stewardship" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/ summary as part of the

	Comment Source	Summary of Written Comment	DPP Response
		amiable climate, beautiful mountains, attractive beaches, scenic vistas, and freshwater and marine environments that are enjoyed by residents and visitors. The City's policies seek to protect and enhance Oahu's natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets."	Preamble.
ROW 130. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 1			
378.	95.3	Provide specifics about the definition of "incompatible development."	"Incompatible development" implies development with negative impacts that cannot be mitigated, not scaled or designed to fit the project site (i.e., cannot be accommodated), or that does not complement surrounding uses.
379.	38.4	Agrees with proposed change, which aligns with their organization's mission.	The DPP notes your support of the proposed policy.
ROW 131. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 2			
380.	88.7	*"Seek the restoration of environmentally damaged areas and natural resources."* Considered to be a good policy.	The DPP notes your support of the proposed policy.
381.	23.51 118.64	"Seek the restoration of cultural and natural resources, and environmentally damaged areas ~~and natural resources~~." Reflects that cultural resources are as important as the environment.	Policy 3 addresses restoration of stream flows and stream habitats to support Native Hawaiian cultural resources.
ROW 132. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 3			
382.	9.7	"Protect, restore and enhance stream flows and stream habitats to support groundwater aquifer recharge, aquatic and environmental processes, and riparian, scenic, recreational, and Native Hawaiian cultural resources, as well as constitutionally protected Native Hawaiian traditional and customary practices."	This policy remains unchanged in the second public review draft. Groundwater aquifer recharge is considered an "environmental process" which is noted in the policy. Native Hawaiian traditional and customary practices are considered a relevant component of Native Hawaiian cultural resources.
383.	88.8	Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 133. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 4			
384.	34.24	Define "due consideration."	"Due consideration" can be defined by the dictionary as giving a matter "continuous and careful thought."
385.	38.5	"Require development projects to give due consideration to natural features and hazards such as slope, flood and erosion hazards, water recharge areas, distinctive land forms, and existing vegetation, and climate change related threats, such as sea level rise.	Policy 4 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Require development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion and flood ~~and erosion~~ hazards, water recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property."
386.	42.9 44.13	Strongly supports the principle to "give due consideration to natural features such as….hazards…. and landforms." Recommends adding specificity that an independent and qualified natural hazard assessment be required of all new subdivisions at the time of application.	The DPP concurs with the comment that natural hazard assessments are needed under certain circumstances. However, the General Plan is not the appropriate level for an independent and qualified natural hazard assessment. Land suitability is already required for subdivision approval (refer to Section 4 403, Subdivision Rules and Regulations, reprinted August 2005).
387.	43.19	Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water recharge areas, distinctive land forms, ~~and~~ existing vegetation, and areas with high susceptibility of impact from climate change	Revised. See response to #385.

	Comment Source	Summary of Written Comment	DPP Response
		and natural disasters." This aligns with the intent of the current update.	
388.	88.9	Considered to be a good policy.	The DPP notes your support for the proposed policy.
389.	95.4	Requirements for new developments need specific language about agricultural land and water resources.	Preservation of agricultural land is addressed in policies pertaining to agriculture (Chapter II, Objective C, Policy 6, 7, 8, and 14). Water resources are addressed by utility system policies (Chapter V, Objective B and related policies, also Objective D, Policy 2).
ROW 134. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 5			
390.	8.1	Supports the proposed revision. Sufficient setbacks are the best way to preserve beaches and protect property from coastal erosion and flooding.	The DPP notes your support for the proposed policy.
391.	23.52	"Require sufficient setbacks of improvements from all of Oahu's ~~the~~ shoreline to avoid the future need for protective structures."	Policy 5 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Require sufficient setbacks from Oahu's shorelines ~~the shoreline~~ to minimize threats to life and property and to minimize ~~to avoid~~ the future need for protective structures or relocation of structures."
392.	34.25	"Require sufficient setbacks of improvements from the shoreline to avoid adverse impacts upon coastal areas ~~the future need for protective structures~~."	This policy emphasizes the importance of appropriate siting/location. The suggested revision changes the intent of the policy from locating development with appropriate setbacks to mitigating impacts of development.
393.	42.10	Specify that this policy applies to improvements and the siting of new structures.	See response to #391. The DPP considered your suggestion, and concluded that the policy proposed in the second public review draft is inclusive of both new structures and improvements.
394.	44.14	Revise to add reference to specific coastal hazards, not just coastal erosion: "In the coastal land use development process, require applicants to identify and plan for a suite of coastal hazards that threaten life and property, such as erosion, wave inundation and flooding, as well as the potential impacts of sea level rise ~~Require sufficient setbacks of improvements from the shoreline to avoid the future need for protective structures~~." A multi-hazard setback should apply to all forms of "development" not just "improvements." Such setback can be implemented through the Special Management Area and shoreline setback area rules.	See response to #391 and #385. Sea level rise is addressed in other policies of the second public review draft, including Chapter VII, Objective A, Policy 10; Chapter VII, Objective B, Policy 3; and Chapter III, Objective A, Policy 12.
395.	88.10	"*Require sufficient setbacks of improvements from the shoreline to avoid the future need for protective structures and to take in account scientific studies of sea level rise.*" Considered to be a good policy.	The second public review draft includes policies to address sea level rise, including Chapter VII, Objective A, Policy 10; Chapter VII, Objective B, Policy 3; and Chapter III, Objective A, Policy 12.
396.	118.65	"Require sufficient erosion and sea-level rise setbacks of improvements from Oahu's surrounding ~~the~~ shoreline to avoid the future need for correction or relocation of ~~protective~~ structures."	See response to #391 and #394.
ROW 135. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 6			
397.	9.8	"Design and maintain surface drainage and flood-control systems in a manner which will help preserve natural and cultural	Preservation of Native Hawaiian cultural practices is addressed in Chapter X, Objective B, Policy 7: "Encourage the protection of areas that are historically

	Comment Source	Summary of Written Comment	DPP Response
		resources, as well as Native Hawaiian cultural practices."	important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices."
398.	44.15	Drainage and flood control would be an important section to include in a new Climate Change Adaptation section with specific goals of including consideration of sea-level rise and non-structural alternatives such as wetland buffers and storm water retention ponds (upland basins or fishponds on the coast) for flood control and ground water recharge.	Wetland buffers and stormwater retention ponds are specific measures that would be better identified as implementation actions in a functional plan.
399.	88.11	Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 136. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 7			
400.	88.31	*"Protect the natural environment from damaging levels of air, water, and noise pollution*." Ospreys are loud! Residents need assurances that they only will fly out to sea and not when people are sleeping. Considered to be "bad" policy.	Aircraft patterns and operations are controlled by Federal and State regulations, including the Department of Defense Air Installation Compatible Use Zone (AICUZ) Program that addresses compatibility issues of developments surrounding military air installations.
ROW 138. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 9			
401.	38.6 172.3	"Protect native mature trees on public and private lands and encourage their integration into new developments." Native trees are well-adapted to Hawaii's climates, require little water to survive, and are becoming available through local nurseries. Protect and provide an environment for native species, as well as sustaining a more traditional Hawaiian landscape.	Mature trees, whether native or non-native, are beneficial (help to moderate climate, support carbon dioxide sequestration and emission reduction, enhance urban landscapes). Per the City's Department of Parks and Recreation's (DPR) Division of Forestry Technical Report "City of Honolulu Municipal Forest Resource Analysis" (prepared by the Center for Urban Forest Research, USDA Forest Service, Pacific Southwest Research Station, November 2007), "Not all nonnative plant species are dangerous; many have great economic or aesthetic value and pose little risk to the Hawaiian ecosystem." Chapter VII, Objective F, Policy 9 supports the use of Native Hawaiian plants in landscaping.
402.	88.12	*"Protect mature trees on public and private lands and encourage through incentives their integration into new developments."* Considered to be a good policy.	The DPP prefers that the General Plan uses broad, general language, instead of confining this strategy to the use of incentives.
ROW 140. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 11			
403.	88.13	*"Support the State and Federal governments in the protection of the unique environmental, marine, cultural and wildlife assets of the Northwestern Hawaiian Islands and wherever possible encourage public and private landowners to do the same on the main Hawaiian Islands."* Considered to be a good policy.	This policy is intended to be specific to the Northwestern Hawaiian Islands.
ROW 141. CHAPTER III. NATURAL ENVIRONMENT, Objective A, Policy 12			
404.	9.9	Add a new policy: "Support the use of stream and ground water by Native Hawaiian traditional and customary practitioners."	An additional policy is not needed. This is addressed by Policy 3 (see response to #382): "Protect, restore and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational and Native Hawaiian cultural resources."
405.	23.53 118.66	Add new Policy 13: "Ensure the city government meets EPA standards at a minimum and expands sewage capacity immediately to address island wide spills during rainstorms."	Wastewater is addressed under Chapter V, , Objective B and related policies. Spills are a consequence of aging infrastructure and do not occur primarily from

	Comment Source	Summary of Written Comment	DPP Response
			capacity issues.
406.	8.2	"Begin to plan for the impacts of ~~Monitor and study~~ global climate changes, including sea level rise." Pursuant to Hawaii State Act 286 (2012), climate change adaptation is now one of the priority guidelines of the Hawaii State Planning Act. Monitoring and studying of global climate change, including sea level, has been occurring for decades. The results suggest the need to begin planning for the effects of changing climate and sea-level rise, which in Hawaii's coastal communities includes increased coastal erosion, wave inundation, and coastal flooding.	Policy 12 is proposed to be revised in the second public review draft (changes between the first and second public review draft are shown): "Plan and prepare for the impacts of ~~Monitor and study global~~ climate change~~s~~ on the natural environment, including strategies of adaptation ~~,including sea level rise..~~"
407.	10.8	Recommend the replacement or addition of a more proactive policy, due to the importance and potential consequences of climate change. "Encourage planning and management of the natural and built environments that effectively integrate climate change adaptation policy."	See response to #406.
408.	30.33	It appears that sea level rise is inevitable, and more is needed than monitoring and studying the issue. Add new Chapter XI entitled Climate Change with the following objectives: "CH XI Climate Change Objective A. Identify public facilities susceptible to inundation from sea level rise. Objective B. Evaluate impacts of sea level rise on public infrastructure such as sewage treatment plants, roads and other city facilities located along or near Oahu's coastal areas."	New or revised objectives and policies are proposed in the second public review draft to address climate change and the potential climatic changes associated with it. See response to #406. See also Chapter V, Objective A, Policy 9; Objective B, Policy 2 and Policy 6; Objective D, Policy 5; and Chapter VII, Objective B, Policies 1, 2, and 3 in the second public review draft.
409.	42.11	"Monitor and study local impacts including sea level rise increases in coastal and inland flooding, increases in coastal erosion, changes in precipitation patterns and the increase of intensity and frequency of storm events attributed to global climate change." This is consistent with the State's climate change adaptation priority guidelines.	Policy 12 is proposed to be revised in the second public review draft. See responses to #406 and 408.
410.	44.16	Climate Change Adaptation Priority Guidelines require more than monitoring and studying climate change, but also adapting and managing its' impacts. Need for a comprehensive planning strategy to ID risks/hazards and adaptation strategies.	See responses to #406 and #408.
411.	77.3	Plan proactively for the effects of sea level rise and climate change. Catastrophic changes in current economic, social, environmental and infrastructure systems are possible due to: flooding in low-lying coastal areas (i.e., Waikiki, Moiliili, Kakaako, Ewa), salt water intrusion of aquifers, decreased rainfall/increased drought, rising ocean temperatures affecting marine life, and wind patterns increasing VOG. Government needs to prepare for an impending disaster and lead a major paradigm shift. Necessary actions to create a new Hawaii include: retreat/relocate infrastructure and development from the shoreline; no more investment in low-lying areas (no rail, no development of Kakaako or Waikiki); saving open space for farming and biofuels; 100% food self-sufficiency; preserving fresh water resources; sustainable energy; For additional information, see article submitted with comments: Rotzoll, Kolja and Charles Fletcher. "Assessment of Groundwater Inundation as a Consequence of Sea-Level Rise. Nature Climate Change, published online 11 Nov 2012.	See responses to #406 and #408.

	Comment Source	Summary of Written Comment	DPP Response
412.	88.14	Considered to be a good policy.	The DPP notes your support of the proposed policy.
413.	95.5	Need to do more than "monitor and study global climate change"; need specific safeguards.	See responses to #406 and #408.
414.	111.29	"Monitor and study global climate changes, including sea level rise, and work to mitigate adverse impacts."	See responses to #406 and #408.
415.	130.9	Climate change will severely affect our islands and constrain Oahu's fragile ecosystem. The topic needs to be addressed in detail prior to any objective or policy.	See responses to #406 and #408.
ROW 143. CHAPTER III. NATURAL ENVIRONMENT, Objective B, Policy 1			
416.	38.7	"Protect all of the island's ~~significant~~ natural resources: its mountains and craters; forests and watershed areas;……" There is no definition of the term "significant" and the protection of all of Oahu's natural resources is important.	The DPP considers the suggested change unnecessary since the major landforms and natural resources within each region are identified in each of the DP/SCP documents.
417.	88.15	Considered to be a good policy.	The DPP notes your support for the proposed policy.
ROW 145. CHAPTER III. NATURAL ENVIRONMENT, Objective B, Policy 3			
418.	30.34 118.67	"Locate and design public facilities, infrastructure and utilities to avoid obstructing ~~minimize the obstruction of~~ scenic views." The General Plan cannot and should not act in isolation, thus it is essential to acknowledge the importance of scenic view plains in the General Plan as recognized in Hawaii's Coastal Zone Management Act, State Land use Law, and Shoreline Management Area ordinance.	The General Plan is not intended to act in isolation. The DP/SCPs and implementing ordinances such as the LUO provide more specific policies and regulations regarding protecting scenic view plains.
419.	88.16	Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 146. CHAPTER III. NATURAL ENVIRONMENT, Objective B, Policy 4			
420.	23.54 118.69	Add new Policy 5: "Provide low-impact opportunities for recreational, educational and physical interaction with Oahu's natural environment that do not cause damage to natural resources."	The DPP considered this suggestion, and concluded that the suggested policy is similar to Policy 4 in both the first and second public review draft: "Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural or cultural resources." Furthermore, access to the natural environment for recreational activities is addressed in Chapter X (see Objective D and its related policies).
421.	23.55 118.70	Add new Policy 6: "Protect marine wildlife such as the monk seal that inhabit Oahu's offshore islands."	As part of the State Conservation District, coastal marine waters are governed by Federal and State regulations and are outside the City's jurisdiction.
422.	30.35 118.68	"Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that ~~does not damage~~ protects the integrity of natural and ~~or~~ cultural resources without damage or adverse impacts. This recognizes the need to protect Oahu's finite natural and cultural resources, given the growing resident and tourist population.	See response to #420.
423.	61.3	All new developments should set aside and develop one-third of their land area for public parks for all to use, not just children's sports teams.	The General Plan is not the appropriate vehicle to set regulatory standards. Requiring one-third of development for public parks is impractical given the high demand and high cost of land in Hawaii. Chapter X, Objective D and its policies provides general

	Comment Source	Summary of Written Comment	DPP Response
			guidance for recreational facilites and services. Determining park space for developments is contained in Chapter 22, "Subdivision of Land", Revised Ordinances of Honolulu.
424.	75.2	"Promote public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in a way that does not damage natural or cultural resources or diminish the residential quality of neighborhoods." Lanikai is overcrowded with tourists and locals who visit the beach and diminish residents' quality of life. More enforcement is needed to protect offshore bird sanctuaries from commercialized activities.	The DPP acknowledges that impacts to neighborhood quality of life are a concern. However, enforcement is beyond the scope of the General Plan.
425.	88.17	Considered to be a good policy.	The DPP notes your support of the proposed policy.
426.	88.32	Although this is a good policy, the emphasis needs to be on carrying capacity, not public access. Considered a "bad" policy.	Revised, per response to #420. See response to #218 regarding carrying capacity.
427.	115.14	"Manage ~~Promote~~ public access to the natural environment for recreational, educational and cultural purposes and the maintenance thereof in order to reduce damage from overuse ~~in a way that does not damage natural or cultural resources~~." More promotion is not needed; natural resources are already promoted extensively on the internet. City's role should be to manage access to such resources.	Revised, per response to #420. "Reducing damage from overuse" can be interpreted to mean that some damage could be acceptable.
CHAPTER IV. HOUSING			
428.	12.1	Supports revisions that address affordable housing issues, i.e.: price, range of housing types offered, sustainable use of resources, efficient use of land and infrastructure, creating a distinct community identity, housing for elderly and disabled persons, replacing low and moderate income housing units in areas being redeveloped at higher densities (Chapter IV Housing, Objective A, Policies 9 and 12), and addressing homelessness (Chapter IV Housing, Objective A, Policy 16).	The DPP notes your support of the proposed policy.
429.	70.1	Allow "ohana" units only in R5 zoning district. Homeowners are building more than one house on a property pretending it does not have a kitchen, and DPP is not enforcing the rules.	This is a specific regulatory issue of zoning and involves enforcement of the Land Use Ordinance, and is beyond the scope of the General Plan Update. .
430.	107.1	Increase the supply of affordable rental housing by encouraging individual landowners of single family properties to construct accessory dwelling units. The number of legal rental units provided by the private sector could increase if requirements for "ohana" units were relaxed. Specific actions for implementation are suggested: (1) expand the areas and number of properties available for ohana zoning; (2) increase sewer system capacity to accommodate future growth and remove the sewer connection fee for ohana units (cost is a deterrent for homeowners); (3) reduce 2 stall parking requirement, and determine parking based on distance from public transportation; (4) reduce restrictions that ohana unit will be attached to the main house; and (5) allow occupancy to non related persons.	See response to #429. Chapter IV, Objective A, Policy 13 addresses affordable housing, including ohana units and accessory dwelling units.
431.	107.2	Case studies and spatial analysis of current development patterns/trends are valuable tools that can be used to identify new policies and strategies to encourage investment in affordable housing and revitalization of Oahu's mature communities. For example, analysis of building permit information (type of permit	The DPP concurs that spatial analysis and the use of Geographic Information System data is invaluable for planning when investigating specific scenarios.

	Comment Source	Summary of Written Comment	DPP Response
		alteration, addition, or new building; TMK area; project value) could be useful in revealing patterns of development related to infrastructure capacity, the rate of CPR conversions, or trends in property ownership.	
432.	192.2	Need more affordable housing for local people. Existing inventory is low and living costs are high.	The DPP notes that affordable housing is a concern for others who participated in this review process. The General Plan is being updated with revised and new policies to address these concerns.
ROW 147. CHAPTER IV. HOUSING, Objective A			
433.	118.71	Add introductory paragraph (moved from the PREAMBLE, ROWS 19□20). "Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of Oahu, and is a primary concern of the General Plan. The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices to increase the availability of affordable housing, ~~higher□density housing via mixed use and transit□oriented developments,~~ to increase the use of sustainable building techniques, and to reduce speculation in land and housing. Enforcement and regulatory mechanisms maximize housing supply, and moderate growth is encouraged equally in Kapolei and the PUC, which are the island's primary urban growth areas." Present land use policies and permitting practices allowing variances to guidelines and regulations serve to encourage speculation in land and housing.	This paragraph remains in the "HOUSING AND COMMUNITIES" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble. Objective B and its policies address minimizing speculation in land and housing.
434.	27.11	Supports this objective, as it is important for residents to have a wide range of housing opportunities, choices and price.	The DPP notes your support of the proposed policy.
435.	37.12	To ensure Hawaii's residents at all income ranges can meet their housing needs without spending more than 30% of family income on housing costs while at the same time providing each individual with enough living space and necessary amenities to live comfortably ~~a wide range of housing opportunities, choices and prices for all residents~~." While Policy 1 supports this concept, the language is not strong enough to reflect the importance of this proposed objective.	This is overly specific for the General Plan. The broad and generalized statements in the General Plan are intentional to ensure that the General Plan remains a high□level, overarching document. Proposed revisions to Objective A are as follows (changes between the first and second public review draft are shown): "To ensure a balanced mix ~~wide range~~ of housing opportunities and choices~~, and prices~~ for all residents at prices they can afford." .
436.	95.6	This is a good statement, but too broad and generalized. Concerned about the lack of limitations on housing and the loss of agricultural land, and the need for a limited growth, stable economic solution.	See response to #435.
437.	118.72	"To ensure a balanced ~~wide~~ range of housing opportunities, choices and prices for all residents."	Objective A was revised per response to #435.
ROW 148. CHAPTER IV. HOUSING, Objective A, Policy 1			
438.	23.56	"Support ~~programs,~~ policies ~~and strategies~~ which ~~will provide decent homes at the least possible cost~~ increase the supply of housing and reduce the demand for housing in the private sector i.e., more military housing versus housing allowance which skews and increases market price housing."	Policy 11 and 12 addresses the provision of housing that would help increase the supply of housing. Objective C, Policy 8 addresses housing of active duty military within military bases.
439.	95.7	Need specifics on what is meant by "least possible cost."	Policy is intended to support lowering the costs involved in developing and constructing housing, such that developers will provide homes "at the least

	Comment Source	Summary of Written Comment	DPP Response
			possible cost."
440.	118.73	"Support programs, policies and strategies which will provide decent homes at the least possible cost to support moderate growth without speculation or exploitation."	Objective B and its related policies address speculation.
ROW 149. CHAPTER IV. HOUSING, Objective A, Policy 2			
441.	30.36 118.74	Delete this policy: ~~"Streamline approval and permit procedures for housing and other development projects."~~ This policy is an open invitation to avoid or abuse existing environmental, cultural and zoning laws. Making approvals and permitting more efficient must be an internal function of approving and permitting agencies, not done by changing/eliminating established regulations as was attempted by the State under the PLDC.	This policy calls for streamlining permit procedures, which is different from "removing" or "exempting." There needs to be a balance between review and oversight, and delays in processing.
442.	37.13	"Streamline approval and permit procedures for affordable housing and other development projects." Prefer to delete this policy if it is not changed. Streamlining development does not outweigh the need for public review and input in the development process.	The DPP respectfully does not concur with the suggested change because the DPP believes it is unreasonable to streamline permits only for affordable housing projects; this policy is intended to address permitting for all types of projects.
ROW 150. CHAPTER IV. HOUSING, Objective A, Policy 3			
443.	95.8	Need specifics on what is meant "lower cost."	Typical siting strategies that encourage lower costs include smaller lot size, zero lot lines, multi family housing.
444.	44.17	An important revision, which will provide for discussion of location efficiency in siting development, versus other superficially "sustainable" technological strategies of building design on energy consumption (EPA, 2011, Location Efficiency and Housing Type).	The DPP notes your support of the proposed policy.
445.	118.75	"Encourage innovative residential developments which result in lower costs, the sustainable use of resources, the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity that incorporates the national 2 acres per 1000 capita standard for recreational open space."	This is overly specific for the General Plan. The DPR's "Standards and Design Precepts for Future Park Development" (December 2004) provides guidance for park facilities. Two classifications of parks consist of "community based parks" and "island based parks." DPR's standard for community based parks is 2 acres per 1,000 resident population; the standard for "island based parks" is 25 acres per 1,000 de facto population.
ROW 151. CHAPTER IV. HOUSING, Objective A, Policy 4			
446.	30.37	"Support and encourage non profit programs to maintain and improve the condition of existing housing." This reflects the current trend of non profit entities creating programs to increase affordable housing.	The DPP supports agency participation but prefers not limiting the policy.
447.	88.18	Considered to be a good policy.	The DPP notes your support of the proposed policy.
448.	118.76	"Support and encourage public and private non profit programs to maintain and improve the condition of……"	See response to #446.
ROW 153. CHAPTER IV. HOUSING, Objective A, Policy 6			
449.	37.14	City needs to do more to make housing affordable. Whether or not it constructs public housing or controls affordable rental housing, there needs to be a policy about expanding funding mechanisms for residents to afford housing.	The DPP notes your support of the proposed policy. Policy 5 is specifically concerned with funding mechanisms to assist residents to afford housing.
450.	95.9	Need a specific definition of "affordable housing."	Affordable housing income limits are determined annually based on the annual median income set by the U.S. Department of Housing and Urban

	Comment Source	Summary of Written Comment	DPP Response
			Development (HUD). The City uses the income limits to qualify purchasers and set affordable home sales prices and rents based on income groups and household size as part of conditions of zone change approvals. HUD determined that the 2015 median income for a household of four in Honolulu is $95,800, up from $86,300 from 2013 dbedt.hawaii.gov/hhfdc/files/2015/06/2015□HUD □ Income□Limits□All□Counties.pdf.
ROW 154. CHAPTER IV. HOUSING, Objective A, Policy 7			
451.	88.19 163.2	Considered to be a good policy. Good idea to preserve existing structures.	The DPP notes your support of the proposed policy.
452.	163.1	*"Provide financial and other incentives to encourage the private sector to build homes for low□ and moderate□income residents."* Contradictory to have this policy.	The DPP has considered your suggestion, and concluded that this policy is appropriate because it recognizes that the bulk of all housing is provided by the private sector.
ROW 156. CHAPTER IV. HOUSING, Objective A, Policy 9			
453.	23.57 118.77	"Encourage the replacement of low□ and moderate□income housing in areas which are being redeveloped ~~at higher densities~~." Makes it seem that higher density housing is the only option when redevelopment occurs, because low and moderate densities are also needed.	The original policy (2002 edition) is being revised to take into account the possibility that future redevelopment planned for the PUC—primarily around proposed transit stations, including Pearl City/Aiea, Kalihi, Kakaako and Ala Moana—will result in gentrification that reduces the supply of affordable, lower□cost housing and displaces lower□income residents. Higher density redevelopment is also occurring with smaller scale projects in established neighborhoods, such as in Kaimukī, Manoa and Pauoa.
454.	30.38	~~"Encourage the replacement of low□ and moderate□income housing in areas which are being redeveloped at higher densities."~~ While higher□density may be desired in some urban areas, it is not always wanted or practical in other areas because of lack of infrastructure, limited road capacity, etc. High density development is more appropriately discussed when the individual DPs/SCPs are reviewed.	See response to #453. Developments cannot be constructed unless they can adequately deliver necessary utilities and provide mitigation for anticipated impacts. This is determined at the time of zoning and building permits.
ROW 157. CHAPTER IV. HOUSING, Objective A, Policy 10			
455.	23.58	"Promote the ~~design of~~ construction of dwellings which take advantage of Oahu's year□round moderate climate and which use other sustainable design techniques." Construction represents the actual building of housing, as opposed to emphasizing the design process.	Policy 10 is proposed to be revised (changes between the first and second public review draft are shown): "Promote the design and construction of dwellings which take advantage of Oahu's year□round moderate climate and which use other sustainable design techniques."
456.	30.39	"Promote the design and construction of affordable dwellings which take advantage of Oahu's year□round moderate climate and ~~which~~ use other sustainable design (LEED) techniques."	See response to #455. 1. The suggestion to specify "affordable dwellings" may cause some to misinterpret this policy as a directive specific to affordable housing. 2. Although the Leadership in Energy and Environmental Design (LEED) green building certification program has been beneficial to promoting sustainable design, sustainable design principles can be promoted without requiring LEED certification. Moreover, LEED is not the only sustainability certification program.
457.	61.4	Go beyond "green" certification to make natural air conditioning	This is the intent of the policy. The reference to "takes advantage of year□round moderate climate" implies

	Comment Source	Summary of Written Comment	DPP Response
		using tradewinds in building design.	design that uses natural ventilation.
458.	88.20	Considered to be a good policy.	The DPP notes your support of the proposed policy.
459.	118.78	"Promote the design and construction of all dwellings which take advantage of Oahu's year-round moderate climate and which use other sustainable design (LEED) techniques." Construction refers to the actual building process, rather than simply designing buildings. LEED certification techniques together with cross-ventilation are essential.	See response to #455.
ROW 159. CHAPTER IV. HOUSING, Objective A, Policy 12			
460.	23.59	"Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops ~~and public transit~~ in redevelopment areas along the rail corridor in the PUC (Primary Urban Center)." Reflects city policy of transit oriented development in the PUC along the rail route.	The term "public transit" includes both rail and bus service, and is more inclusive that the suggested change. The concepts described in the proposed policy are consistent with smart growth principles, and are applicable to both urban and rural communities where there are commercial cores.
461.	30.40	~~"Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit."~~ Delete because discussions specifically related to the rail line, such as TOD, and discussion about higher-density and mixed use is more appropriate for review at the DPs/SCP level. This policy is an open-ended policy which could lead to increased densities in residential and rural areas without regard for location, infrastructure, need, or how TOD/higher density will impact existing communities.	See response to #460. Developments cannot be constructed unless they can adequately deliver necessary utilities and provide mitigation for anticipated impacts. This is determined at the time of zoning and building permits.
462.	61.5	Prohibit cul-de-sacs in future developments. They discourage pedestrian and bicycle traffic and trap people when emergencies arise.	The DPP generally concurs that cul-de-sacs do not promote connectivity in neighborhoods. However, this is specific to subdivision and zoning regulations, and will require modification to existing subdivision design rules. A new policy about connectivity was added to Chapter V, Objective A, Policy 7: "Design street networks to incorporate greater roadway and pathway connectivity."
463.	115.15	"Promote higher-density, mixed use development, including transit-oriented development, in the Primary Urban Core to increase the supply of affordable and market homes convenient to jobs, shops and public transit." This reflects the reference to the PUC, as stated in the rationale for change, and the intent of the SCP areas to be no-growth areas.	See response to #460.
464.	118.79	"Promote ~~higher-density,~~ mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit." Mid- and low-density mixed-use complexes would also be constructed around bus transit centers in the designated growth areas of Kapolei and Central Oahu. Revision is needed to be consistent with the Rationale for Change given for Policy 9: "The possibility that higher-density redevelopment planned for the PUC will cause gentrification and reduce the supply of affordable, lower-cost housing (primarily around proposed transit stations and in other areas targeted for redevelopment) is a concern."	Mixed-use development around transit centers will vary in terms of allowed density and height depending on each approved Transit-Oriented Development (TOD) plan and zoning. While the stated rationale for adding this policy is to reflect "existing growth management strategies that call for higher density redevelopment and infill development in the PUC," the proposed policy also supports smart growth principles that are applicable to both urban and rural communities where there are commercial cores. No changes are being made to the November 2012 report that accompanied the first public review draft.
ROW 160. CHAPTER IV. HOUSING, Objective A, Policy 13			

	Comment Source	Summary of Written Comment	DPP Response
465.	23.60 118.80	"Encourage the production and maintenance of affordable rental housing, and enforcement of ohana housing, for family use ~~and accessory dwelling units~~." This recognizes that ohana housing means accommodations for extended family without substantially altering existing neighborhood character (LUO Sec. 21-8.20). The LUO identifies ohana housing as accessory dwellings so they do not become separate housing units.	This proposed policy reflects the recent adoption of the Accessory Dwelling Unit (ADU) ordinance (15-41) and the acute need for affordable housing. Compliance and enforcement of ohana housing occupancy and transient vacation rentals is a regulatory issue of zoning to be addressed under the Land Use Ordinance. The suggested revision is overly specific for the scope of the General Plan.
466.	30.41	"Encourage the production and maintenance of affordable rental housing, ~~ohana housing, and accessory dwelling units~~." Delete "ohana housing" and "accessory dwelling units" because they do not work in reality and many such units are being used as short-term transient vacation rentals. Inclusion of such housing strategies belong in the DPs/SCPs, not the General Plan.	See response to #465. Affordable rental housing projects, ohana housing and accessory dwelling units are different types of housing products that are part of the City's goal of increasing housing supply.
467.	43.6	Implementing Agencies: General Plan would be more effective if it identified agencies with primary responsibility for policy implementation and described the key issues facing implementation. For example, Policy 13 encourages ohana zoning without noting how: (1) the current city ordinance curtails the use of ohana units; and (2) the Department of Environmental Services charges ohana owners twice as much for sewer usage as other residential owners. If these anomalous policies are not consistent with the General Plan, how can they be addressed?	The intent of this policy is to encourage the development of affordable housing such as ohana housing and ADUs. The General Plan is not intended to identify implementation actions. Implementation is carried out through the DPs/SCPs, implementing ordinances, rules, regulations and functional plans of the agencies charged with implementation.
468.	111.30	"Encourage the production and maintenance of affordable rental housing in perpetuity ~~, ohana housing, and accessory dwelling units~~." Ohana housing and accessory dwellings in many cases create slums and overburden infrastructure not designed for the higher density.	The DPP respectfully does not concur with the comment. It is not necessary to add "perpetuity" to the adopted ordinance for affordable rental housing. Existing zoning and building standards permit the development of ohana units and accessory dwellings; these units must comply with all building code standards applicable to all other housing. They are also required to meet existing infrastructure demands.
469.	61.6	Encourage boarding houses as part of the neighborhood mix. This provides transitional housing at minimal cost.	Policy 17 is being added to the second public review draft: "Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed." Interpretation of this policy can include transitional housing.
ROW 163. CHAPTER IV. HOUSING, Objective A, Policy 16			
470.	26.7 37.15	Policies do not go far enough in providing lower income families access to truly affordable housing. (i.e., cost and rent controls should be in effect on all new proposed developments.) Add new policy: "Mandate the provision of affordable housing and controls on the cost of such housing as a part of all new developments." Add new policy: "Update the definitions of 'affordable housing' and 'workforce housing' to better reflect the amount of money low- to moderate-income residents have available to pay for housing."	The General Plan promotes a housing approach based on: encouraging the production of diverse housing types (different densities, tenure types, unit sizes, etc.); providing quality housing; and assisting renters and homebuyers to afford housing. See response to #450 regarding the definition of "affordable housing."
471.	39.2	Add new policy: "Support and implement improved enforcement of the Land Use Ordinance to ensure that housing in residential zoning is used only for long-term occupancy. Add additional enforcement tools as needed to ensure effective results."	The DPP does not concur with the suggested policy because it is too vague and enforcement is part of the City's mandate.
ROW 164. CHAPTER IV. HOUSING, Objective B			

	Comment Source	Summary of Written Comment	DPP Response
472.	95.10	"To eliminate ~~reduce~~ speculation in land and housing." This recognizes housing as a primary need, not an investment.	Objective B is proposed to be revised (changes between the first and second public review draft are shown): "To minimize ~~reduce~~ speculation in land and housing."
ROW 166. CHAPTER IV. HOUSING, Objective B, Policy 2			
473.	23.61 118.81	Discourage land and development speculation to keep land and housing prices affordable for residents ~~in lands outside of areas planned for urban use~~." Exploitation of both public and private land and speculation in any area will continue to drive the cost of housing up and out of reach for the majority of Oahu's residents.	The suggested revision creates redundancy with Objective B. See response to #472.
474.	30.42	Discourage land and housing speculation ~~in lands outside of areas planned for urban use~~." This policy, as proposed, infers that land speculation is OK in areas planned for urban use. This conflicts with Objective B and other statements to "reduce speculation." The city should be discouraging speculation everywhere, regardless of zoning, to help keep land and housing affordable for residents.	The suggested revision changes the intent of this policy. The DPP prefers to maintain the reference to "lands outside of areas planned for urban use," which is consistent with policies to protect agricultural, open space and preservation areas.
475.	95.11	"Eliminate ~~Discourage~~ speculation in lands outside of areas planned for urban use."	The DPP acknowledges the need to manage land speculation in areas outside of areas planned for urban use. However, DPP does not consider eliminating land speculation to be a county function, as it involves prohibiting constitutional property rights that allow individuals to buy and sell land.
476.	111.31	How does the City discourage land speculation when a landowner buys agricultural land and the City moves the urban boundary to allow residential and commercial development?	Urban development is only allowed when the State and City land use designations/zoning districts are aligned. The requirement to be designated State Urban and to also be consistent with the City's General Plan, DP/SCP and zoning, is intended to deter land speculation. NOTE: An agricultural-zoned parcel could be State Urban and designated for an urban use by the DP/SCP, indicating the State/City intent for future urbanization. "An effective deterrent….would be the widely publicized intention of the City and County government not to approve a request for urban zoning just because the LUC granted an urban designation to a certain parcel. Urban zonings, it should be made clear, will be approved by the City and County government only when they are consistent with the General Plan" (and the DPs/SCP)." (General Plan Reference Report Summarizing the Basis of Objectives and Policies, 1978, pg. 105-106).
ROW 169. CHAPTER IV. HOUSING, Objective B, Policy 5			
477.	23.62 30.43 118.82	"~~Ensure that owners of affordable housing properties maintain housing affordability over the long term.~~ Prohibit the selling or renting of government subsidized housing for large profits." Replace with original policy because it reflects the city's policy to not allow government (i.e. taxpayer) subsidized housing to be sold at a large profit. Proposed change will allow selling of government subsidized housing for profits.	Policy 5 is proposed to be revised (changes between the first and second public review draft are shown): "Ensure that owners of ~~affordable~~ housing properties, including government-subsidized housing, maintain housing affordability over the long term. This is consistent with the City's current efforts to divest affordable housing properties. The City is leasing their housing properties to private management companies, on conditions that the property's long-term affordability is maintained.

	Comment Source	Summary of Written Comment	DPP Response
478.	118.83	"Ensure that owners of affordable housing properties and government subsidized housing maintain housing affordability over the long term."	See response to #477.
ROW 170. CHAPTER IV. HOUSING, Objective C			
479.	27.12	Supports that residents are provided with a choice of living environments.	The DPP notes your support of the proposed policy.
480.	23.63 30.44	"To provide residents with a choice of new living environments which are……" Reflects the City's desire for new and infill development in the urban core and projected growth areas.	The DPP prefers that this objective apply to ALL communities, not just new developments.
481.	118.84	"To provide residents with a choice of new and sustainable living environments which are reasonably close to employment, recreation, and commercial centers, and ~~which~~ are adequately and efficiently served by multi-modal transportation networks, renewable energy and other public utilities at lower cost to the ratepayer." Reflects the City's desire for new infill development in the urban core and projected growth areas to accommodate efficient transportation and advanced utility technologies at lower cost to the ratepayer.	The revisions being proposed are too detailed (i.e., combines too many specifics within one policy).
ROW 171. CHAPTER IV. HOUSING, Objective C, Policy 1			
482.	88.21	*"Ensure residential developments offer a variety of homes to people of different income levels and to families of various sizes."* Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 173. CHAPTER IV. HOUSING, Objective C, Policy 3			
483.	27.13	Supports this policy, which encourages co-location of residential development and employment centers.	The DPP notes your support of the proposed policy.
484.	23.64	"Encourage the co-location of residential development and employment centers, and provide commercial, educational, social and recreational amenities in current urban corridors." Reflects Oahu's proposed growth pattern.	The policy is consistent with smart growth principles, and should be applied to both urban and rural communities where there are town centers. The policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Encourage the co-location of residential development and employment centers~~, and provide~~ with commercial, educational, social, and recreational amenities in the development of desirable communities.
485.	30.45	As written, the intent of this policy is unclear and needs to be rewritten for clarity and understanding, if it is to be kept in the city's long-range planning document.	The intent of Policy 3 is to create mixed-use communities where residents are in close proximity to work, jobs, dining, educational, and recreational resources. See response to #484.
486.	115.16	"Encourage the co-location of residential development and employment centers and provide commercial, educational, social and recreational amenities in town centers." The high-density, mixed-use concept should focus on town centers that already have commercial and mixed use zoning. Maintaining residential zoning is important to protect neighborhoods from commercial establishments/vacation rentals.	See response to #484 and #485. "Town Centers" are identified in the DP/SCP.
487.	118.85	"Encourage the co-location of residential development and employment centers in the designated growth areas of Kapolei and Central Oahu, and provide commercial, educational, social and recreational amenities." Reflects Oahu's current and future growth pattern.	See response to #484.

	Comment Source	Summary of Written Comment	DPP Response
ROW 174. CHAPTER IV. HOUSING, Objective C, Policy 4			
488.	23.65	"Encourage residential development in ~~suburban~~ areas where existing roads …." Delete "suburban" as it is premature to recommend all and any suburban areas without knowing if adequate capacity exists for additional development.	The addition of "suburban" specifies that this is applicable to certain kinds of communities. Deleting "suburban" as suggested would expand this policy to rural areas.
489.	27.14	Supports addition of "suburban" to qualify areas with existing roads, utilities, and other community facilities not being used to capacity, where residential development is encouraged.	The DPP notes your support of the proposed policy.
490.	30.46	"Encourage residential development in ~~suburban~~ areas where existing roads, utilities, and other community facilities are not being used to capacity~~, and in urban areas where higher densities can be readily accommodated~~." Delete proposed new wording, since such statements belong in the DPs/SCPs where appropriate vetting and understanding of infrastructure needs and capabilities, limiting factors and impacts on existing communities and resident's well-being can be better assessed.	The use of "suburban" and "urban areas" specifies that this is applicable to certain kinds of communities. Deleting these references as suggested would expand this policy to rural areas.
491.	115.17	If the intent is to preserve existing rural and agricultural areas from further development, this should be stated clearly in the policy.	This is addressed by policies that establish geographic growth boundaries (Chapter I, Objective A, Policy 4) and the City's directed growth policy (Chapter I, Objective B and related policies).
492.	118.86	Delete policy: ~~"Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated."~~ Policy has no regard for present or future carrying capacity, and is the antithesis of sound planning for an island with finite resources. Is irresponsible to recommend residential development in any and all suburban areas without knowing if sufficient capacity exists for additional development. Reference to "urban areas where higher densities can be readily accommodated" conveys unfettered high-density development which cannot be supported by finite resources and the lack of new/upgraded infrastructure.	This suggestion is counter to the City's directed growth policy. The fundamental intent of the General Plan is to accommodate future growth while preserving existing rural and agricultural area from further development. The assessment of an area's capacity to accommodate additional development would be addressed during the land use and building permit review. Carrying capacity is an evolving issue, not a fixed one because it changes with scale, density, technology, and values as well as context.
ROW 175. CHAPTER IV. HOUSING, Objective C, Policy 5			
493.	23.66 30.47 118.87	~~Support mixed-use, higher-density redevelopment in areas surrounding future transit stations.~~ Delete because this policy encourages transit-oriented development around bus transit stations, and because this is more appropriate at the DPs/SCPs level where higher-density around rail stations can be better examined. Revise policy to clarify that it refers only to the PUC or along the rail route, since rationale indicates that this policy provides for development in the PUC. Also need to clarify if the reference to "future transit stations" is intended to include bus transit stations.	This new policy is consistent with smart growth principles and can be applied to both urban and rural communities where there are commercial cores with transit stations. The scale, density and character of development surrounding transit stations would be established at the DP/SCP level, with additional detail provided at the zoning level.
494.	115.18	If the intent is to direct high-density redevelopment and infill in the PUC, then the term "PUC" should be included in the statement.	See response to #493.
ROW 176. CHAPTER IV. HOUSING, Objective C, Policy 6			
495.	23.67	"Discourage residential development in areas where the topography including slopes 20% or greater makes construction difficult or hazardous and where……." Should be the policy of the city and this document to ensure that houses are built in a safe	Policy 6 is intended to discourage residential development where the topography makes construction difficult. This includes land with steep slopes and unstable soils (which may not have slopes

	Comment Source	Summary of Written Comment	DPP Response
		manner and development will not threaten the safety of others.	greater than 20 percent).
496.	118.88	"Discourage residential development in areas where the topography including slopes 20% or greater makes construction difficult or hazardous and where providing and maintaining roads, utilities and other facilities would be ~~extremely costly or~~ environmentally damaging, or cannot be provided at a reasonable cost." Should be the City's policy to ensure that houses are built in a safe manner in safe conditions, and that their development will not threaten the safety of others. Use of "reasonable cost" instead of "extremely costly" implies a preference for lower costs.	Construction regulations specify development standards and land characteristics which make for incompatible development. Objective A, Policy 1 is intended to provide decent homes at the least possible cost.
497.	33.8 146.6	"Discourage residential development ~~in areas where the topography makes construction difficult or hazardous and~~ where ~~providing and maintaining~~ roads, utilities and ~~other~~ community facilities ~~would be extremely costly or environmentally damaging~~ cannot be provided at a reasonable cost." Retain original policy. Changing the standard from "reasonable" to "extremely costly" would significantly hinder good planning policy and allows development that could involve very costly infrastructure improvements. Developments should be required to mitigate impacts to a level equal to or better than without the development.	The suggested change to Policy 6 does not substantively change the policy that was proposed in the public review draft.
ROW 177. CHAPTER IV. HOUSING, Objective C, Policy 7			
498.	23.68	"~~Preserve and encourage re□investment in older communities through infrastructure upgrades, public amenity improvements, tax incentives self□help, housing□rehabilitation, improvement districts, and other governmental programs~~ Encourage upgrades of older communities to help keep communities vibrant, help retain existing population, avoid Detroit like scenarios and provide jobs for a variety of craftsmen." Delete proposed policy because it changes the policy from preserving older communities to infrastructure upgrades for unclear and unspecified purposes. New policy reflects the importance of maintaining stable neighborhoods.	Policy 7 is being revised in the second public review draft (changes between the first and second public review draft are shown): "Encourage public and private investments in older communities as needed to keep the communities vibrant and livable. ~~Preserve and encourage re□investment in older communities through infrastructure upgrades, public amenity improvements, tax incentives and other government programs.~~" This policy clarifies that both public and private investments are needed to maintain the viability of communities. References to Detroit are not appropriate.
499.	30.48	"Preserve ~~and encourage re□investment in~~ older communities through ~~infrastructure upgrades, public amenity improvements, tax incentives~~ self□help, housing□rehabilitation, improvement districts, and other governmental programs." Delete proposed wording because it changes the original policy from preserving older communities to encouraging infrastructure upgrades that may not be appropriate. Evaluation of infrastructure adequacy should be addressed in the DPs/SCPs.	See response to #498.
500.	118.89	"Preserve established ~~and encourage re□investment in~~ older communities to maintain their character while encouraging upgrades through infrastructure upgrades, public amenity improvements, tax incentives, and other governmental programs to help keep them vibrant and retain their existing population." This reflects the importance of maintaining stable, established and historic neighborhoods, and will avoid Detroit□type scenarios.	The suggested change to Policy 7 does not substantively change the policy that was proposed in the public review draft.
ROW 178. CHAPTER IV. HOUSING, Objective C, Policy 8			
501.	34.26	Supports this new policy.	The DPP notes your support of the proposed policy.
502.	88.22	*"Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned*	The intent of the proposed policy is for military personnel to live on military bases. The proposed

	Comment Source	Summary of Written Comment	DPP Response
		over to military housing contractors and to give cultural guidance to military living off base to avoid misunderstandings." Considered to be a good policy.	addition addresses assimilation of military personnel into the community and is unrelated to the policy's intent.
503.	115.19	Add a new policy: "Discourage residential development in areas zoned for agriculture and preservation."	This is addressed by Chapter II, Objective C, Policy 6 and Policy 8.
504.	118.90	"Encourage the military to provide housing for active duty personnel and their families on military bases and in designated areas turned over to military housing contractors."	See response to #502.
CHAPTER V. TRANSPORTATION AND UTILITIES			
505.	7.1	Recommends that the transportation objectives and policies be consistent with the mission, goals and objectives of the Hawaii Statewide Transportation Plan and the Hawaii Regional Transportation Plan.	The DPP is unclear how the General Plan is not consistent with either document. See response to #506.
506.	48.3	Add a policy to conduct a carrying capacity study of existing infrastructure (to document capacity limitations of two-lane Kamehameha Highway)	The Oahu Regional Transportation Plan (ORTP) serves as a guide for the development of recommended major surface transportation facilities and programs. The role of the ORTP is discussed in the DPs/SCPs. Chapter VII, Objective A, Policies 1 and 2 support coordinating development and infrastructure improvements.
507.	49.6	By allowing development to occur without first requiring transportation system improvements, the Plan supports reckless development that will only compound poor traffic conditions. The Plan should require "no new development until the transportation grid is improved to meet a desirable level of service." Specifically, the Plan should call for a moratorium on development until the LOS is improved from the current LOS F to at least LOS D. Rail is an inadequate solution that will not alleviate traffic. Building up the roadway network with bus rapid transit, a ferry system, and double-decking and tunneling would be a better solution.	See response to #506. Concurrency is a good concept but its practical applications are case specific and context sensitive.
508.	110.3	Need to impose a moratorium or some other control when development exceeds adequate public infrastructure. Traffic on the North Shore is a classic example – poor planning has led to roads operating at LOS D, E and F.	See response to #506.
509.	192.1	As population grows and traffic increases, Honolulu can be a mini-Copenhagen, with more people on bikes and walking, and less cars. We need pedestrian and bike-friendly streets, bike/pedestrian paths, bike lanes, bike boxes at cross sections, bike parking, bus-only streets, and continuous, connected public access to coastal areas via coastal bike/pedestrian routes and walk ways. Developments should be required to provide bike and pedestrian facilities.	The Plan supports a multi-modal transportation system with improvements for pedestrian and bicycle facilities (see Chapter V, Objective A, Policies 1, 5, 7, 9, and 11).
510.	131.1	Concerned that high-rise development projects planned for the Kakaako corridor and Waikiki will negatively impact existing infrastructure systems and public services within the PUC. General Plan does not address upgrading current infrastructure, such as water, sewer, roadways and traffic, utility systems, hospitals, parks, schools, shopping complexes, and emergency/safety response services, to accommodate these developments.	See response to #506. Objectives and policies in this chapter outline the City's general approach for infrastructure provision. In regards to Kakaako, the Hawaii Community Development Authority has jurisdiction for Kakaako, and is responsible for infrastructure upgrades and public amenities to serve the developments (Chapter VII, Objective A, Policy 2 addresses concurrency and the adequacy of infrastructure systems; Chapter VII, Objective B, Policy 9 addresses Kakaako).

	Comment Source	Summary of Written Comment	DPP Response
511.	135.3	Rail is not a plan to relieve traffic. Rail is a ploy to support new development to create the next San Diego.	The DPP appreciates your comment and respectfully does not concur with the comment.
512.	77.5	Freeway traffic is unacceptable, with levels nearing gridlock. Freeway has exceeded its capacity, and cannot be widened to accommodate more vehicles. Solution to address traffic is to: stop Koa Ridge and Hoopili; increase jobs in Ewa by building Kapolei's downtown business district; tax incentives/benefits for living and working in close proximity to each other; limit immigration.	The DPP appreciates your comment and respectfully does not concur with the comment.
ROW 179. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A			
513.	3.5	"To create a multi-modal transportation system which……. minimizes ~~fossil fuel~~ petroleum consumption and greenhouse gas emissions…"	"Fossil fuels" is a more inclusive term that includes coal, oil, petroleum, and natural gas products.
514.	7.3	"....multi-modal transportation system..... results in less ~~minimizes~~ fossil fuel consumption and greenhouse gas emissions as compared to an auto-focused transportation system." Note also that DOT's multi-modal transportation system generally includes airports, harbors and highway, while the proposed language specifically addresses roadways.	The suggested revision does not change the meaning of the policy and makes a lengthy statement even longer.
515.	23.69 30.49 118.93	"To create a multi-modal transportation system which moves people and goods safely, efficiently, and at ~~a reasonable~~ the lowest possible cost and....." Reflects the City's policy to ensure that city transportation costs are kept as low as possible.	The alternative that provides "the lowest possible cost" may not always be the best/preferred option.
516.	44.18	Note that OMPO is updating the 2035 Regional Transportation Plan for 2040.	The Oahu Metropolitan Planning Organization (OMPO) is updating the Regional Transportation Plan to 2040.
517.	118.92	Add introductory paragraph (moved from the PREAMBLE, ROW 21). "A safe and efficient and affordable, cost-effective multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our economic productivity and quality of life. ~~The cost of building and maintaining the system is a major public investment.~~ Coordinated planning of accessibility ~~and~~ circulation requirements and integration of the multi-modal transportation system ~~with existing and planned developments~~ is important in the management of urban growth. The transportation objectives and policies address the need for a balanced system that allows safe, ~~comfortable~~ and convenient travel for all users, including pedestrians, bicyclists, public transportation riders, and motorists." The deleted sentence refers to only one mode of transportation. The deleted phrase "existing and planned developments" is a management goal of urban growth, and as written, could be interpreted to mean that urban growth would extend to rural areas with a multi-modal transportation system. "Comfortable" does not fit well on this context, as pedestrians and bicyclists may not always be comfortable.	This paragraph remains in the "TRANSPORTATION AND UTILITIES" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 180. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 1			
518.	44.19	In addition to the reference in the rationale about the State's Complete Streets Policy (Act 54, SLH 2009), this policy should reflect language resulting from the adoption of Bill 26 (2012) establishing a complete streets policy for the City.	The concepts that define Complete Streets—such as safe mobility for all users and multi-modal transportation—are addressed in the existing policy. In addition, the second public review draft includes new proposed policies specific to Complete Streets (see Objective A, Policy 6 and Policy 7). Bill 26 (2012) was

	Comment Source	Summary of Written Comment	DPP Response
			approved by the City Council as Ordinance 12-15 and will be noted in the Technical Report.
ROW 181. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 2			
519.	24.3	Opposes this policy.	The DPP notes the comment.
520.	30.50	"Provide transportation services to people living within the Ewa, Central Oahu, and Pearl City-~~Hawaii Kai~~ corridors primarily through a mass transit system …." Delete any reference to the Hawaii Kai corridor for a mass transit system. Rail is inappropriate for East Honolulu, and Hawaii Kai was never included in the PUC's transit plan. Recent investments have already resulted in improvements to this transportation corridor.	A multi-modal system that includes a transit component may be desired for East Honolulu in the future. Policy 2 includes rapid transit and feeder bus components and highway system improvements, which could be part of future transit plans for Hawaii Kai. Rail is not currently considered in transit plans for East Honolulu
521.	61.7	Include the Waianae Coast in transportation improvements; light rail on old railroad right-of-way and improved or additional highways.	Waianae and the Leeward communities are included in Objective A, Policy 3.
522.	118.94	"Provide transportation services to people living within the Ewa, Central Oahu, and Primary Urban Center with multi-modal ~~Pearl City-Hawaii Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus~~ components as well as through the existing highway system with ~~limited~~ improvements as may be appropriate." Deletes Hawaii Kai, which was never part of the PUC transit plan. Do not limit improvements to main thoroughfares, expressways or freeways.	See response to #520. Policy 2 is being revised in the second public review draft (changes between the first and second public review draft are shown): "Provide multi-modal transportation services to people living within the Ewa, Central Oahu, and Pearl City-Hawaii Kai corridors primarily through a mass transit system including exclusive right-of-way rapid transit and feeder-bus components as well as through the existing highway system ~~with limited improvements as may be appropriate.~~"
523.	27.16	Supports transportation services to Oahu communities through mass transit and express- and feeder-buses.	The DPP notes your support for the proposed policy. See response to #520.
ROW 182. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 3			
524.	115.20	Strongly supports "a system of express-and feeder-buses"	The DPP notes your support of the proposed policy.
525.	27.16	Supports transportation services to Oahu communities through mass transit and express- and feeder-buses.	The DPP notes your support for the proposed policy.
526.	118.95	"Provide transportation services outside the Ewa, Central Oahu, and Primary Urban Center ~~Pearl City-Hawaii Kai~~ corridors primarily through a system of express and feeder-buses as well as through the highway system with ~~limited to moderate~~ improvements sufficient to meet the needs of the communities being served." Deletes Hawaii Kai, which was never part of the PUC transit plan. Do not limit improvements to main thoroughfares, expressways or freeways.	See response to #520.
ROW 183. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 4 (per original General Plan, 2002)			
527.	34.27	Reinstate original policy with revisions: "Improve transportation facilities and services in the Waianae, Central Oahu ~~Ewa corridor~~ and ~~in the~~ trans-Koolau corridors ~~to meet the needs of Ewa and Windward communities~~."	The DPP considered your suggestion, and concluded that reinstating the policy would be redundant with Policy 3, which addresses the communities "outside the Ewa, Central Oahu and Pearl City-Hawaii Kai corridors" including Waianae, Central Oahu and Windward.
ROW 185. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 5			
528.	27.17 34.28	Supports the proposed amendments to this policy, which includes improving bicycle and pedestrian facilities in existing communities.	The DPP notes your support of the proposed policy.
ROW 186. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 6 (per original General Plan, 2002)			

	Comment Source	Summary of Written Comment	DPP Response
529.	8.3	"Consider environmental, social, and cultural impacts, and hazards to life and property, as well as construction and operating costs, as important factors……." Relocating coastal highways inland must be considered as an alternative to coastal armoring. This will ensure public safety, reduce long-term maintenance costs, and preserve coastal environments in these areas.	This policy has been revised and is presented in the second public review draft as Policy 9 (changes between the first and second public review draft are shown): "Consider environmental, social, ~~and~~ cultural, and climate change and natural hazard impacts, as well as construction and operating costs, as important factors in planning transportation system improvements."
530.	42.12	"Consider environmental, climate change and natural hazard impacts, social and cultural impacts, as well as construction and operating costs, as important factors in planning transportation system improvements."	See response to #529.
531.	61.8	Prohibit cul-de-sacs in future developments; they discourage pedestrian and bicycle traffic and trap people when emergencies arise.	A new Policy 7 is proposed in the second public review draft to address greater connectivity within communities: "Design street networks to incorporate greater roadway and pathway connectivity." The Honolulu Fire Department (HFD) does review construction plans for conformance to the City's Fire Code that includes adequate roadway widths and cul de sac radii to ensure that firefighting vehicles have adequate room to maneuver in new developments.
532.	118.96	"Consider environmental, social and cultural impacts, including increased crowding and crime with higher densities, as well as construction and operating costs, as important factors in planning transportation system improvements."	Increased crowding and crime would be classified as social impacts, which are specified in the policy.
ROW 187. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 7 (per original General Plan, 2002)			
533.	27.18	Supports promoting the use of public transportation towards reducing the dependency on the automobile.	The DPP concurs that using public transportation contributes to reducing automobile dependence. This is addressed in Objective A and its policies regarding multi-modal transportation (Policies 1, 2, 3, 5, 6, and 8).
534.	3.6	"Promote the use of public transportation as a means of…….. reducing automobile dependency and ~~fossil fuel~~ petroleum consumption….."	Policy 7 has been deleted and replaced with a newpolicy in the second public review draft: "Design street networks to incorporate greater roadway and pathway connectivity." Chapter VI, Objective B, Policy 4 also promotes a multi-modal transportation system that minimizes fuel consumption and greenhouse gases.
535.	3.7	Add new policy: "Policy 8. Increase the availability and use of energy efficient vehicles and alternative fuels, including electricity."	The use of energy efficient vehicles is addressed in Chapter VI, Objective B, Policy 6: "Support the availability and use of energy efficient vehicles, especially hybrid, fuel cell, and pure electric vehicles."
ROW 188. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 8			
536.	17.1	"Make transportation services safe and accessible to people with limited mobility: the young, elderly, and disabled ~~and those with limited incomes~~." Questionable whether having limited income equates to having limited physical mobility.	Policy 8 is intended to support safe and accessible transportation services for everyone, including persons with limited incomes. Typically, those with limited incomes do not own private automobiles and rely on public transportation to get around..
ROW 189. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 9			
537.	17.2	"Promote programs, land use and design strategies, and ~~public and~~ private expenditures to increase the use of alternative modes of transportation, ~~especially during peak commute hours~~." Goal is	Objective A promotes a multi-modal transportation system that "minimizes fossil fuel consumption and greenhouse gas emissions." This implies greater

	Comment Source	Summary of Written Comment	DPP Response
		to promote alternative modes of transportation "round the clock," and not limit its use to peak hours.	reliance on alternative modes of transportation. Based on public input and the threats Oahu faces due to potential impacts related to climate change and sea level rise, the DPP has replaced the old Policy 9 with a new policy that promotes the importance of taking environmental, social, cultural, climate change, and natural hazards impacts into consideration when planning transportation improvements.
538.	23.70 30.51	"Promote programs, ~~land use and design strategies, and public and private expenditures to increase the use of alternative modes of transportation, especially during peak commute hours~~ to reduce dependence on the use of automobiles." Replace with original policy language. Proposed wording is not logical, how can land uses be geared toward peak commute hours? It is unclear how land use and design strategies will increase the use of alternative modes of transportation, and the discussion of land use and design best belongs in the DPs/SCPs.	See response to #537.
539.	118.97	Delete policy: "~~Promote programs, land use and design strategies, and public and private expenditures to increase the use of alternative modes of transportation, especially during peak commute hours.~~" Proposed wording is not logical, how can land uses be geared toward peak commute hours?	See response to #537.
ROW 190. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 10			
540.	44.20	In listing transportation demand management strategies for reducing traffic congestion, this revised policy does not include the logical nexus between land use, siting, and transportation, i.e., housing opportunities close to employment.	Traffic Demand Management (TDM) strategies are a separate approach from land use and siting strategies that locate housing in relation to employment. Generally, TDM strategies are implemented as conditions that developers must meet to secure zoning approval. Policies addressing efficient land use and the location of uses such as housing and employment centers are presented in Chapter VII.
541.	118.98	"Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as an island-wide synchronized traffic signal system, carpooling, telecommuting, flexible work schedules, and incentives to use alternative travel modes."	Synchronized traffic signals are not considered a form of transportation demand management. The City's existing islandwide control system is operated by the Department of Transportation Services.
ROW 191. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 11			
542.	61.9	Prohibit cul-de-sacs in future developments; they discourage pedestrian and bicycle traffic and trap people when emergencies arise.	The DPP concurs that neighborhood street systems need to be properly designed to ensure timely ingress and egress for emergency vehicles. Objective A, Policy 7 provides a policy to design street networks to incorporate greater roadway and pathway connectivity.
ROW 192. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 12			
543.	61.10	Include low cost land lease to FBOs, private hangers & car rentals.	These are specifics for functional planning and are beyond the scope of the broad policy guidance of the General Plan.
ROW 194. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective A, Policy 14			
544.	23.71 118.99	Add new Policy 15: "Ensure that realistic operational costs are incorporated into the evaluation of transportation alternatives." Add new Policy 16: "Encourage telecommuting in both the public and private sector as a means of reducing traffic and reducing	Construction and operating costs of transportation system improvements are addressed by Policy 9 and Objective D, Policy 2. . Telecommuting is addressed by Objective A, Policy 10.

	Comment Source	Summary of Written Comment	DPP Response
		green house gas emissions."	
ROW 195. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B			
545.	30.52	"To provide an adequate supply of water and environmentally sound systems of waste disposal for Oahu's existing population and for future generations, carrying capacity studies will be conducted." As the resident and tourist population increases, there is an urgent need to understand the carrying capacity of the island's water and waste systems.	The suggested addition shifts the focus of this objective from a goal-oriented statement to an action. See response to #54.
546.	118.100	To provide an adequate supply of water and environmentally sound systems of waste disposal in accordance with ~~for~~ Oahu's scientifically-defined carrying capacity for the existing population and for future generations." There is no regard for present or future carrying capacity. Scientifically-determined carrying capacity of land and water supply is essential for sustainability.	See response to #54.
547.	48.11	This also applies to Policy 1. Expansion of Turtle Bay and Envision Laie is inconsistent with this objective and policy, which calls for adequate water supply and waste disposal systems. Based on current infrastructure capacity and available water supply, Koolau Loa's carrying capacity will be exceeded when the proposed developments are built. Traffic/highway capacity, inadequate emergency and evacuation routes, and water and wastewater systems capacity are concerns.	The Turtle Bay Resort Supplemental EIS (2013) identifies mitigation measures to address impacts. The development permitting approval process will address impacts to infrastructure systems and public services.
548.	49.3	Protect and preserve all underground karst system features that induce fresh water outlets in the ocean (predominately located in Ewa/Kalaeloa). Karst systems are being destroyed and filled, which adversely affects the nearshore ecosystem (i.e., impacts to water quality, limu growth, fish, monk seals, etc.).	There are policies in Chapter III to protect water resources. As the role of the General Plan is to provide the overall framework for the City's policies on land use and development, these unique resources are more appropriately identified and addressed at the DP/SCP level.
ROW 196. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 1			
549.	34.29	"Develop and maintain an adequate, safe and reliable supply of water in a cost-effective way that supports the long-term sustainability of the resource, while ensuring affordability to all consumers on Oahu."	Policies 1, 2 and 3 address "cost-effectiveness" and "reasonable costs" of providing service.
550.	42.13	"Develop and maintain an adequate, safe and reliable supply of water in a cost-effective way that supports the long-term sustainability of the resource and considers impacts of climate change."	Policy 2 in the second public review draft has been revised to "consider the impacts of climate change."
ROW 197. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 2			
551.	42.14	"Help to develop and maintain an adequate, safe and reliable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health of the resource and considers the impacts of climate change impacts, including possible decreases in water supply due to drought and runoff attributed to climate change."	Policy 2 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Help to develop and maintain an adequate, safe and reliable supply of water for agricultural and industrial needs in a cost-effective way that supports the long-term health of the resource and considers the impacts of climate change, including possible decreases in water supply due to drought."
552.	61.11	Ten percent of the water lines should be replaced yearly.	This is a functional planning decision outside the scope of the broad policy guidance provided by the General Plan. This is an appropriate policy/ implementing action under the BWS's Capital Improvement Program

	Comment Source	Summary of Written Comment	DPP Response
			long‐range plan.
ROW 198. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 3			
553.	23.72	"Use new technologies ~~which will ensure~~ that will help reduce the cost of providing water and waste disposal services ~~are provided at reasonable cost~~."	The DPP considered the suggestion, and prefers the wording of the policy as recommended.
554.	118.101	"Use new technologies which will ~~ensure that~~ help reduce the cost of providing water and waste disposal services and ensure that water and waste disposal services are regularly maintained ~~are provided~~ at reasonable cost."	This policy is specific to the provision of services. Objective C, Policy 1 addresses maintaining and upgrading existing utility systems to avoid major breakdowns and service interruptions.
ROW 199. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 4			
555.	34.30	"Encourage the development ~~increased availability~~ and use of recycled, ~~or~~ brackish or desalinated water to meet potable or non‐potable resource demands."	Policy 4 focuses on non‐potable water demands. Policy 3 calls for the use of new technologies to ensure the provision of water. This could include desalinated water treatment.
556.	118.102	"Encourage the increased availability and supporting infrastructure for the use of recycled or brackish water to meet non‐potable demands."	The suggested wording does not provide a substantive change to the proposed policy.
ROW 200. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 5			
557.	118.103	"Pursue strategies to reduce the per‐capita consumption of water and the per‐capita production of waste in accordance with the scientifically‐determined carrying capacity of Oahu." Disregard for carrying capacity with over‐building increases overall needs and contradicts these desirable goals.	See response to #54 and #63.
ROW 201. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 6			
558.	23.73 118.104	"Provide safe, efficient and environmentally ~~sound~~ sensitive waste‐collection and waste‐disposal services."	Being "environmentally sound" implies a higher level of protection than "environmentally sensitive."
559.	23.73 30.53 118.104	"Provide safe, efficient, and environmentally sound waste‐collection and waste‐disposal services that adhere to all EPA standards including requirements for secondary treatment."	This is an unnecessary addition. The City is required to comply with Federal and State standards.
560.	42.15	"Provide safe, efficient, and environmentally sound waste‐collection and waste‐disposal services that accounts for increases in runoff and rising ground water attributed from climate change."	Policy 6 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Provide, safe, reliable, efficient, and environmentally sound waste‐collection and waste‐disposal services that consider the impacts of climate change during the siting and construction of new facilities."
561.	118.104	"Provide safe, sound, efficient, and environmentally sound waste‐collection and waste‐disposal."	See response to #560.
ROW 202. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 7			
562.	3.8	"Pursue programs to expand residential and commercial recycling and....."	This would identify specific uses where recycling should be promoted. A generalized statement that does not exclude any sectors (e.g., educational, industrial, public sector) is preferred.
ROW 204. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective B, Policy 9			
563.	30.54	Add new Policy 10: "Require dual water systems in order to help save Oahu's water resources for future generations." Add new Policy 11: "Ensure that adequate water for human use exists when considering new residential development."	Regarding a new Policy 10: The DPP concurs that dual water systems would contribute to saving potable water for future generations. However, the proposal to require dual water system for Oahu at this time is not feasible because recycled/non‐potable water is not readily available to meet the expected demand in all

	Comment Source	Summary of Written Comment	DPP Response
			parts of Oahu. According to the BWS, non-potable or recycled water resources must be available in sufficient quantities to meet non-potable water uses. According to the BWS, non-potable and recycled water are both being used for irrigation systems in Ewa, in parts of Waianae, and in the airport area from existing sources. The BWS is continually looking for methods or technologies to use non-potable or recycled water to save potable water resources. Policy 4 supports increasing the availability and use of recycled water. Regarding a new Policy 11: The intent of Objective B and , Policy 1 is to ensure that adequate water supply is available for human consumption . Objective D, Policy 2 requires that impacts to existing utility systems are considered before new developments are constructed.
564.	23.74 118.105	Add new Policy 10: "Take all steps necessary to immediately stop sewage spills that re-occur during heavy rains." Add new Policy 11: "Ensure that the adequate availability and efficient use of water is a primary factor in the preparation and administration of land use plans and regulations." Add new Policy 12: "Require dual potable and non-potable water systems in all new housing construction to help conserve water for present and future generations."	Regarding a new Policy 10: The City is in the process of upgrading Honolulu's aging wastewater facilities and sewer lines to prevent spills and protect public health. An immediate solution to Honolulu's wastewater problems is overly ambitious, given the extent of improvements required and the costs associated with the improvements. Policy 6 calls for "safe, reliable, efficient and environmentally sound waste-collection and disposal." Regarding a new Policy 11 and new Policy 12: See response to #563.
ROW 205. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C			
565.	43.20	"To ensure reliable, equitable, cost-effective, and responsive service for all utilities."	The DPP is unclear what is meant by "equitable utility service."
ROW 206. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C, Policy 1			
566.	3.9	"Maintain and upgrade existing utility systems in order to maximize energy efficiency and the use of renewable resources and to avoid major breakdowns and service interruptions."	Energy efficiency and the use of renewable resources is addressed in Chapter VI.
567.	42.16	"Assess climate impacts in maintaining and upgrading ~~Maintain and upgrade~~ existing utility systems in order to avoid major breakdowns and service interruptions and to protect financial investments."	The suggested revision shifts the focus of the policy from maintaining and upgrading existing utility systems and places greater emphasis on assessing the climate change impacts to utility systems Chapter VII, Objective B, Policies 1, 2, and 3 in the second public review draft address also address integrating climate change into the planning, design, and construction of public and private developments that include utilities.
ROW 207. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C, Policy 2			
568.	43.21	"Provide improvements to utilities in existing neighborhoods where residents are currently affected by ~~to reduce~~ substandard conditions." To support this, priority should be given to repair and maintenance of current neighborhoods, instead of emerging ones.	This policy addresses the concern adequately without a reference to residents.
569.	118.106	"Provide improvements to utilities in existing neighborhoods to reduce substandard conditions, including setting public policy to	Objective D, Policy 3 requires undergrounding utility lines wherever feasible. Establishing guidelines for

	Comment Source	Summary of Written Comment	DPP Response
		underground utilities and conceal solid waste bins to eliminate the frightful blight throughout Oahu."	solid waste bins is a specific measure for the DPs/SCPs and zoning.
ROW 208. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C, Policy 3			
570.	3.10	"Facilitate the timely and orderly expansion and diversification of utility systems toward greater adoption of renewable energy."	Chapter VI, Objective A and Policies 1—11 in the second public review draft address the development of renewable energy.
571.	42.17	"Facilitate the timely~~, and~~ orderly, and safe expansion of utility systems."	Safe is inherently implied, as the utility would not undertake improvements at the expense of public health and safety.
572.	118.107	"Require and facilitate undergrounding utility lines and ~~Facilitate~~ the timely and orderly upgrades and expansion of utility systems to support self-sustainable and attractive communities."	Objective D, Policy 3 supports undergrounding utility lines wherever feasible.
ROW 209. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective C, Policy 4			
573.	23.75 118.108	"Increase the efficiency of public utilities by encouraging a mixture of uses with peak periods of demand occurring at different times of the day, including the establishment of lower electricity rates during off-peak hours."	The DPP appreciates the comment. The use of lower rates during off-peak hours is implied by the existing policy.
574.	61.12	Add new policy: "Policy 5. Bury all electrical lines wherever possible."	Objective D, Policy 3 supports undergrounding utility lines wherever feasible.
ROW 210. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D			
575.	23.76 118.109	"To maintain transportation and utility systems which support Oahu as the desirable and aesthetic place to live and visit."	The term "desirable" inherently implies that a place is "aesthetic."
576.	118.109	"To maintain transportation and utility systems which support Oahu and help ensure that the island becomes ~~as~~ a desirable place to live and visit."	The DPP has considered your suggestion, and concluded that the suggested change adds redundancy to the statement.
ROW 211. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 1			
577.	23.77 30.55 118.110	"Give primary emphasis in the capital improvement program to the maintenance and improvement of ~~transportation systems~~ existing roads and utilities. Keep original language since it does not prioritize one mode of transportation over others. Proposed language favors bus and rail transportation system needs over road repairs, and changes the policy from maintaining and improving roads to devoting all CIP to transit systems i.e. bus, rail.	The DPP appreciates the comment. While recent City efforts have focused on resurfacing and repairing City roads, the City's long-term preference is to use a multi-modal system that provides more mobility choices for more people, which is not limited to existing roads.
578.	42.18	"Give primary emphasis in the capital improvement program to the maintenance and improvement of transportation systems and utilities identified as vulnerable to climate impacts in existing studies."	Chapter VII, Objective B, Policies 1, 2, and 3 in the second public review draft address integrating climate change adaptation into the planning, design and construction of public and private developments including transportation systems and utilities.
ROW 213. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 3 (per original General Plan, 2002)			
579.	23.78 30.56 118.111	"Encourage the study and use of telecommunications as an alternative to conventional transportation facilities." Keep original policy. Telecommunication is a very efficient and cost effective method of providing jobs.	Telecommuting is recognized as one of the transportation demand management strategies in Objective A, Policy 10 of the first and second public review draft.
ROW 214. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 2			
580.	42.19	"Evaluate the social, cultural, economic,~~ and~~ environmental and climate change impacts of additions to the transportation and utility systems before they are constructed."	The DPP concurs that planning for the impacts of climate change is very important. That is why new or revised policies regarding climate change are woven through the second public review draft. Potential impacts on transportation and utility systems are addressed in Objective A, Policy 9 in this Chapter.

	Comment Source	Summary of Written Comment	DPP Response
			Climate change impacts on transportation and utility systems are addressed in Objective D, Policy 5 of this chapter: "Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near Oahu's coastal areas."
ROW 215. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 3			
581.	115.21	"Require the installation of underground utility lines wherever feasible, especially in older neighborhoods when utility poles and pavement are in need of repair or replacement."	The DPP respectfully does not concur with the comment because it creates a contradictory policy, as it may not always be feasible or cost-effective, or publicly supported to underground utility lines in older neighborhoods.
582.	118.112	"Require the installation of underground utility lines as standard public policy ~~wherever feasible~~."	The DPP respectfully does not concur with the comment because it is unrealistic to establish undergrounding as standard public policy in all cases, due to the high costs associated with undergrounding and the emphasis placed on providing service at a reasonable cost.
ROW 216. CHAPTER V. TRANSPORTATION AND UTILITIES, Objective D, Policy 4			
583.	9.10	Add a new policy: "Evaluate the impact the development and maintenance of transportation and utility systems will have on Native Hawaiian burials."	A new policy addressing evaluating the impacts of transportation and utility systems will have on Native Hawaiian burials is not necessary. Objective D, Policy 2 includes "cultural impacts" as one of the subject areas to be evaluated. Native Hawaiian burials are included under cultural impacts.
584.	115.22	"Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services. Consider taxing junk food and food products associated with increased health costs."	The DPP believes the current proposed policy is adequate for financing transportation and utility services. A tax on junk food or soda is not a land use or development issue, and is not relevant to the General Plan.
585.	118.113	~~"Seek improved taxing powers for the City and County in order to provide a more equitable means of financing transportation and utility services."~~ Delete policy. City must operate within its means and not sacrifice or jeopardize essential public services, roadway and park maintenance, or an efficient bus system for the sake of a rail corridor that will impact view planes, historic sites, noise levels, and the island's quality of life.	This policy is consistent with the City's long-standing policies and plans to provide cost-effective, equitable, and broadened transportation and utility services.
CHAPTER VI. ENERGY			
586.	3.1	SID's objectives include: (1) Maximizing the adoption of Energy Efficiency and Renewable Energy measures and technologies; (2) Providing a secure and resilient energy future through Energy Assurance measures; and (3) reducing our dependence on imported petroleum products.	The DPP concurs with the use of energy efficient and renewable energy; providing increased self-sufficiency and resiliency, and reducing Oahu's dependence on fossil fuels including imported petroleum products.
587.	27.19	Supports implementation of viable renewable energy resources to reduce dependence on imported fuels.	The DPP concurs with the use of renewable energy resources to reduce dependence on fossil fuels, including imported fuels.
588.	43.5	Energy Goals: General Plan refers to 90% dependence on imported oil without distinguishing between the approximate amounts used for transportation (60%), electricity (30%), and other commercial and industrial purposes (10%). Would be useful to consider how City policy may support and deter different patterns of future energy use and locally-based fuel production	A study to address fuel production and patterns of interstate/intrastate aviation and ship traffic involves extensive research and investigation beyond the scope allotted by this project (could be a functional plan). The General Plan addresses local (i.e., County) land use and development policies, which includes encouraging

	Comment Source	Summary of Written Comment	DPP Response
		and electrical generation, including interstate and intrastate aviation and ship traffic.	increased transportation efficiency and reduced automobile dependency through planning and urban design measures such as green building design, and alternative modes of transportation.
589.	77.4	Impending "peak oil" crisis is predicted to escalate oil prices in the near future, cause spikes in food prices, commodity and transportation costs that would negatively impact Hawaii's economy and way of life. Focus on renewable energy and biofuels, and food self-sufficiency to address future needs.	See response to #42. Proposed objectives and policies in Chapter VI promote reducing Oahu's dependence on imported fossil fuels and increasing the production of locally grown food.
590.	114.1	Fuel cell technology is an alternative energy source that can be used to generate electricity. BloomEnergy uses a solid oxide fuel cell technology to generate clean, reliable and affordable electricity, and is being marketed as a potential supplier for both commercial and residential markets (www.bloomenergy.com).	Chapter VI, Objective A, Policy 1, Policy 2, Policy 4 and Policy 9 encourage the use of renewable energy sources to increase energy self-sufficiency. The Hawaii Clean Energy Initiative does not identify fuel cell technology as a locally-renewable source of energy at this time. .
591.	150.2	Encourage greater use of residential photovoltaics (PV) as a strategy to generate electricity and reduce dependence on imported oil, with the target goal of generating 50% of the island's electricity from PV. Specifically, HECO should install PV systems on all homes at no cost to the homeowner. Residential PV is less expensive/intrusive than windmills, solar farms on AG land, and an undersea inter-island cable.	The suggested level of detail is more appropriately addressed as part of a functional plan. Implementation of an adaptable and reliable electrical grid with appropriate energy generation technologies is supported by Objective B, Policy 5. General guidance to support utility system improvements is provided in Chapter V, Objective C and Policies 1 and 2, and Objective D, Policy 1.
592.	158.4	Expand efforts to improve energy self-sufficiency, but not at the expense of one community or island over another, or degrading natural resources and views. Ocean energy production (OTEC, wave energy) needs more investigation.	The DPP concurs that principles of equity, self-sufficiency, and impacts to environmental and scenic resources should be addressed when developing new energy sources/systems (see Objective A, Policy 10). Proposals for undersea cables to connect Oahu to neighbor island resources are under consideration, as are efforts to utilize ocean energy.
593.	95.12	Entire chapter needs BOLDER, STRONGER language that strives to eliminate – not reduce – the use of fossil fuels. Replace verbiage with action verbs (e.g., "do" and "implement" rather than "encourage", "support", and "promote"). Have government agencies take the lead, and emphasize working together with the private sector.	Terms that "encourage," "support," or "promote" an action indicate that the City is not the lead authority responsible for implementation. In many of these policies, the City can only influence or endorse a desirable course of actions.
ROW 195. CHAPTER VI. ENERGY, Objective A			
594.	3.11	"To increase energy self-sufficiency and maintain an efficient, dependable, resilient, and economical energy supply and infrastructure."	Objective A has been revised in the second public review draft (changes between the first and second public review draft are shown): "To increase energy self-sufficiency and maintain an efficient, reliable, resilient, and cost-efficient ~~dependable, and economical~~ energy system.
595.	118.114	Add introductory paragraph (moved from the PREAMBLE, ROW 23). "There is no more salient example of the direct impact of world events on an island community than the provision of energy. With about 90% of Oahu's electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride towards sustainability. Renewable energy development, efficient energy utilization, conservation, and reducing energy demand are addressed with the goal of reducing dependence on outside sources."	This paragraph remains in the "ENERGY" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.

	Comment Source	Summary of Written Comment	DPP Response
ROW 218. CHAPTER VI. ENERGY, Objective A, Policy 1			
596.	34.31	"Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and renewable energy development and utilization programs, including distributed energy grid and/or system(s)."	The suggested level of detail is more appropriately addressed as part of a functional plan. Implementing an adaptable and reliable electrical grid is supported by Chapter VI, Objective B, Policy 5. General guidance to support utility system improvements is provided in Chapter V, Objective C and Policies 1 and 2, and Objective D, Policy 1.
597.	114.2	3rd sentence under "Rationale for Change" section: "….The term 'renewable energy' defines and specifies energy sources regenerated by natural processes over a short period of time, such as wind, water, solar, geothermal, and biomass, and fuel cell technology."	See response to #590.
598.	118.115	"Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and safe renewable energy development and utilization programs." Specify SAFE renewable energy, which unlike geothermal and hydraulic fracking, does not poison drinking water, consume finite domestic and agricultural water resources, cause noxious polluted air and wildlife deaths, risk industrial disasters and explosions, or cause seismic instability and earthquakes.	The need to consider public health and safety when making major decisions about renewable energy projects is addressed by Objective A, Policy 10.
ROW 219. CHAPTER VI. ENERGY, Objective A, Policy 2			
599.	118.116	Support and encourage programs and projects, including economic incentives, protective regulatory measures, and educational efforts, which will reduce Oahu's dependence on fossil fuel ~~petroleum~~ as its primary source of energy.	The purpose of regulatory measures is to protect a resource area (environment, cultural resource, public health and safety). This policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce Oahu's dependence on fossil fuels ~~petroleum~~ as its primary source of energy." The term "petroleum" was replaced with "fossil fuels" to be consistent with other references in the document.
ROW 220. CHAPTER VI. ENERGY, Objective A, Policy 3 (per original General Plan, 2002)			
600.	34.32	Add a new Policy 3: "Support development of a variety of alternative energy resources such as windmills, ocean turbines, and other clean energy resources to meet the needs of Oahu and reduce dependence upon imported high cost fossil fuels."	The themes of the policy – to support alternative energy resources and reduce dependence on outside fuel sources – are expressed in Objective A, Policy 2 and Policy 6.
ROW 221. CHAPTER VI. ENERGY, Objective A, Policy 3			
601.	3.12	"Promote and assist efforts to establish adequate petroleum supplies and reserves within Hawaii's boundaries ~~until Oahu is energy self sufficient~~."	This policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Promote and assist efforts to establish adequate fossil fuel supplies and ~~petroleum~~ reserves within Hawaii's boundaries until Oahu is energy self□sufficient." The phrase "until Oahu is energy self□sufficient" was added to the first public review draft to revise/update the policy with greater emphasis on the goal of increasing energy independence. Without the reference to an end goal, the policy implies continued dependency on imported fossil fuel sources.

	Comment Source	Summary of Written Comment	DPP Response
602.	23.79 118.117	"Promote and assist efforts to establish adequate ~~petroleum~~ fossil fuel reserves within Hawaii's boundaries until Oahu is energy self-sufficient."	Policy 3 was revised. See response to #601.
ROW 222. CHAPTER VI. ENERGY, Objective A, Policy 4			
603.	3.13	"Promote and assist efforts to optimize energy efficiency practices and technologies and the use of all proven sources of renewable energy, including the implementation of adaptable and reliable electrical grid, transmission and energy storage technologies."	These suggested concepts are more appropriate in Objective B which has been revised in the second public review draft (changes between the first and second public review draft are shown): "To conserve energy through the more efficient management of its use and through more energy efficient technologies." Implementing an adaptable and reliable electrical grid is supported by a new proposed policy added to the second public review draft (see Objective B, Policy 5): "Encourage the implementation of an adaptable and reliable electrical grid, energy transmission, energy storage, and energy generation technologies."
604.	23.80 118.118	"Promote and assist efforts to optimize the use of all proven sources of renewable energy whose cost does not put an undue burden on our citizens or businesses and does not change the aesthetics of our communities."	The need to consider environmental, cultural, health, safety and aesthetic impacts in decisions about renewable energy projects is addressed by Policy 10 (See response to #614). Specific community aesthetics should be addressed at the DP/SCP level.
605.	30.57	"Promote and assist efforts to optimize the use of all proven sources of renewable energy that do not change the aesthetics of our communities." This helps retain residents' quality of life.	See response to #604 and #614.
606.	118.118	"Promote and assist efforts to optimize the use of all proven safe sources of renewable energy."	See response to #604 and #614.
ROW 224. CHAPTER VI. ENERGY, Objective A, Policy 6			
607.	3.14	"Support and participate in research, development, demonstration, and commercialization programs aimed at producing new, safe, economical, and environmentally sound energy supplies, including but not limited to: a. solar energy; b. bioenergy, including biomass and biofuels energy ~~conversion~~; c. wind energy ~~conversion~~; d. geothermal energy; e. ocean wave energy; ~~and~~ f. ocean energy, including wave and ocean thermal energy conversion~~.~~; and g. hydropower."	This policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Support and participate in research, development, demonstration, and commercialization programs aimed at creating ~~producing~~ new, cost-effective ~~economical,~~ and environmentally sound renewable energy supplies, including but not limited to: a. solar energy; b. biomass energy conversion; c. wind energy conversion; d. geothermal energy; e. ocean wave energy; and f. ocean thermal energy conversion." Technological advancements and energy policies are changing at such a rapid rate that some of these technologies are now widespread (e.g., solar energy, bioenergy (solid waste), wind energy have already been realized, and ocean wave energy is being investigated and implemented at a small-scale).
608.	61.13	Change County building codes to allow residential windmills.	This is an example of an action that implements the General Plan policies.
609.	114.3	"Support and participate in research, development, demonstration, and commercialization.....not limited to:	See responses to #590 and #607.

	Comment Source	Summary of Written Comment	DPP Response
		a. solar energy; b. biomass energy conversion; c. wind energy conversion; d. geothermal energy; e. ocean wave energy; ~~and~~ f. ocean thermal energy conversion; and g. fuel cell technology.	
610.	118.119	"Support and participate in research, development, demonstration, and commercialization.....not limited to: a. solar energy; b. biomass energy conversion; c. wind energy conversion; ~~d. geothermal energy;~~ e. ocean wave energy; and f. ocean thermal energy conversion."	See response to #607.
ROW 225. CHAPTER VI. ENERGY, Objective A, Policy 7			
611.	3.15	"Encourage aggressive energy efficiency improvements followed by the use of commercially available renewable energy systems in public facilities, institutions, residences, and business developments."	This policy has been moved to Policy 9 in the second public review draft. The use of energy efficient technologies is supported by Objective B and its policies..
612.	114.4	Revise 2nd sentence under the "Rationale for Change" section: "Policy, as originally written, referenced 'commercially available solar energy systems,' which discriminates against other commercially available technologies, such as wind turbines, and biodiesel, biogas, and fuel cell technology."	The DPP appreciates the suggestion. No changes are being made to the November 2012 report that accompanied the first public review draft.
ROW 226. CHAPTER VI. ENERGY, Objective A, Policy 8			
613.	3.16	"Consider environmental, cultural, health and safety impacts, as well as resource limitations, land use needs and patterns, and relative costs, in all major decisions on renewable energy."	This policy has been moved to Policy 10 in the second public review draft, with revisions (changes between the first and second public review draft are shown): "Consider health, safety, environmental, cultural, ~~health and safety~~ and aesthetic impacts, as well as resource limitations, land use patterns, and relative costs in all major decisions on renewable energy."
614.	23.81 30.58	"Consider environmental, cultural, health and safety impacts, as well as resource limitations, land use patterns, and relative costs and impacts to community aesthetics when making ~~in all~~ major decisions on renewable energy."	See response to #613.."
615.	34.33	"Incorporate ~~Consider~~ environmental, cultural, health and safety impacts, as well as modern holistic, systems, and ahupua'a land management approaches that address, but are not limited to resource limitations, land use patterns, and relative costs, in all major decisions on renewable energy.	The DPP has considered the suggestion, and prefers the term "consider." The reference to the ahupua'a land management approach will obscure the intent of this policy to focus on addressing development impacts. The ahupua'a land management concept assumes that all resources needed for survival are found within the boundaries of an ahupua'a, while Oahu's infrastructure and utility systems have been designed to accommodate communities/regions that cross ahupua'a boundaries.
616.	42.20	"Consider environmental, cultural, health ~~and~~ safety and climate impacts, as well as, resource limitations, land use patterns, and relative costs, in all major decisions on renewable energy."	See response to #613. The second public review draft proposes new and revised policies to address climate change impacts (see responses to #89 and #90).
617.	118.120	"Adhere to the priority considerations and avoidance of ~~Consider~~	The DPP is unclear what is meant by "priority

	Comment Source	Summary of Written Comment	DPP Response
		environmental, cultural, health, and safety impacts, as well as resource limitations, land use patterns, impacts on community aesthetics and relative costs when making any~~,in all major~~ decisions on renewable energy."	considerations." This policy has been revised to include "aesthetic impacts" (see response to #613).
ROW 227. CHAPTER VI. ENERGY, Objective A, Policy 9			
618.	3.17	"Work closely with the State~~, and~~ Federal, and other county governments in the formulation and implementation of all City and County energy-related programs, including updating building energy codes."	This policy has been moved to Policy 11 in the second public review draft, with revisions (changes between the first and second public review draft are shown): "Work closely with the State and Federal governments in the formulation and implementation of all City and County energy-related programs and regulations, including updating building energy codes."
ROW 228. CHAPTER VI. ENERGY, Objective A, Policy 10			
619.	3.18	"Support S~~s~~tate~~, and~~ Federal, and other County initiatives to develop new sources of renewable energy and promote energy assurance planning."	This policy has been moved to Policy 7 in the second public review draft, with revisions (changes between the first and second public review draft are shown): "Support State and Federal initiatives to utilize ~~develop new sources of~~ renewable energy sources." The goal of energy assurance planning is to provide a robust, secure, reliable and resilient energy infrastructure system. These concepts have been incorporated into Objective A and Objective B, Policy 5, as well as Chapter V, Objective C and Policy 1.
620.	23.82 118.122	Add new Policy 11: "Encourage the use of sun reflective coatings (e.g. elastomeric) on all public buildings." Add new Policy 12: "Ensure that the overall cost of all energy alternatives is considered."	Regarding new Policy 11. Sun reflective coatings are a specific strategy to reduce energy consumption. This level of specificity is not appropriate for the General Plan. (Objective B, Policy 3 provides guidance to require strategies that reduce energy consumption.). Regarding new Policy 12. Policy 10 in the second public review draft calls for relative costs to be considered in decision-making (see response to #613).
621.	118.121	"Support state and Federal initiatives to develop advanced technologies for safe ~~new sources of~~ renewable energy."	See response to #619.
ROW 230. CHAPTER VI. ENERGY, Objective B, Policy 1			
622.	44.21	Important policy that reflects a priority to focus development in the PUC as it relates to energy of both structures and transportation.	The DPP notes your support of the proposed policy.
ROW 231. CHAPTER VI. ENERGY, Objective B, Policy 2			
623.	44.21	Important policy that reflects a priority to focus development in the PUC as it relates to energy of both structures and transportation.	The DPP notes your support of the proposed policy.
624.	3.19	"Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient and sustainable siting and design of new developments."	Policy 2 has been revised in the second public review draft as suggested in the comment. This policy supports the Hawaii State Plan's energy objectives by promoting the least-cost energy supply option to maximize efficient technologies for new developments or when energy demand must be expanded.
ROW 232. CHAPTER VI. ENERGY, Objective B, Policy 3			
625.	3.20	"Provide incentives, and where appropriate, mandatory controls to increase energy efficiency in all existing and new buildings and facilities through sustainable design, construction, and operations	The proposed revision has the same connotation; it does not improve or clarify the policy intent.

	Comment Source	Summary of Written Comment	DPP Response
		and maintenance practices ~~reduce energy consumption in existing buildings and outdoor facilities, and in design and construction practices~~."	
626.	114.5	2nd sentence under the "Rationale for Change" section: "Strategies to reduce energy consumption may include energy efficient lighting and appliances, solar water heating, photovoltaic energy systems, natural ventilation, fuel cell technology, amenities that encourage alternative transportation, and sustainable design and construction practices."	The DPP appreciates the suggestion. No changes are being made to the November 2012 report that accompanied the first public review draft.
ROW 233. CHAPTER VI. ENERGY, Objective B, Policy 4			
627.	3.21	"Promote further progress in the development of an energy efficient, alternatively fueled, multi modal transportation system that minimizes ~~fossil fuel~~ petroleum consumption and greenhouse gas emissions."	The characteristic to "minimize fossil fuel consumption and greenhouse gas emissions" suggests that the transportation system should be alternatively fueled and energy efficient. Fossil fuel is the preferred terminology because it includes petroleum, coal and natural gas products, and is consistent with other sections of the General Plan.
628.	23.83	"Promote further progress in an energy efficient ~~a multi modal~~ transportation system ~~that minimizes fossil fuel consumption and greenhouse gas emissions~~. Replace original language because it represents the desire for energy efficiency in all transit systems; new language is repetitive.	The language proposed in the first public review draft is more descriptive, and is better aligned with sustainable development/smart growth principles. An "energy efficient transportation system" could be automobiles with greater fuel efficiency; "a multi modal system that minimizes fossil fuel consumption and greenhouse gases" implies the use of alternative transportation modes (bicycles, walking, public transportation).
629.	23.83 118.123	"Promote ~~further progress in~~ the development of an efficient ~~a~~ multi modal transportation system that minimizes fossil fuel consumption and greenhouse gas emissions." Retain original language because it represents the desire for energy efficiency in all transit systems; new language is repetitive.	See response to #627.
ROW 234. CHAPTER VI. ENERGY, Objective C (per original General Plan, 2002)			
630.	30.59	"To fully utilize proven alternative sources of energy." Add objective back because it emphasizes the use of alternative energy sources that may be needed in the future.	This objective remains omitted from the second public review draft. This principle is addressed by Objective A, Policy 4.
631.	118.124	Retain original policy, with revisions: "To fully utilize solar energy as a proven ~~alternative~~ safe, reliable and cost effective renewable sources ~~of~~ energy." This emphasizes expanded use of a proven renewable technology that is safe, reliable and cost effective.	See response to #630Solar energy is considered "a proven source of renewable energy."
ROW 235. CHAPTER VI. ENERGY, Objective C, Policy 1 (per original General Plan, 2002)			
632.	30.60 118.125	"Encourage the use of commercially available solar energy systems in public facilities, institutions, residences, and business developments." Add policy back because current trends are moving towards available alternative energy sources such as solar. This emphasizes expanded use of a proven, safe, reliable and cost effective technology.	This policy—which was Objective A, Policy 7 in the first public review draft—has been moved to Objective A, Policy 9 in the second public review draft.
ROW 241. CHAPTER VI. ENERGY, Objective , Policy 1			
633.	3.22	"Supply citizens with the information they need to fully understand the potential supply, cost, security and other ~~problems~~ issues associated with Oahu's dependence on....."	This policy was revised in the second public review draft as suggested.
ROW 242. CHAPTER VI. ENERGY, Objective E, Policy 2 (per original General Plan, 2002)			

	Comment Source	Summary of Written Comment	DPP Response
634.	23.84 30.61 118.126	"Foster the development of an energy conservation ethic among Oahu residents." Add policy back because it shows the city's intent to encourage energy conservation, and conserving energy should be a way of life.	The themes of this policy have been combined with the proposed Objective C.
ROW 244. CHAPTER VI. ENERGY, Objective C, Policy 3			
635.	3.23	Add new policy: "Provide communities timely, relevant and accurate information concerning renewable energy facilities proposed in their area."	The suggested policy has been added to the second public review draft as Policy 4: "Provide communities with timely, relevant, and accurate information concerning renewable energy facilities proposed in their area." This new policy reinforces the DPP's commitment to transparency in keeping communities updated about energy projects that affect them.
CH. VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN			
636.	5.1	Encourages the application and use of strategies that support sustainable and healthy community design. Information links provided include the following: US EPA Report "Creating Equitable, Healthy and Sustainable Communities: Strategies for Advancing Smart Grants, Environmental Justice and Equitable Development" (Feb 2013) www.edpa.gov/smartgrowth/pdf/equitable□dev/equitable□development□report□508□011713b.pdf US EPA's sustainability programs: www.epa.gov/sustainability US Green Building Council LEED Program: www.new.usgbc.org/leed	Revisions seek to incorporate sustainability, smart growth and healthy community design concepts into the General Plan.
637.	44.6	Update to indicate the need for review/revision of existing coastal land use management programs, such as flood plain management, SMA permits, shoreline setbacks and special flood hazard zones, to accommodate potential impacts of climate change and sea level rise for the year 2035, 2050 and 2100.	Climate change is specifically addressed by Chapter III, Objective A, Policy 4, 5 and 12; Chapter V, Objective D, Policy 5; and Chapter VII, Objective B, Policies 1□3.
638.	78.1	Include vertical development at the UH West Oahu campus RTS Station TOD in the General Plan (may need to raise the current 90□ foot building height limit as much as 50% to allow for this). Intent is to provide for high□density, mixed□use development where 1000s of apartment□dwelling residents can commute vehicle□free, with public and private services/amenities within walking distance like the Wheaton Maryland Metro TOD. Vertical development, which is counter to Hoopili's master plan, is needed to preserve agricultural land and support food self□sufficiency.	The General Plan provides guidance for Ewa as the secondary growth center and encourages higher□ density, mixed□use developments. Development of the UH West Oahu campus transit station should be specified in lower tiers of plans (e.g., the Ewa DP and the East Kapolei TOD plan) and zoning.
639.	118.91	Add separate sub□section to provide guidance for future impacts of climate change and sea level rise (e.g., protective barriers, development shoreline set□backs, etc.).	The DPP concurs that guidance is needed for climate change and sea level rise. A number of objectives and policies have been proposed in the second public review draft to address these concerns, including Chapter III, Objective A, Policy 4, 5 and 12; Chapter V, Objective D, Policy 5; and Chapter VII, Objective B, Policies 1□3.
640.	126.2	Strengthen policies in this chapter to reiterate the need to facilitate, encourage, direct infill development, renovation and refurbishment in the urban core as the primary goal for future development. Vacant urban□zoned land in Honolulu's core should be developed first and foremost.	Objectives A and C in this chapter, when considered in concert with the General Plan's directed growth policy (see Chapter I, Objective B and policies 1□4,) clearly indicate the City's desire to facilitate full development of the PUC and develop the secondary urban center at Kapolei.
641.	126.3	Strengthen policies in this section to indicate that	See response to #640.

	Comment Source	Summary of Written Comment	DPP Response
		directing/facilitating growth in Kapolei should be secondary to renovating the existing urban core. The design of Kapolei is based on an outdated land use model that does not comply with many General Plan goals and policies.	
642.	126.4	Add specific policies to address the need to enhance the built environment both with individual structures and with larger streetscapes. Honolulu's built environment is in poor condition and becoming increasingly degraded, as structures built in the post-statehood reach the end of their useful life. Aboveground utilities, lack of sidewalks and landscaping, and poorly maintained infrastructure further degrade aesthetics. There are few distinctive, desirable, walkable, recognizable neighborhoods in the urban Honolulu area.	The need to enhance/improve older communities and facilities is addressed in the second public review draft by Objective F and its Policies 5-8 and Objective G and its Policies 1-3. Undergrounding utility lines is supported by Chapter IV, Objective D, Policy 3..
643.	147.1	Need to address the condition of deteriorating communities and enforce existing rules that require homeowners to maintain their properties (concerns include bulky items/trash piled up on the sidewalk and around homes, illegally parked cars, potholes and the lack of road maintenance).	There are existing laws and City ordinances to address these concerns. These issues are broadly addressed in the General Plan (see Chapter VII, Objective F, Policy 5; and Chapter VII, Objective G, Policy 2; and Chapter XI, Objective A, Policy 1).
ROW 245. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A			
644.	8.4	Add a new policy: "Evaluate construction siting and design in development plans to encourage reduced exposure to natural hazards, including those related to climate change and sea-level rise." This is consistent with the climate change adaptation priority guidelines of Act 286 (SLH 2012).	The suggested policy is addressed in a new Objective B, and Policies 1, 2, and 3 added to the second public review draft.
645.	34.34	In general, policies should increase green spaces between buildings and in built or proposed built environments.	Objective F, Policies 1, 2, 7, and 8 support the provision of beneficial open space in urbanized areas.
646.	34.35	Define "appropriate." Many developments pop up and clash with surrounding areas.	Appropriate implies suitable, compatible, or complementary.
ROW 246. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 1			
647.	2.2	There appears to be a conflict between Policy 1 *"Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure."* and Policy 3 "*Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development."* One of the major barriers to the development of affordable housing is the lack or inadequate capacity of infrastructure improvements. While the proposed revision to Policy 1 could facilitate affordable housing development, Policy 3 would continue to hinder such development.	Despite the City's desire to increase the supply of affordable housing, it is not the City's intent to allow affordable housing development without adequate infrastructure or services.
648.	23.85 30.62	"~~Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure.~~ Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban fringe and rural areas." Use original language because it identifies the city's CIP funding priorities.	The DPP prefers the policy as recommended. CIP funding priorities are identified based on functional plans and agency priorities. It is more appropriate for the responsible agencies to carry out infrastructure improvements in accordance with their schedules and budgets.
649.	27.20	Supports this policy, to provide infrastructure improvements to serve new growth, redevelopment areas, and areas with badly	The DPP notes your support of the proposed policy.

	Comment Source	Summary of Written Comment	DPP Response
		deteriorating infrastructure.	
650.	42.21	"Provide infrastructure improvements that are sited and designed to be safe from climate impacts and to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure."	The suggested change is addressed in the second public review draft by Objective A, Policy 10 and Objective B, and its Policies 1, 2, and 3 that address the planning and preparing for the long-term impacts of climate change.
651.	43.22 44.22	In listing a need to "Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure," there is no prioritizing one area over another. May be useful to prioritize improvements to existing, deteriorating infrastructure (i.e., identify priority areas and strategies/incentives to encourage improvements). This aligns the policy with the smart growth and sustainability principles embedded in this plan.	See response to #648.
ROW 247. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 2			
652.	15.1	Keep reference to "public safety facilities" in this policy. Including other types of facilities should not come at the expense of compromising the importance of public safety facilities in new developments.	The reference to "public facilities and services" in the proposed revised policy includes facilities such as schools, parks, recreational facilities, emergency response services such as fire/EMS and police, and public safety facilities.
653.	42.22	"Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public facilities and services and prohibit the development of new infrastructure in areas vulnerable to climate change impacts."	See response to #650.
ROW 248. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 3 (per original General Plan, 2002)			
654.	23.86	"Encourage phasing the construction of new developments so that they do not require more regional supporting services than are available." Add policy back, with proposed revision.	This policy was deleted because it is similar in intent to Policy 2.
ROW 249. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 3			
655.	15.2	Embraces this philosophy and strongly supports this policy to require developers to provide or pay for the development of public safety facilities.	The DPP notes your support of the proposed policy.
656.	37.16	Revise to include affordable housing: "Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, affordable housing and emergency facilities that are intended to directly serve the development."	The DPP respectfully does not concur with the comment as suggested. Affordable housing is not a service or facility that directly serves new development.
657.	88.23	"*Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development."* Considered to be a good policy.	The DPP notes your support of the proposed policy.
ROW 250. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 4			
658.	23.87	"Facilitate and encourage compact, higher-density development in urban areas ~~designated~~ zoned to reflect that development follows zoning for such uses.	The DPP is unclear what is meant by the suggested addition.
659.	30.63	"Facilitate and encourage compact, higher-density development in urban areas zoned and designated for such uses." This accurately reflects the city's planning structure.	This policy is meant to facilitate higher-density development in areas of the island that have the appropriate land use policy designation in the DPs/SCPs. For instance, this policy would be consistent within areas of the PUC DP that have a land use

	Comment Source	Summary of Written Comment	DPP Response
			designation of "Medium and Higher-Density Residential/ Mixed Use", but may not yet be appropriately zoned.
660.	37.17	"Facilitate and encourage compact, higher-density development in urban areas designated for such uses, if it is determined that such development will have a positive, and not a negative, impact on local residents."	The City requires developments to adequately deliver necessary utilities and provide mitigation for anticipated impacts. This is typically determined at the time of zoning and building permits.
ROW 251. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 5			
661.	23.88 30.64	"~~Encourage the establishment of mixed-use town centers.~~" Delete; could result in unintended consequences of encouraging all town centers to be mixed-use, regardless of adequate planning, infrastructure or compatibility with the community's character. This topic should be discussed in the DPs/SCPs.	Policy 5 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Encourage the establishment of mixed-use town centers that are compatible with the physical and social character of their community."
662.	23.89	Revise policy to specify that mixed use town centers are intended outside of urban fringe areas. Rationale does not justify/address social and cultural aspects of mixed use developments in urban fringe areas (e.g., people move to urban fringe areas to get away from the incompatibilities of mixed uses, such as noise, safety, density and anonymity). This will correct inconsistencies with objectives and policies in Chapter VII, including Objective D and its Policy 1; Objective E, Policy 3; and Objective F, Policy 1.	This policy is consistent with smart growth principles, and can be applied to both urban and rural communities where there are commercial cores. In urban-fringe and rural areas, there is a historical precedent for small towns with commercial cores made up of shops on the ground floor and shop owners living above or behind the shops.
663.	27.21	Supports this policy to encourage the establishment of mixed-use town centers.	The DPP notes your support of the proposed policy.
664.	115.23	"Encourage the establishment of mixed-use town centers where compatible with the physical and social character of existing communities."	See response to #661.
ROW 252. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 6			
665.	23.90	"Encourage the clustering of developments and mixed use, transit oriented development along fixed rail route in the PUC to ~~development strategies which concentrate development and thus promote the efficient use of land and infrastructure and~~ reduce the cost of providing ~~and maintaining~~ utilities and other public services." This represents the General Plan and city's growth pattern.	Policy 6 has been replaced in the second public review draft with a new policy: "Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion." This proposed new policy reflects the City's adopted transient-oriented development plans and zoning. The reference to the PUC was not added because the fixed rail route extends beyond the PUC.
666.	27.22	Supports this policy to encourage development strategies which concentrate development.	The DPP notes your support of the proposed policy. See response to #665.
667.	30.65	"Encourage the clustering of developments to ~~development strategies which concentrate development and thus promote the efficient use of land and infrastructure and~~ reduce the cost of providing ~~and maintaining~~ utilities and other public services." Retain original language because the provision to promote the concentration of development belongs in the DPs/SCPs.	See response to #665.
ROW 254. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 8			
668.	15.3	Supports this policy. HFD facilities must be situated in locations that support emergency response in a timely manner to ensure positive outcomes.	The DPP notes your support of the proposed policy.
ROW 255. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 9			

	Comment Source	Summary of Written Comment	DPP Response
669.	44.23	This is the 2nd noise pollution policy. Need to address noise from mopeds/motorcycles as elements that detract from quality of life standards.	The DPP concurs that noise from mopeds/motorcycles that impact quality of life standards. There are existing laws that address noise from motorcycles and mopeds and enforced by the Honolulu Police Department (HPD). However, this is an enforcement issue beyond the scope of the General Plan Update.
ROW 256. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 10			
670.	42.23 44.24	This policy, which establishes a "danger zone" to exclude incompatible uses from hazardous areas surrounding airfields, etc,. should be revised/extended to direct the establishment of hazard zones for areas likely to be impacted by the local effects of climate change (e.g., coastal zone, riparian zones, etc.).	Policy 10 has been revised in the second public review draft to address climate change: "Encourage siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise." This revised policy reflects the State Climate Change Adaptation Priority Guidelines under the Hawaii State Planning Act, Chapter 226, HRS.
671.	88.24	Considered to be a good policy.	The DPP notes your support of the proposed policy. See response to #670.
ROW 257. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 11			
672.	88.25	Considered to be a good policy.	The DPP notes your support of the proposed policy. The General Plan, DPs/SCPs, and implementing ordinances seek to prohibit noxious and dangerous uses from being located near residential communities.
ROW 258. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective A, Policy 12			
673.	88.26	Considered to be a good policy.	The DPP notes your support of the proposed policy. Policy 12 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Promote opportunities for the community to participate meaningfully in planning and development processes, including new forms of social media."
ROW 262. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective B, Policy 3			
674.	145.4	Appreciates proposed revision in support of alternative visitor accommodations.	The DPP notes your support of the proposed policy. This policy has been replaced in the second public review draft with a proposed new policy, Objective F, Policy 6: "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital."
ROW 264. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective B, Policy 4			
675.	44.25	Reference to "other major business centers" is unclear. If the General Plan is not the venue to define these centers, it should be indicated that they will defined in the DPs/SCPs.	This policy appears as Objective C, Policy 1 in the second public review draft. The "other major business centers" referenced in the policy are identified in the individual DPs/SCPs.
ROW 268. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective B, Policy 9			
676.	23.91	"Facilitate the redevelopment of Kaka'ako as a major mixed□use residential area served by ~~needed~~ recreational facilities, as well as a commercial and light□industrial area." Needed is subjective and open to broad interpretation.	This policy appears as Objective C, Policy 6 in the second public review draft. It has been revised in the second public review draft to underscore the growing importance Kakaako has in providing new housing, jobs and needed public services and amenities (changes between the first and second public review draft are shown): "Facilitate the redevelopment of Kakaako as a

	Comment Source	Summary of Written Comment	DPP Response
			major mixed□use residential, office, and commercial area ~~served by needed~~ that provides housing, jobs, recreational facilities, safety, and other amenities and services that are needed by the area's residents and workers ~~as well as a commercial and light□industrial area.~~"
ROW 273. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective C, Policy 4			
677.	23.92 30.66	"Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments~~, major landowners and developers, and the community~~." Delete new wording; such language belongs in the DPs/SCPs, since inclusive participation in the planning process is understood. Major landowners, developers and the community are involved in planning for their community through the DP/SCPs, and this statement is about coordinating financing.	This policy appears as Objective D, Policy 4 in the second public review draft. These groups remain identified in the policy because they are considered to be the major stakeholders in the development process.
ROW 277. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective D, Policy 1			
678.	27.23	Propose the following change: "Develop and maintain urban□ fringe areas as predominantly residential areas characterized by generally low to mid□ rise, low to mid□ density development which may include……."	This policy appears as Objective E, Policy 1 in the second public review draft. Policy 1 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Develop and maintain urban□fringe areas as predominantly residential areas characterized by generally low□ to mid□rise, low to medium□density development which may include significant levels ~~of retail and service commercial uses as well as satellite institutional~~ and public uses geared to serving the needs of households."
ROW 278. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective D, Policy 2			
679.	15.4	Add "public safety agencies" to communicate the importance of HFD's involvement in the coordination of new developments.	This policy appears as Objective E, Policy 2 in the second public review draft. The stakeholders listed in the policy are considered the major players responsible for development. Other than their involvement with public safety facilities and services, public safety agencies do not assume lead roles in the development process for planning/permitting or construction, which is why they are not specified in this policy.
680.	27.24	Supports this policy, which adds major landowners and developers as part of the coordination of plans for development in the urban□ fringe areas.	This policy appears as Objective E, Policy 2 in the second public review draft. The DPP notes your support of the proposed policy.
681.	44.26	Why does Ewa and Central Oahu attract special attention as to how development should be coordinated? All planning areas on Oahu would benefit from such treatment.	This policy appears as Objective E, Policy 2 in the second public review draft. Objective E addresses development characteristics of the urban□fringe and rural areas. This policy is consistent with the City's directed growth policy. Ewa and Central Oahu are specified in this policy because these are the two urban□fringe areas where future development is being directed.
ROW 279. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective D, Policy 3			
682.	33.9	What actions are being taken to execute this policy ("Establish a green belt in the Ewa and Central Oahu areas of Oahu in the Development Plans.") How does the conversion of Hoopili and Koa Ridge agricultural lands serve this policy?	This policy appears as Objective E, Policy 3 in the second public review draft. The DPs identify green belts/open space surrounding the built□up areas for recreational, ecological and open space purposes. This policy has been revised in the second public review

	Comment Source	Summary of Written Comment	DPP Response
			draft (changes between the first and second public review draft are shown): "Maintain~~Establish~~ a green belt system in the Ewa and Central Oahu areas of Oahu ~~in the Development Plans.~~"
683.	44.27	This policy gives a directive for the development plans for Ewa and Central Oahu, and although is a good idea, may be too specific for the GP.	This policy appears as Objective E, Policy 3 in the second public review draft. The green belts are identified/mapped in the Ewa and Central Oahu DPs.
ROW 284. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 1			
684.	88.27	Considered to be a good policy.	This policy appears as Objective F, Policy 1 in the second public review draft. The DPP notes your support of the proposed policy.
ROW 285. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 2			
685.	42.24	"Require the consideration of urban design principles in all development projects that consider the impacts of future climate change."	This policy appears as Objective F, Policy 2 in the second public review draft. Objectives and policies specific to climate change have been added to the second public review draft (e.g., Objective B, Policies 1, 2, and 3).
686.	43.23	Suggests that the Plan specify the various urban design principles to be employed and the preferred contexts for each principle. This recognizes that some urban design principles may not be appropriate for suburban or rural settings.	This policy appears as Objective F, Policy 2 in the second public review draft. This policy only requires the "consideration" of urban design principles for development projects. More specific urban design principles and policies are contained in the DPs/SCPs, and in neighborhood urban design plans.
687.	44.28	This policy requires the "consideration of urban design principles in all development projects," but makes no reference to what principles or the enabling of "as defined in the development plan..."; or, as the rationale for Row #293 explains, the "current development plans contain urban design policies and guidelines as required by City Charter."	See response #686.
ROW 286. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 3			
688.	23.93	"Require new developments in stable, established communities and rural areas to enhance the existing communities and areas." Add back in "new."	This policy appears as Objective F, Policy 3 in the second public review draft. Reference to "new developments" was deleted in the first public review draft because it limits the policy to address only new developments. It is desirable to apply this policy to any type of development (including renovation and replacement projects), especially since stable, established communities and rural areas are susceptible to change. The policy has been revised in the second public review draft (changes between the first and second public review draft are shown): "Require developments in stable, established communities and rural areas to enhance ~~be compatible with~~ the existing communities and areas."
689.	23.93 30.67 115.24	Require developments in stable, established communities and rural areas to ~~enhance~~ be compatible with the existing communities and areas." Keep original wording; "compatible" requires that development fit into existing surroundings. "Enhance" infers just making it better. Proposals to "enhance" an established neighborhood have ranged from improving public beach parks or establishing marine sanctuaries that would be enjoyed by tourists as well as locals. Such "enhancements" are	See response to #688.

	Comment Source	Summary of Written Comment	DPP Response
		not necessarily "compatible" with maintaining a neighborhood's character as when the enhancements increase the number of visitors and impact traffic, infrastructure and safety.	
ROW 287. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 4			
690.	23.94 30.68	"Provide design guidelines and controls that will allow more compact development and intensive use of lands in the primary urban center~~, and along the rapid transit corridor~~." Wording goes beyond the General Plan objectives to develop within the PUC and encourages development in areas not yet developed such as Hoopili. Not all areas along and around the rail route are designated for intensive land use. The new language belongs in the appropriate DPs/SCPs	This policy appears as Objective F, Policy 4 in the second public review draft. This policy is important to promote compact development around the transit corridor which includes portions of Ewa, Central Oahu and the PUC and is a main component of transit oriented development.
ROW 289. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 6			
691.	61.14	Include pedestrian access to shopping.	This policy has been replaced in the second public review draft with a new policy (see Objective F, Policy 6): "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital." Objective F, Policy 8 and certain objectives and policies in Chapter V (Objective A and Policies 1, 6, 7, and 11) promote pedestrian accessibility and connectivity.
692.	115.25	"Preserve and maintain green ~~beneficial~~ open space in urbanized areas."	See response to #691.
ROW 290. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 7			
693.	88.28	*"Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve. In the interest of diversification encourage developers to desist from the Southern California mall model."* Considered to be a good policy.	This policy appears as Objective F, Policy 7 in the second public review draft. Urban design and architectural guidelines are implementing actions. These references are not necessary for the General Plan
ROW 291. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 8			
694.	15.5	Accessibility is a significant factor affecting response time. HFD should be involved in street design, as placement of ecological and attractive streets may impact our response times.	This policy appears as Objective F, Policy 8 in the second public review draft. City agencies, including the Honolulu Fire Department (HFD), are consulted in the plan review process before streets are improved/constructed.
695.	23.95 30.69	"Design public streets to be safe and accessible for all users, to be visually attractive, and to support sustainable ecological processes." Need definition for "sustainable ecological processes" in a newly added definitions section.	This policy appears as Objective F, Policy 8 in the second public review draft. Streets that support sustainable ecological processes may feature low impact development strategies to manage stormwater runoff, habitats for native species, greenways or outdoor green spaces.
ROW 292. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 9			
696.	23.96	"Recognize the importance of using Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of malama 'aina and to create a more Hawaiian sense of place." Keep this language.	This policy appears as Objective F, Policy 9 in the second public review draft. The DPP notes your support of the proposed policy.
697.	88.29	*"Recognize the importance of using Native Hawaiian Plants in landscaping to further the traditional Hawaiian concept of malama aina and to create a more Hawaiian sense of place. Leave old growth and add Hawaiian natives. Hybridization is preferable*	This policy appears as Objective F, Policy 9 in the second public review draft. Directives to use old growth, Hawaiian natives and hybridization techniques are implementing actions. These references are not

	Comment Source	Summary of Written Comment	DPP Response
		in the short term.) Considered to be a good policy.	necessary for the General Plan.
ROW 293. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective E, Policy 10 (per original General Plan, 2002)			
698.	23.97 30.70	"Establish a review process to evaluate the design of major development projects." Add original policy back; as Oahu's lands are developed, this provision to have a design review process will be needed to ensure that areas do not become cookie cutter communities without any individual identity.	This policy was deleted because the current DPs/SCPs contain urban design policies and guidelines. Also, Objective F, Policy 2 supports the consideration of urban design principles in all development projects.
ROW 297. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective F, Policy 3			
699.	61.15	Require curb and sidewalks to encourage pedestrian use.	This policy appears as Objective G, Policy 3 in the second public review draft. This policy is meant to maintain public facilities without compromising the character of older communities. Curbs and sidewalks are included in this policy and regulated by Chapter 22, ROH, "Subdivision of Land."
ROW 298. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective F, Policy 4			
700.	23.98	"~~Seek~~ Require the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or….rehabilitation."	This policy appears as Objective G, Policy 4 in the second public review draft. "Require" could be interpreted to mean that the City or landowner should assume responsibility for relocating any tenant or resident displaced by change. The suggested change is unnecessary because the City already provides relocation assistance only for City projects.
ROW 299. CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN, Objective F, Policy 5			
701.	10.9 42.25	Need for action on climate change adaptation warrants a new objective and accompanying policies: "Objective G. To anticipate and plan for the short and long-term impacts of climate change on urban development. Policy 1. Continue to work with the University of Hawaii and other public and private experts to identify areas likely to be affected by sea level rise, enhanced coastal storms and coastal flooding in the short and long term. Policy 2. Plan, locate, and design new developments and communities to be resilient to a mid-century sea level rise projection and adaptable to longer term impacts. Policy 3. Review the Shoreline Setback ordinance, Special Management Area ordinance, hazard zones, building codes and other laws and regulations, and update them as necessary to insure they address projected sea level rise. Policy 4. Design and site future public works and infrastructure projects to accommodate coastal erosion, accelerated coastal and inland flooding, and future sea level rise based on the projected lifespan of projects."	Planning and preparing for the long-term effects of climate change, including coastal hazards and sea level rise, are addressed in the second public review in a new Objective B and new Policies 1, 2, and 3. Objective A, Policy 10 addresses siting and design solutions to reduce exposure to natural hazards such as coastal erosion and accelerated coastal and inland flooding.
702.	23.99 30.71	Add new Policy 5: "To support preservation of historic structures, their maintenance and reuse".	Preservation, restoration and reuse are addressed by Chapter X, Objective B and subsequent policies.
Chapter VIII. PUBLIC SAFETY			
703.	13.1	Add reference to the City's Multi-Hazard Pre-Disaster Mitigation Plan (2012). The Hazard Mitigation Plan provides a strategy to reduce or eliminate loss of property or life caused by natural hazard events, and should be referenced as part of the third/functional planning tier of the City's Planning System.	The title for Chapter VIII has been revised in the second public review draft as "Public Safety and Community Resilience" to cover not only public safety and emergency issues but also the ability of communities to address post-disaster issues. The City's Multi-Hazard Pre-Disaster Mitigation Plan

	Comment Source	Summary of Written Comment	DPP Response
			(2012) will be cited in the General Plan Technical Report.
704.	118.127	Add a separate sub-sections for responsiveness to future impacts of major disasters (e.g., tsunamis or war attacks).	Major disasters are addressed in Objective B, Policies 2, 4, 5, 7, and 8 respectively.
705.	28.14	Include increased food security as an objective in this section. With 10-15% of food supplied by in-state production, the supply of perishable foods is minimal. Interruption in ocean transportation may result in food shortages that threaten public health and safety.	Food security is addressed in Chapter II, Objective C and its policies.
706.	16.1	Do not foresee any significant impact on HPD's facilities or operations at this time.	The DPP notes that no impacts to HPD facilities or operations are anticipated.
ROW 300. CHAPTER VIII. PUBLIC SAFETY, Objective A			
707.	28.15	Add increased monitoring and enforcement against agricultural theft as a policy.	Agricultural theft and vandalism are addressed in Chapter II, Objective C, Policy 15: "Seek ways to discourage agricultural theft and vandalism."
708.	118.128	Add introductory paragraph (moved from the PREAMBLE, ROW 25). "Many of the City's services derive from the concern for the safety of the people. The prevention and control of crime and maintenance of public order are one aspect of public safety. The City's policies reflect the roles of the citizen, Honolulu Police Department, and City Prosecutor in providing for the safety of residents and visitors to our island. Another aspect deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions."	This paragraph remains in the "Public Safety and Community Resilience" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 302. CHAPTER VIII. PUBLIC SAFETY, Objective A, Policy 2			
709.	16.1	Concerns regarding proposed revision: "*Provide adequate, safe and secure criminal justice facilities and adequate staffing for City law enforcement agencies.*" HPD would like to be involved in planning, if the revision impacts personnel. Any modifications to staffing could possibly affect the equitable distribution of patrol boundaries and future planning for the HPD.	The HPD would be a key agency with responsibility for implementing this policy, and would therefore, be directly involved in decisions concerning staffing, patrol boundaries and operations.
710.	34.36	"Provide adequate, safe and secure criminal justice facilities and adequate training and staffing for City and County law enforcement agencies."	This policy has been revised in the second public review draft as suggested.
ROW 303. CHAPTER VIII. PUBLIC SAFETY, Objective A, Policy 3			
711.	34.37	"Emphasize improvements to police and prosecution operations which emphasize crime prevention and public safety awareness while ensuring that wrongdoers ~~will result in a higher proportion of wrongdoers who~~ are arrested, convicted and punished for their crimes." As proposed, this policy emphasized arresting and prosecuting criminals and fails to promote crime-prevention programs.	This policy focuses on the need for quality police and prosecution services (e.g., effective and efficient procedures, adequate training, acceptable response times, etc.). Policy 5 addresses crime prevention and crime-solving programs.
712.	37.18	Revise this policy to reflect that the City should not adopt a policy of increased incarceration, especially as it relates to minor drug police and prosecution operations offenses.	This is a public policy issue that requires a level of agency consultation and public discussion than cannot be addressed by this Update effort. This topic, if deemed desirable by the implementing agencies, should be addressed at the State level.
ROW 306. CHAPTER VIII. PUBLIC SAFETY, Objective A, Policy 6			
713.	118.129	"Prohibit gambling operations on Oahu and s~~S~~eek the help of State and Federal law-enforcement agencies to curtail the	This is a public policy issue that requires a level of agency consultation and public discussion than cannot

	Comment Source	Summary of Written Comment	DPP Response
		activities of organized crime syndicates on Oahu."	be addressed by this Update effort.
ROW 309. CHAPTER VIII. PUBLIC SAFETY, Objective A, Policy 9			
714.	9.11	"Encourage the improvement of rehabilitation programs and facilities, including the exploration of culturally based rehabilitation approaches, for criminals and juvenile offenders."	This is a public policy issue that requires a level of agency consultation and public discussion than cannot be addressed by this Update effort. This topic, if deemed desirable by the implementing agencies, should be addressed at the State level.
715.	23.100 118.130	Add new Policy 10: "Apply the broken windows concept of law enforcement." Add new Policy 11: "Encourage the DA's office to take some risks and stop rejecting cases that have less than 100% chance of success."	This was addressed previously as part of the initial comment period. As noted then, both measures are too specific for the General Plan (Note: The Broken Windows concept suggests that when neighborhoods appear to be broken down, disordered and unfriendly, they serve as magnets for delinquent behavior and crime, in which case law enforcement focuses on minor crimes (prostitution, vandalism, littering, loitering) to prevent major crimes.
716.	118.130	Add new Policy 12: "Ensure that the public is protected from hand guns and automatic weapons by prohibiting their public possession and use on Oahu." Add new Policy 13: "Provide safe street crossings protected with illuminated crosswalks lined with activated flashing lights embedded in the pavement." This is common and very successful in other cities and towns. Kapahulu Avenue is dangerous for pedestrians in crosswalks and has poor lighting at night.	Regarding a new Policy 12: This is a public policy issue that requires a level of agency consultation and public discussion than cannot be addressed by this Update effort. Regarding a new Policy 13: Reducing hazardous traffic conditions is addressed in Objective B, Policy 6. Illuminated crosswalks are a specific strategy for implementation that should be considered by the implementing agencies.
ROW 310. CHAPTER VIII. PUBLIC SAFETY, Objective B			
717.	42.26 44.29	"To protect residents and visitors of Oahu and their property against climate impacts, natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions." Add natural hazards including climate change impacts to the list of conditions that residents and visitors need protection from.	The second public review draft includes a new proposed policy to address climate change. Policy 9 states: "Plan for the impacts of climate change on public safety, in order to minimize potential future hazards."
ROW 312. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 2			
718.	8.5	"Require all developments in areas subject to floods, ~~and~~ tsunamis, and erosion to be located and constructed in a manner that will not create any health or safety hazard, while also ensuring the protection of natural and public resources." The historical tendency to protect beachfront properties from flooding and erosion with coastal armoring has contributed to the disappearance of miles of Oahu beaches.	Policy 2 has been revised in the second public review draft to include coastal erosion impacts and recognize the effects of all mentioned hazards on natural and public resources (changes between the first and second public review draft are shown): "Require all developments in areas subject to floods and tsunamis, and coastal erosion to be located and constructed in a manner that will not create any health or safety hazards or cause harm to natural and public resources.".
719.	42.27	"Require all developments in areas subject to floods and tsunamis, including increases in coastal and inland flooding attributed to climate change, to be located and constructed in a manner that will not create any health or safety hazard." This could also be expanded to include a statement that the FIRM maps do not include increased flooding which will be caused from increases in coastal and inland flooding caused from climate change, and sea level rise in particular.	See response to #718. See also Chapter III, Objective A, Policy 4, 5, and 12. The suggested revision is overly restrictive and premature at this point in time, as the Flood Insurance Rate Maps (FIRM) do not indicate the areas which will be subject to increased flooding due to climate change and sea level rise.
720.	44.30	Explain the need to understand and identify "climate change	See response to #718. See also Chapter III, Objective A,

	Comment Source	Summary of Written Comment	DPP Response
		impact zones," so that all developments in these areas are "located and constructed in a manner that will not create any health or safety hazard."	Policy 4, 5, and 12.
721.	115.26	"Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard. Review, update and implement construction standards and zoning for building in flood zones and tsunami designated areas."	See response to #718. This suggested action is an example of a good implementation action. Updating and enforcing safety regulations—such as standards for building in flood zones and tsunami areas—is supported by Objective B, Policy 1.
ROW 313. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 3			
722.	43.24	Policy, as currently written, suggests that the City should only "consider" the use of environmentally sensitive flood control strategies. Suggests that the City prioritize the use of environmentally sensitive flood management strategies, including the expansion of floodplain capacity and the reduction of stormwater channelization where appropriate and feasible.	Policy 3 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Participate with State and Federal agencies in the funding and construction of flood control projects, and prioritize ~~consider~~ the use of ecologically ~~environmentally~~ sensitive flood control strategies when feasible."
723.	118.131	"Routinely and regularly maintain culverts, streams and drainage systems; p~~P~~articipate with State and Federal agencies in the funding and construction of flood control projects, and adopt ~~consider~~ the use of environmentally sensitive flood control strategies."	Chapter III, Objective A, Policy 6 provides overarching guidance for the design and maintenance of surface drainage and flood control systems.
ROW 317. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 7			
724.	15.6	Suggests combining Policy 7 with Policy 8 to provide all hazards response and prevention efforts to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment. Would also allow for a comprehensive view of the City's various public safety agencies (HFD, Emergency Services Department, EMS Division), similar to the policy addressing adequate staffing for law enforcement agencies (Chapter VIII, Objective A, Policy 2).	Policies 7 and 8 were combined into a single more cohesive policy in the second public review draft (see Policy 7): "Provide adequate resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment." The DPP has also added a new Policy 8 to the second public review draft: "Create disaster ready communities that are mentally and physically prepared for disasters." This policy places emphasis on preparing residents to face disaster situations calmly and to always have necessary disaster supplies and emergency plans in place.
ROW 319. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 9			
725.	44.31	This policy "Design safe and secure public buildings and spaces" can be interpreted to include parks, right of ways, etc.	The DPP concurs with the comment.Policy 9 has been replaced with a new policy that reflects impacts to communities based on climate change and supports the State Climate Change Adaptation Priority Guidelines under the Hawaii State Planning Act, Chapter 226, HRS. Design of public structures and public streets is supported by Chapter VII, Objective F, Policies 7 and 8. Safe and secure public parks and recreational facilities are supported by Chapter X, Objective D, Policy 12.
ROW 322. CHAPTER VIII. PUBLIC SAFETY, Objective B, Policy 12			
726.	88.30	Add new policy to regulate helicopter traffic over residential areas especially the use of Osprey Helicopters that have had several accidents. With only one way in and out of Lanikai, a helicopter landing or downing could have dire consequences. Considered to be "bad" policy.	Policies in the General Plan do not regulate specific activity but provide guidance for strategies and actions designed to achieve a desirable future for residents and visitors on Oahu. Chapter VII, Objective A, Policy 9 keeps major noise and air pollution sources away from

	Comment Source	Summary of Written Comment	DPP Response
			residential areas. See response to #400.
CH. IX. HEALTH AND EDUCATION			
727.	5.2	Requests that the City encourage preparation of Health Impact Assessments as part of the planning process. Information about HIAs is available from the World Health Organization (www.who.int/hia), Center for Disease Control and Prevention (www.cdc.gov/healthyplaces/hia.htm), and the American Planning Association (www.planning.org).	A new policy that recognizes the relationship between public health and land use planning has been added to the second Public Review Draft: "Objective A, Policy 4. Integrate public health concerns such as air and water pollution as a consideration in land use planning decisions." NOTE: Per Section 11□200□12, Hawaii Administrative Rules (HAR), public health is identified as one of the criteria used to determine the significance (impact) of a proposed action when completing a State EA/EIS documents. Hawaii State EIS law (Chapter 343, HRS) enables a health impact assessment whenever a proposed action may affect health.
ROWS 323-327. CHAPTER IX. HEALTH AND EDUCATION, Objective A and Policies 1-4			
728.	44.32	Statements seem more related to the previous chapter of Public Safety. Suggest combining Chapter 7 into "Health and Public Safety."	Chapter X. Public Safety focuses on law enforcement, emergency response, and emergency management functions. Objective A and its Policies 1—4 in Chapter IX focuses on public health and healthy living.
ROW 323. CHAPTER IX. HEALTH AND EDUCATION, Objective A			
729.	34.38	"To protect the health and well□being of residents and visitors of Oahu."	The DPP appreciates the suggestion. However, the added language is not necessary.
730.	118.132	Add introductory paragraph (moved from the PREAMBLE, ROWS 26□27). "The provision of health care services for the individual on Oahu is largely a function of the private sector. The City's concern concentrates on the accessibility of health facilities through planning and land use controls, and on the protection of environmental health through health codes and other regulations which mitigate against disease and pollution. Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities, appropriate facility location, and the promotion of Honolulu as a center for higher education in the Pacific."	This paragraph remains in the "Health and Education" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 327. CHAPTER IX. HEALTH AND EDUCATION, Objective A, Policy 4			
731.	23.101 30.72 118.134	Add new Policy 5: "Encourage healthy lifestyles including promoting consumption of locally grown produce, encouraging home gardens and urban farming."	Policy 5 has been added to the second public review draft to address this comment: "Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of fresh, locally grown foods." As proposed, the policy implicitly includes home gardens and urban farming.
732.	23.101 118.134	Add new Policy 6: "Encourage healthy lifestyles through walkable communities, safe street crossings and safe routes to schools, and parks for pedestrians and bicyclists."	Policy 6 has been added to the second public review draft as suggested.
733.	95.13	Add new policy that addresses the need to make health care affordable and accessible for everyone.	The DPP concurs that affordable health care is an important quality of life issue. This is a public policy issue that requires a level of agency consultation and public discussion that is outside the parameters of the General Plan Update. This topic, if deemed desirable by the implementing agencies, should be addressed at the State level.

	Comment Source	Summary of Written Comment	DPP Response
734.	118.133	Add new policy: "Encourage healthy lifestyles by supporting opportunities that increase access to toxin-free, ~~fresh,~~ locally grown fresh foods and that promote greater physical activity and reduced automobile dependency."	See response to #731. Policy 5 as proposed in the second public review draft promotes consumption of fresh, locally grown foods that may include "toxin-free" food and products.
735.	49.7	Add a new policy that "prohibits new residential development until all public schools have been repaired and air-conditioned." Funding for school repair and maintenance backlog, including air-conditioning systems, is inadequate. The only solution is to use the General Plan to mandate a moratorium on residential development until all schools improvements are completed.	While the provision of quality public educational facilities is important, the General Plan is not the appropriate channel to institute a moratorium on development as a means to force maintenance expenditures for our public school system.
ROW 328-333. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policies 1-5			
736.	95.14	Educational goals do not include training for vocational skills, life skills (e.g., financial management, decision making) or character education.	Policy 1 provides support for general education programs, which typically includes vocational training, life skills and character education.
ROW 329. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policy 1			
737.	34.39	"Support education programs that encourage the perpetuation of the Hawaiian culture and promote the development of employable skills."	The focus of Policy 1 is employable skills. Native Hawaiian culture is addressed by Chapter X, Objective A, Policies 1 and 2.
ROW 331. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policy 3			
738.	4.1	Questions rationale for this proposed new policy, and is requesting information about the reasoning for this change. Does not object to the policy, but has concerns about the realities of administering this.	It has been a long-standing City policy to encourage community use of school facilities and campuses during non-school hours. Schools are convenient and accessible places for the surrounding community to gather, and schools can help meet the need for recreational facilities and public meeting spaces in areas where such facilities are not readily available.
739.	4.2	No objection to encouraging after-hours use of school facilities, but notes the need for equal consideration to allow schools' the use of City park facilities during school hours. There must also be an acknowledgement about who should be held responsible for the maintenance, security and liability of such use.	The DPP notes your support of the proposed policy, and concurs that there are benefits to sharing school and park facilities, such that the DOE and City agencies should continue to work together on an agreement for such use. See response to #738.
740.	118.135	"Encourage the after-hours use of school buildings, playgrounds and fields, and facilities for family recreation, community meetings, and multi-use activities including gatherings and events for seniors."	School facilities and grounds are commonly used by community organizations after normal school hours. However, approval of school facilities and grounds and the purpose for allowing such use is at the sole discretion of the Department of Education (DOE).
ROW 332. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policy 4			
741.	4.1	Questions rationale for this proposed new policy, and is requesting information about the reasoning for this change. Does not object to the policy, but has concerns about the realities of administering this.	This is consistent with policy of promoting more compact development in recognition of general scarcity of land. Also, school facilities are evolving to be more flexible for instructional purposes and this policy is consistent with this policy.
742.	4.3	Concept of flexible facility design aligns with most of the facility design elements generated through DOE's current planning/design charette processes. Assuming that "high levels of use" is in reference to school enrollment and after-hours use, DOE notes that new school size is based on the estimated number of students anticipated by any new development and the amount accommodated by existing nearby schools.	The comment is consistent with the intent of the policy. High levels of use refer to how much the school facility is used, both in terms of enrollment and after hours use such as evenings and weekends.
ROW 333. CHAPTER IX. HEALTH AND EDUCATION, Objective B, Policy 5			
743.	4.1	Questions rationale for this proposed new policy, and is	No changes have been proposed; this is the existing

	Comment Source	Summary of Written Comment	DPP Response
		requesting information about the reasoning for this change. Does not object to the policy, but has concerns about the realities of administering this.	policy from the original General Plan (2002). The City, DOE, and UH system will continue to work together in planning future school facilities.
744.	4.4	DOE encourages facilitation between the City and DOE on the appropriate location of educational facilities, and is open to suggestions for improving coordination in planning discussions and allowing site reviews earlier in the development process.	The DPP appreciates this comment, and concurs that City agencies and the DOE should continue to work together on agreeing to the appropriate location of educational facilities.
ROW 334. CHAPTER IX. HEALTH AND EDUCATION, Objective C			
745.	15.7	Requests language to support the benefit of public safety training facilities, which can support public safety agencies and enhance the quality of service being delivered.	Public safety training facilities is supported by Chapter VIII, Objective A, Policy 2.
ROW 335. CHAPTER IX. HEALTH AND EDUCATION, Objective C, Policy 1			
746.	26.8	City should also encourage access to more affordable higher education opportunities.	See response to #747.
747.	37.19	"Encourage continuing improvement in the quality and affordability of higher education in Hawaii." City should be helping to address the problems associated with the high cost of higher education in Hawaii and elsewhere. The high cost is a barrier for lower□ and middle□income residents to get the education they need to enrich their lives and to make our community stronger and more vibrant.	The DPP concurs that the high cost of higher education in Hawaii is a concern for lower□ and middle□income residents. Policy 1 was revised in the second public review draft to recognize the need to consider the affordability of higher education (changes between the first and second public review draft are shown): "Encourage continuing improvement in the quality of higher education in Hawaii, as well as ways to make higher education more affordable."
ROW 338. CHAPTER X. CULTURE AND RECREATION, Objective A			
748.	34.40	"To foster the multiethnic culture of Hawaii while respecting, honoring, and perpetuating the host culture of our Native Hawaiian people."	Objective A was revised in the second public review draft (changes between the first and second public review draft are shown): "To foster the multiethnic culture of Hawaii, and respect the host culture of the Native Hawaiian people."
749.	118.136	Add introductory paragraph (moved from the PREAMBLE, ROWS 28□29). "Preservation and enhancement of Hawaii's multi□ethnic culture will be achieved through policies that preserve and respect the Native Hawaiian culture and its vital influence on the way of life on Oahu, recognize unique local cultures, values and traditions, directed toward people, our most important resource, and protect, restore and preserve and enhance cultural, historic and archaeological sites, buildings, and artifacts…" The use of leisure time is addressed through objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services that are readily available to all our residents." Use of "restore and preserve" shows intent to protect (not just improve) cultural and historic buildings and sites; the term "enhance" conveys change.	This paragraph remains in the "Culture and Recreation" chapter summary section of the Preamble. The DPP's preference is to keep this introductory paragraph/summary as part of the Preamble.
ROW 339. CHAPTER X. CULTURE AND RECREATION, Objective A, Policy 1			
750.	30.73	This policy is more appropriate as Objective B, Policy 8.	The DPP prefers to keep this as the first policy of Objective A because it is meant to reinforce the importance of respecting the host culture of the Native Hawaiian people. This policy has been revised in the second public review draft to emphasize the need for cultural sensitivity and respect for the Native Hawaiian host culture (changes between the first and second public review draft are shown): "Encourage the

	Comment Source	Summary of Written Comment	DPP Response
			recognition of ~~Preserve and recognize~~ the Native Hawaiian host culture, including ~~and~~ its customs, language, ~~and~~ history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of Oahu's way of life."
751.	34.41	Strong support for this policy statement.	The DPP notes your support of the proposed policy.
ROW 340. CHAPTER X. CULTURE AND RECREATION, Objective A, Policy 2			
752.	23.102 30.74 118.137	"Promote ~~Encourage~~ the preservation and enhancement of local cultures, values and traditions." Reflects the need to be more proactive.	Policy 2 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Promote ~~Encourage~~ the preservation and enhancement of local cultures, values and traditions." The use of "promote" gives greater emphasis in recognizing the value of protecting and preserving local culture, values, and traditions through the current policies in the DPs, SCPs, and State and Federal rules and regulations.
753.	34.42	Amend as follows: "Support the enhancement of Oahu's communities by integrating Hawaiian cultural values and traditions into decision-making on land and resource management, activities and planning ~~Encourage the preservation and enhancement of local cultures, values and traditions~~."	The DPP has considered the suggestion, and prefers to keep the current language because the suggested revision changes the policy intent. Also, existing laws and regulations at the Federal, State, and county level require that Native Hawaiian cultural values and practices be considered during the planning and permitting process. See response to #752.
ROW 344. CHAPTER X. CULTURE AND RECREATION, Objective B			
754.	118.138	"To protect, preserve and restore ~~enhance~~ Oahu's cultural, historic, architectural, and archaeological resources."	The DPP has considered the suggestion, and prefers tto keep the current language. "Restore" is limited to fixing or rebuilding. "Enhance" implies fixing/rebuilding, making better and integrating.
ROW 345. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 1			
755.	23.103 30.75 118.139	"Promote ~~Encourage~~ the restoration and preservation of early Hawaiian structures, artifacts, and landmarks." Reflects the need to be more proactive.	Policy 1 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Promote ~~Encourage~~ the restoration and preservation of early Hawaiian structures, artifacts, and landmarks." The use of "promote" gives greater emphasis in recognizing the value of restoring and preserving early Hawaiian structures, artifacts, and landmarks through current policies in the DPs, SCPs, and State and Federal rules and regulations.
ROW 346. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 2			
756.	118.140	"Identify, ~~and to the extent possible,~~ preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance."	As written to include the phrase "to the extent possible," Policy 2 recognizes that it may not be culturally desirable or economically feasible to restore all historic/cultural resources.
ROW 348. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 4			
757.	115.27	"Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts. Manage public access to sensitive sites and encourage the use of smart phone applications to minimize the need for interpretive signs."	The DPP concurs that these are good implementation strategies to support this policy, but not appropriate to be included in the General Plan.
ROW 349. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 5			

	Comment Source	Summary of Written Comment	DPP Response
758.	118.141	"Seek public and private funds, and public participation and support, to protect, preserve and restore ~~enhance~~ social, cultural, historic, architectural, and archaeological resources." Enhance can be destructive and counter-productive to the intent of protection and preservation.	The DPP has considered the suggestion, and prefers the current language. "Restore" is limited to fixing or rebuilding. "Enhance" implies fixing/rebuilding, making better and integrating.
ROW 351. CHAPTER X. CULTURE AND RECREATION, Objective B, Policy 7			
759.	9.12	"Encourage the protection of areas that are ~~historically~~ important to Native Hawaiian and other cultural practices, in order to further preserve and continue these practices."	The DPP has considered the suggestion prefers to keep the current language because "historically" emphasizes the importance of timelessness.
760.	23.104 30.76 118.142	"Encourage the protection of areas that are historically important to Native Hawaiian and other cultural practices, in order to further preserve and recognize cultural significance and continue these practices."	This policy focuses on protecting areas used for cultural practices. The suggested revision changes the policy intent.
761.	30.76	"Promote ~~Encourage~~ the protection of areas that are historically important to Native Hawaiian and other cultural practices, in order to further preserve and continue these practices."	The DPP has considered the suggestion, and prefers to keep the current language.
762.	115.28	"Encourage the protection and preservation of historical sites and ~~of~~ areas that are historically important to Native Hawaiian and cultural practitioners ~~other cultural practices, in order to further preserve and continue these practices~~."	This policy focuses on protecting areas used for cultural practices. The suggested revision changes the policy intent.
ROW 355. CHAPTER X. CULTURE AND RECREATION, Objective C, Policy 3			
763.	118.143	"Provide permanent high-quality art in appropriate City public buildings and places." Current efforts by HCDA and others to "help" graffiti artists and vandals off the streets are allowing crude and offensive wall murals. This is a regressive approach that desecrates the urban landscape and sets a bad precedent. Blighting what could be a beautiful city degrades the quality of life ion Oahu, and is not what people want.	The addition of "high-quality" is a subjective term that is difficult to define.
764.	118.144	Add new policy: "Foster and promote productive creativity for misdirected vandals by providing *interior* facilities for their works to combat public blight and vandalism on walls and other public and private structures in public view."	This is a specific action that is more appropriate as an implementation program, rather than a policy.
ROW 356. CHAPTER X. CULTURE AND RECREATION, Objective D			
765.	158.5	Provide more protection for nearshore resources, and improve public safety and facilities in these areas (e.g., comfort stations, lifeguards, parking, facility maintenance, etc). The health of coastal resources is being challenged by the number of residents and locals using the resource.	The DPP concurs that protection of coastal resources and the provision of quality beach parks and related facilities are important to residents' quality of life. Policy 2 and Policy 6 in the second public review draft supports adequately sized and properly maintained public recreational facilities. Policy 7 in the second public review draft has been replaced with a proposed new policy that addresses access and protection of natural and cultural resources: "Ensure and maintain convenient and safe access to beaches, ocean environments and mauka recreation areas in a manner that protects natural and cultural resources."
766.	30.77	"To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu ~~and that balance access to natural areas with the protection of those areas~~." Delete new wording because it changes the focus from city parks under the City's jurisdiction to natural areas, which are under the State's jurisdiction. It is unclear what is being proposed – does the	The intent of this proposed addition in the first public review draft is to ensure that natural areas (such as beach parks, beaches, hiking trails) are not degraded or overused. The comment inaccurately implies that all natural areas are under State's jurisdiction; the City manages and provides access/right-of-ways to some

	Comment Source	Summary of Written Comment	DPP Response
		City intend to take over more natural areas?	natural areas (Lanikai/Kailua Beach Park, Kualoa Beach Park, Hanauma Bay, etc.).
ROW 357. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 1			
767.	30.78	"Develop and maintain community-based parks to meet the needs of the different communities on Oahu." Original wording reflects the need for city parks throughout the island.	Policy 1 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Develop, ~~and~~ maintain, and expand a community-based park~~s~~ system to meet the needs of the diverse ~~different~~ communities on Oahu."
768.	61.16	Good idea to "develop and maintain community-based parks to meet the needs of the different communities." Make it 30% of the land area and make provisions for motor sports. There is more to culture than team sports and opera.	The DPP notes your support of the proposed policy. The City has development standards to calculate the amount of recreational space new developments need to provide. The DPR's "Standards and Design Precepts for Future Park Development" (December 2004) is the long-range plan for park facilities on the island of Oahu. The two classifications of parks consist of "community-based parks" and "island-based parks." DPR's standard for community-based parks is 2 acres/1,000 resident population, and 25 acres/1,000 de facto population for island-based parks.
769.	118.145	"Develop ~~and~~ maintain and expand a community-based park~~s~~ system to meet the needs of the diverse ~~different~~ urban, suburban and rural communities on Oahu."	See response to #767. The DPP concurs that these policies recognize that park space must keep up with Oahu's growing population and the increasingly diverse recreational interests of residents and visitors.
ROW 358. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 2			
770.	23.105	"Develop and maintain a system of regional parks and specialized recreation facilities, based on the ~~cumulative~~ demand of residents ~~and visitors~~." Combined demand for tourist recreational facilities created by 8 million tourists and 900,000 residents is insatiable. Need/demand must be based on residents' need, as this Plan is for residents, not tourists.	It is important to include visitor demand in calculating the need for regional parks and specialized recreation facilities because visitors frequent many of these resources.
771.	30.79	"Develop and maintain a system of regional parks and specialized recreation facilities~~, based on the cumulative demand of residents and visitors~~." Delete new wording because it is unclear how cumulative demand would be determined and why visitors would be included in calculating any demand and need for new parks. The General Plan is the residents plan; City and community needs/desires should not be based on visitor i.e. tourists demand.	See response to #770.
772.	44.33	Notes that "based on the cumulative demand of residents and visitors" is written twice in the Public Review Draft – Part II.	This has been revised in the second public review draft.
773.	115.29	"Consult and involve local communities in the planning and management of ~~Develop and maintain a system of regional parks and~~ specialized recreational facilities in their neighborhoods ~~, based on cumulative demand of residents and visitors~~." There is a growing frustration among residents that tourism is overwhelming local neighborhoods (e.g., Kailua, Lanikai, North Shore) and degrading natural resources (Hanauma Bay, Mokulua Islands), due to increased demand on infrastructure systems and public facilities, traffic, and commercialization of public beach parks. Plans for "specialized recreational facilities" to attract tourists to local communities should be developed only with the active involvement of the community they would potentially impact.	The DPP prefers to maintain Policy 2 as proposed in the first public review draft because park space must keep up with Oahu's growing population and the increasingly diversified recreational interests of residents and visitors. When City parks are planned, the community has multiple opportunities to be involved (e.g., during the environmental review stage, rezoning, or public infrastructure map revisions, etc.).

	Comment Source	Summary of Written Comment	DPP Response
774.	118.146	“Develop and maintain a system of regional parks and specialized recreation facilities, based on the defined carrying capacity of each park and facility to accommodate the public within its vicinity ~~cumulative demand of residents and visitors~~.” Cumulative demand is outdated thinking, and is the source of overcrowding and deterioration of Oahu’s public parks. Parks have exceeded capacity, especially with multiple, simultaneous events. Alternative venues, such as school playgrounds, ball fields and recreational facilities should be incorporated in partnership with the State to meet these growing public needs. The combined demand for tourist recreational facilities created by 8 million tourists and 900,000 residents is insatiable. Need/demand must be based on residents’ need, as this Plan is for Oahu residents, not tourists.	It is important to include visitor demand in calculating the need for regional park and specialized recreation facilities because visitors frequent many of these resources (e.g. Hanauma Bay, Kailua Beach/Lanikai, Laniakea’s, Waikiki Beach). The suggested revision suggests an approach that calculates park space based on the number of individuals in the service area, which is a similar approach to calculating the demand of residents and visitors in the service area. The difference is that the proposed approach establishes a maximum occupancy/threshold based on the physical attributes of the facility. This is not realistic or achievable, given the lack of available land in developed areas, and therefore, can focus on the level of recreational service offered or available land.
ROW 359. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 3			
775.	118.147	“Develop ~~and~~ maintain and restore urban parks, squares, and beautification areas in high density urban places.” Examples of places in need of restoration: Aloha Drive Park in Waikīkī; Mother Waldron Park in Kaka‘ako; Irwin Park at Aloha Tower.	Policy 3 has been revised in the second public review draft (changes between the first and second public review draft are shown): “Develop, ~~and~~ maintain, and improve urban parks, squares, and beautification areas in high density urban places.”
ROW 360. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 4			
776.	118.148	“Encourage public and private nature reserves, botanic and zoological parks on Oahu to foster an awareness and appreciation of the natural environment.”	Policy 4 has been revised in the second public review draft (changes between the first and second public review draft are shown): “Encourage public and private nature reserves and botanical and zoological parks ~~on Oahu~~ to foster greater ~~an~~ awareness and appreciation of the natural environment.”
ROW 361. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 5			
777.	118.149	“Encourage the State to develop, expand and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.”	Policy 5 has been revised in the second public review draft (changes between the first and second public review draft are shown): “Encourage the State to develop, improve and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.”
ROW 362. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 6			
778.	9.13	“Ensure and maintain convenient and safe access to beaches, ocean environments, and mauka recreation areas in a manner that protects natural and cultural resources.”	This policy appears as Objective D, Policy 7 in the second public review draft. It has been revised in the second public review draft as suggested.
779.	23.106 118.150	“Ensure and maintain ~~convenient and~~ safe access to beaches, ocean environments and mauka recreation areas.” Add “Ensure access at least every ¼ mile along Oahu’s coastlines, to all beaches,” as this is consistent with policies to provide public access.	This policy appears as Objective D, Policy 7 in the second public review draft. Access to the shoreline and mauka recreation areas is addressed in all of the DP’s/SCP’s via land use policies regarding park and open space. Public access is also addressed in Chapter III, Objective B, Policy 4; and the policies in Chapter X, Objective A.
ROW 364. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 8			
780.	23.107	“Discourage ~~Encourage~~ ocean and water-oriented recreation activities that do not adversely impact the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.”	The DPP prefers to maintain the Policy 8 as proposed in the first public review draft.
781.	38.8	Agrees with proposed change, which aligns with their	The DPP notes your support of the proposed policy.

	Comment Source	Summary of Written Comment	DPP Response
		organization's mission.	
782.	115.30	"Monitor ~~Encourage~~ ocean and water-oriented recreation activities to ensure no adverse impacts to ~~that do not adversely impact~~ the natural environment and cultural assets, and establish regulations to prevent ~~or result in~~ overcrowding or overuse of beaches, shoreline areas and the ocean in order to maintain water quality and ensure public health and safety."	The DPP prefers to maintain Policy 8 as proposed in the first public review draft.
783.	118.151	"Discourage ~~Encourage~~ ocean and water-oriented recreation activities that ~~do not~~ adversely impact the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and parks, or the ocean."	The DPP prefers to maintain Policy 8 as proposed in the first public review draft.
ROW 365. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 9			
784.	61.17	Good idea to "require all new developments to provide their residents with adequate recreation space." Make it 30% of the land area and make provisions for motor sports. There is more to culture than team sports and opera.	See response to #768.
785.	118.152	"Require all new developments to provide their residents with sufficient ~~adequate~~ recreational open space based on the national standard of 2 acres per 1000 capita."	The DPP appreciates the comment, however, this level of specificity is beyond the intent of the General Plan. See response to #768.
ROW 367. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 11			
786.	118.153	"Encourage the after-hours, weekend, and summertime use of public school playgrounds, ball fields and facilities for recreation and community needs."	The DPP prefers to maintain Policy 8 as proposed in the first public review draft. Playgrounds and ball fields and assumed to be part of public school facilities, and there is another policy in Chapter IX that supports the after-hours use of school buildings, grounds and facilities (see Chapter IX, Objective B, Policy 3)
ROW 370. CHAPTER X. CULTURE AND RECREATION, Objective D, Policy 13			
787.	23.108	Add new Policy 14: "Require the City to have and adhere to preventive maintenance schedules for all of its park facilities."	A new Policy 14 is unnecessary. Policies 1 through 5, and Policy 7 in the second public review draft support maintenance of park facilities.
788.	30.80	Add new policy: "Provide public beach access at least every 1/4 mile along Oahu's coast."	See response to #779.
789.	115.31	Add new policy: "Limit recreational use of land identified as ground nesting sites for endangered waterbirds during the nesting season."	As proposed, the policy is overly specific for the General Plan. Protection of Hawaii's unique species and habitats is addressed by Chapter III, Objective A, Policy 8.
790.	118.154	"Encourage the State and Federal governments to transfer excess and underutilized land to the City and County for public recreation use needed and desired by the community."	The DPP prefers to maintain this policy as proposed in the first public review draft. The suggested revision limits the City's ability to encourage land transfers to instances when the land area is "needed and desired by the community." It may be in the City's interest to encourage land transfers that increase the City's landholdings available for future recreation use, regardless of community sentiments at the time of the transfer.
791.	118.155	Add new Policy 14: "Require the City and County to establish, coordinate and adhere to preventive maintenance schedules for all of its park facilities."	See response to #787.
CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT			
792.	130.10	Restore the Planning Department. DPP is approving permits at the	This is unrelated to the General Plan. This is an

	Comment Source	Summary of Written Comment	DPP Response
		expense of planning, while the City has a responsibility to maintain Oahu's limited resources.	executive decision that requires a Charter amendment.
ROW 371. CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT, Objective A			
793.	34.43	Include new policy to encourage taxing policies that maintain lowest rates for owner□occupied units, incrementally higher rates for non□resident property owners.	Specific taxing policies are beyond the scope of this General Plan Update. Property taxes for owner□ occupied units versus non□residents should be handled by the City Council.
ROW 374. CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT, Objective A, Policy 3			
794.	61.18	Show respect for people by minimizing wait times for government services. If 30 people wait 1 hour for service, it's the same as another tax.	This is a staffing/personnel issue at the Department level. Objective A, and Policies 1 and 3 support improved government services.
ROW 376. CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT, Objective A, Policy 5			
795.	23.109	Add new Policy 5: "Every 10 years require a Zero□Based Budgeting approach for all entities; i.e., they justify their budget from the bottom□up as opposed to just making adjustments on previous budgets."	This is a specific issue about the methodology used to balance the City's budget. Objective B, and Policies 1 and 2 support fiscal responsibility. This level of specificity is beyond the intent of the General Plan.
ROW 380. CHAPTER XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT, Objective B, Policy 3			
796.	37.20	"Require ~~Encourage~~ accountability and transparency in government operations."	Policy 3 has been revised in the second public review draft (changes between the first and second public review draft are shown): "Ensure ~~Encourage~~ accountability and transparency in government operations.

ATTACHMENT 1

The agencies, organizations and individuals that submitted written comments on the Public Review Draft are listed in this section.

FEDERAL

1. Navy Region Hawai'i/ NAVFAC Hawai'i

STATE

2. Hawai'i Housing Finance and Development Corporation
3. DBEDT, Strategic Industries Division
4. Department of Education
5. Department of Health, Environmental Planning Office
6. DLNR, Land Division
7. Department of Transportation
8. DLNR, Office of Conservation and Coastal Lands
9. Office of Hawaiian Affairs
10. Office of Planning

CITY AND COUNTY OF HONOLULU

11. Dept. of Design and Construction
12. Dept. of Community Services
13. Dept. of Emergency Management
14. Dept. of Parks and Recreation
15. Honolulu Fire Department
16. Honolulu Police Department
17. Honolulu Authority for Rapid Transit

UTILITY COMPANIES

18. Board of Water Supply
19. Hawaiian Electric Company

NEIGHBORHOOD BOARDS

20. Diamond Head/Kapahulu/St. Louis Heights Board No. 3
21. Hawai'i Kai Board No. 1
22. Kahalu'u Board No. 29
23. Kailua Board No. 31
24. Kuliouou/Kalani Iki Board No. 2
25. Waialae□Kahala Board No. 3

PUBLIC AND PRIVATE ORGANIZATIONS

26. The Aikea Movement
27. Castle & Cooke Homes Hawai'i
28. East O'ahu County Farm Bureau
29. Ewa Beach Community Association
30. Hawai'i's Thousand Friends
31. Kahala Community Association
32. Keep It Kailua
33. Keep the North Shore Country
34. Koolaupoko Hawaiian Civic Club
35. Lani□Kailua Outdoor Circle
36. League of Women Voters of Honolulu
37. Unite Here! Local 5 Hawai'i
38. MĈlama Ka'ohao
39. Save O'ahu's Neighborhoods
40. Save Our North Shore Neighborhoods
41. Turtle Bay Resort
42. NOAA Coastal Resilience Network (CREST) Project, UH Richardson School of Law
43. Water Resources Research Center UH□Manoa
44. Sea Grant College Program, SOEST, UH□Manoa
45. Waikţkţ Hawaiian Civic Club

INDIVIDUALS

46. ACHITOFF, Jacob
47. ACKLEY, Norman & Angela
48. ANIXT, Andrea
49. BERG, Tom
50. BERMUDEZ, Ricky
51. BERMUDEZ, Richard Sr.
52. BERSSAN, Cynthia
53. BETETA, Jonathan
54. BRANDT, Stephen
55. BRITTEN, Angela
56. BURTON, Barbara
57. CREPS, Norma
58. CABILES, Christina Puanani
59. CAMPBELL, Shelly
60. CAPELOUTO, Dean Kalani
61. CARPENTER, Dan
62. CHANG, Alan
63. CHING, Laurie
64. CHRISTENSEN, Laura
65. CONNORS, Clare
66. CONNORS, Betsy
67. CROFT, Marcia
68. CROWLEY, Mrs.
69. CROW, Merle & Doris
70. CROZER, Lois
71. CUMMINGS, Susan
72. DAVIS, Andrea
73. DAVLANTES, Nancy
74. DEVERE, Todd & Theresa
75. DEWEY, Ann
76. DIBERARDINO, David
77. DUDLEY, Kioni
78. EGGE, Dennis
79. EVANS, Dale
80. FINK, Alice
81. FONOIMOANA, Raynae
82. FOTI, John
83. FOTI, Mollie
84. FOTI, Phillip

85. FRAZER, Neil
86. GEBHARD, James
87. GILBERT, Steven
88. GILBERT, Suzanne
89. GOODROWE, Mark
90. HAGSTROM, Dick
91. HAGSTROM, Francine
92. HAMPTON, Bob
93. HASENYAGER, Shirley
94. HAZENFIELD, Hugh & Barbara
95. HEIDEL, John
96. HETHERINGTON, Cheryl
97. HORNE, Rebecca
98. ISHII, Dana
99. IZUMI, Dana
100. JAMES, Choon
101. KAHANA, Barbara
102. KAIO, Nina
103. KOENNECKE, Marga
104. KRASNIEWSKI, Barbara
105. KRASNIEWSKI, Keith
106. KRASNIEWSKI, Stan
107. Lau, Questor
108. LEE, Katherine
109. LEE, Lois
110. LEINAU, Bob
111. LETTS, DeeDee
112. LINDSAY, Laurie
113. LUM, Melissa
114. LUM, Wendell
115. MACNEIL, Pauline
116. MANDANAS, Roberto
117. MARTEN, Lisa
118. MATSON, Michelle
119. MATTOON, Creighton
120. MCARTHUR, James
121. McELHENY, LARRY
122. McKEAGUE, Bernard & Maureen
123. McNULTY, Kandis
124. McNULTY, Michael
125. MEEKER, Heidi
126. MERZ, Jeff
127. MOODY, Judy
128. MOONIER, Jim
129. MORGAN, Barrie
130. MORI, Arthur
131. MURAI, Daisy
132. NAGAMINE, John
133. NAKAMURA, Jennifer
134. NATIONS, Bill
135. NELSON, Paul & Judith
136. NGUYEN, Marisa
137. NGUYEN, Thinh
138. NICOLAY, James
139. NIEBUHR, Jay
140. NIEBUHR, Leslie
141. NIHEU, Kalamaokaaina
142. O'HARA, Michael & Nancy
143. OSULLIVAN, James Kaeo
144. O'SULLIVAN, Lloyd & Diane
145. PAGE, William
146. PAHINUI, Kathleen
147. PEREZA, Leona
148. PFALTZGRAFF, Debra
149. PYLES, John and Lucinda
150. QUINLAN, Bill
151. RESS, Alex
152. RESS, Bob
153. RESS, Paula
154. RETHERFORD, Leah
155. RETHERFORD, My Hanh
156. RETHERFORD, Robert
157. RETHERFORD, Ursula
158. REZENTES, Cynthia
159. RING, Stewart
160. ROTH, Susie
161. RUTTENBERG, Kathleen
162. S., Teri
163. SAUER, Lisa
164. SCHROEDER, Barbara
165. SHIGEKUNI, Vincent
166. SHIMIZU, Karen
167. SIMCOCK, Brennan
168. SIMMONS, Stu
169. SIROSKEY, Ella
170. SLATER, Bobbie
171. SLUSHER, David Lee
172. SMITH, Barbara
173. SMITH, Robert
174. SOMEDA, Nelson
175. SPADARO, Linda
176. STEVENS, Katelyn
177. STOTT KELLEY, Tracey
178. TAKARA, Kathryn
179. TAM, Paulette
180. TAYLOR, Nancy
181. TOWEY, Max
182. TOWEY JOYER, Anne
183. VILLIGER, Steve
184. VIOLA, Caroline
185. WALKER, Helen
186. WATSON, Trisha Kehaulani
187. WENTZ, Gary
188. WHITE, John and Yoko
189. YAMANE, Steven
190. YAMANE, Alli Kim

191. YOUNG, Crystal
192. ZIELKE, Aydee
193. ZINGALIE-ADAMS, Mary Lou

194. PETITION WITH 296 SIGNATURES
195. INDIVIDUALS SUBMITTING “PETITION” VIA EMAIL

ACHITOFF, Jacob
ACHITOFF, Lauren
ACKERMAN, Alan Anthony Douglas
AHQUIN, S.K. Moot
ALLEN, Jesse Ryan
ALLEN, Melissa
ALLEN, Norman
ALLEON, Willow
AMBERG, Joanne
ANIXT, Andrea
BAR, Milica
BARRECA, Rob
BEATTY, Raymond
BERLIN, Holly
BERLIN, James
BESCHEN, Kendyl & Gavin
BLACK, Fraser
BLACK, Janice
BLAIR, Patricia
BLAISDELL, Rochelle
BLATTAU, James
BOINVILLE, Telma
BREENE, Angela
BRITOS, Erin
CALDWELL, Patrick
CAMBRA, Darron
CANNON, Victoria
CHEN, Emmanuel
COLE, Don
COLE, Judy CORTES,
Susan CROSLEY,
Thomas
CUNNINGHAM, Mark
DAVENPORT, Peter & Yukali
DELVENTHAL, Erin
DeVASQUEZ, Alexcia
DOMINGO, Claire Ann
DOMINGO, Robert
DUBIEL, Rexann
DUNCAN, Jane
EBANEZ, Julie
EASTLACK, Kathleen
EBEL, Frederika
FABER, Paul
FARRANT, Jan
FARANT, Nick
FERGUSON, Aukai
FLORENCE, Steven
FONOIMOANA, Kent
FORNEAR, Jane
FOXX, Gregory
FRAZER, Stephanie
FUNG, Keala
GABRIEL, Diane
GALINDO, Lauryn
GERARD, ENO
GLADE, Graeme
GLADE, Jim
GONZALES, Dave
GRASSADONIA, Joseph
GRIFFIN, Carter
HAGEN, Joshua
HAIOLA, Dannell
HAYAKAWA, Mitsuko
HENDERSON, Doug
HENRY, Mike
HESKETT, Marvin
HIGA, Charlene
HOGAN, Robert
HOLT-COLLEADO, Lehua
HORNBECK, Mychal
HUGHES, Jeremy
HYLTON, Travis
KAUHANE, George
KELLY, Kevin
KIFER, Jamie KENDALL,
Scott KIERAN-VAST,
Angela KILLEBREW,
Katherine KNUTSON,
Corinne KNUTSON,
Mark KNUTSON, Judy
KOCHER, Jamie
KOFF, Joan
KOVALCIK, Chris
KRAYNEK, Christopher
LANDON, Lynette
LEILI, Mark
LEITH, Maria
LENNARD, Alan
LINDSTROM, Jenny
LUCHINSKAS, Matthew
LUNT, Ginger
MACEY, James
MAGUIRE, Mark
MARTINSON, Jean
MATSON, Michelle
MAY, Stanley
MAYES, Joanne
MCELHENY, Larry

MCGOVERN, Nancy
MEMEA, Raina
MERRACHO, Bart
MERRACHO, Mark
MIRONSECO, Monique
NAKAMITSU, Stephen
NATIONS, Bill
NELSON, Paul & Judith
NIHIPALI, Michelle
NOBRE, Julie
NOORANI, Snehal
OCHOA, Cynthia
OMAHONY, Karin
PAHIA, Kekoa
PAHIA, Vicki
PARADISO, Maxine
PEREIRA, Rochelle
RAZON, Victor
RECTOR, Thais
RIVIERE, Gil
RIVIERE, Liz
ROBERTSON, Doug
RODRIGUES, Darlene
RODRIGUES, Laila
ROMERO, Emily
ROSE, Cody
ROSE, Yuri ROSS,
Maya ROTHMAN,
Eddie SAN JUAN,
Philip SANFELICI,
Juliana SESLAR,
Donna
SF, Dana
SHAFER, Ben
SHEA, Linda
SILVA, Carol
SILVER, Joy
SIMRELL, Louise
SMITH, Moriah
STREETER, L.
SOYLAND, Lori
SPATES, Cab
SPEAR, Thomas
SPEYER, Leigh
STELOW, Mary
STOHL
STOHL, John
SUMMERS, Joey
THOMPSON, John
TORRES, Marisol
TSUTSUI, Kelly
TUFAGA, Lima
TURNER, Sheri
VANDEVEER, Timothy
VIERRA, Maxine
WALL, Jessica
WALSH, James
WESTERLY, Suzanne
WESTFALL, Wayne
WILLEFORD, Sharon
WILLIAMS, Jade
WILLIAMSON, Janice and Wayne
WONG, Jessica
WOODS, Andrea
WRIGHT, Teresa
WROBLEWSKI, Mark
YOU, Lucia
YOUNG, Koa

M

COMMUNITY MEETING NO. 3

O'ahu General Plan Update. Your Island. Your Future.

JOIN US AT THE PUBLIC MEETING

Tuesday, March 7, 2017
McKinley High School
Hirata Hall (on mauka side of cafeteria parking lot)
1039 South King Street, Honolulu, HI 96814

6:00 – 6:30 pm
Doors Open and Sign-In

6:30 – 8:30 pm
Presentation, Questions, and Feedback

Join the City Department of Planning and Permitting (DPP) to learn about the changes proposed in the 2nd Public Review Draft and how you can share your input. There will be an informational briefing to start the meeting, followed by time to ask questions and talk to the planners.

CHECK OUT THE 2nd PUBLIC REVIEW DRAFT

The 2nd Public Review Draft and accompanying Report on Proposed Changes are posted on DPP's website: honoluludpp.org/Planning/GeneralPlan.aspx.

Changes to the 2nd Public Review Draft are based on the many comments received after the 1st Public Review Draft was released in November 2012. To view comments: http://honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPcomm_respFEB17.pdf

SEND YOUR WRITTEN COMMENTS

We ask that written comments include your name and physical address.

Send your comments by **May 8, 2017** to:

Email
gp2035@hhf.com

Mail
HHF Planners
ATTN: O'ahu General Plan
733 Bishop Street, Suite 2590
Honolulu, HI 96813

FOR MORE INFORMATION

Visit the website
www.honoluludpp.org/Planning/GeneralPlan.aspx.

Call
Tim Hata
DPP project manager at
(808) 768 – 8043

If you require special assistance, auxiliary aid and/or service to participate in this event (i.e., sign language interpreter, interpreter for language other than English, or wheelchair accessibility), please call Tim Hata, DPP project manager, at (808) 768–8043, or email your request to info@honoluludpp.org at least three business days prior to the event.

SHARE THIS MESSAGE AND FORWARD TO OTHER INTERESTED PARTIES

HHF PLANNERS
places for people

MEETING SUMMARY

Meeting Date: Tuesday, March 7, 2017

Meeting Time: 6:00-8:30 PM

Project Name: O'ahu General Plan Update

Location: Hirata Hall, McKinley High School

Recorded by: Corlyn Orr

Reviewed by DPP: April 7, 2017

Attendees: see attendance record

Subject: Community Meeting 3, Second Public Review Draft

This community meeting for the O'ahu General Plan Update Project was held at McKinley High School's Hirata Hall on Tuesday, March 7, 2017. The purpose of the meeting was to present the Second Public Review Draft of the General Plan Update, answer questions and receive input.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Scott Ezer, meeting facilitator, called the meeting to order at 6:30 PM, and introduced Mayor Kirk Caldwell. Mayor Caldwell offered welcoming remarks, which included thanking everyone for their participation in the update process, recognizing community leaders in the audience, and highlighting the importance of the General Plan as a living, breathing document that determines how we live, how and where we grow, and how we accommodate future development. Mayor Caldwell also shared his personal views on O'ahu's two most valuable assets: the island's natural beauty and the people that give the island life.

Kathy Sokugawa, Acting Director of the Department of Planning and Permitting (DPP), then offered introductory remarks from DPP. Kathy expressed appreciation for all in attendance, and explained that the first public review draft—which was originally meant to be a focused update on a few key topics—resulted in a greater number of comments covering a wider range of topics than anticipated. DPP decided to add the second public review draft in response to the public comments on the first draft.

Scott Ezer then introduced the planning team (including DPP staff), reviewed the meeting agenda and housekeeping items, and provided a project briefing.

QUESTION AND ANSWER SESSION

Meeting participants were asked to submit their questions in writing. Scott read each of the following questions out loud and provided a response. Both the questions and responses have been documented nearly verbatim to maintain both the accuracy and authenticity of the statement. Due to meeting time constraints, not all of the questions were answered (SEE ATTACHMENT A for questions/responses that were not answered during the meeting)

1. **Will the O'ahu General Plan identify significant features such as the Ala Wai Canal that impacts the Waikīkī shoreline, golf course, Iolani School and other public uses in Waikīkī and the Convention Center?**

The General Plan does not get into that level of detail. It is a very broad umbrella of statements that we adopt as a community that directs us on how we should make decisions that affect land use. It doesn't specifically call out these kinds of issues in the text of the General Plan. Kathy just reminded me that the City is in the process of getting ready to update the development plan for the Primary Urban Center, so those kinds of questions will be addressed in the update to the Primary Urban Center DP.

2. **Why the special emphasis on the word "communities"? I assume that refers to the sustainable communities plans?**

The individual who submitted the question provided additional clarification: I noticed where old words like "districts" and "areas" were being replaced with the word "communities," "communities," "communities." I just wondered why this was such a special word this time?

RESPONSE: Well, you know, planning's an interesting profession, and buzz words change over time. "Communities" is en vogue right now. It's a word that people identify with. It says something. That's why we use the word communities a lot.

3. **Please provide the revision status of the General Plan and the each of the eight Development/Sustainable Communities Plans. What is the date of the last comprehensive revision (by year date of City Council adoption); status of next update process (at DPP, at Council); year date that next update is/was due—and identify how to access information on each of the plans and contact its project manager/team.**

RESPONSE: I think we covered the progress of the General Plan, and that we hope to have it adopted by the end of this year. The eight development plans: North Shore update was adopted in 2010; the Ko'olau Poko Sustainable Communities Plan is in progress right now, it is before the City Council for adoption; Ko'olau Loa Sustainable Communities Plan is before the City Council and it's waiting adoption; Central O'ahu will be submitted to the Planning Commission in the next two or three months, and that will then follow up to the City Council for adoption; the PUC is being worked on; East Honolulu is being worked on; 'Ewa was adopted recently, like in the last year or so; and Wai'anae was adopted in 2011, around there. Then the date of the last comprehensive revision? I can't remember all of the SCPs and DPs, although most of them, their adoption dates were either in the late 1990s—'98, '99—or very early 2000s—2000, 2001, 2002, 2003. The status of the next update process? It's not going to happen for a while. By Charter, the SCPs and the DPs are supposed to be updated every five years. As the Mayor said, the General Plan's supposed to be comprehensively updated every ten. As you know, we have not been able to hold to that schedule. And identify how to access information on each of the project manager teams? If you go to the DPP website, there's a link to Planning, you click on Planning, and it has a link to Development Plans. Click on that, and it lists all eight of the SCPs and the DPs. Each SCP and DP has its own website, and there's an awful lot of information on each of those pages. I believe it does identify project manager, so if you need to call or talk to anybody, you can do that.

4. **TOD throughout the entire island sets us up for future problems. Why not keep TOD on rail corridor only? TOD use at bus stations gives the impression that development is planned in the future. Do we have to use TOD throughout?**

RESPONSE: I think the primary use of TOD in the City and County relates to the areas directly around the rail stations themselves. The ordinances that are working through City Council right now are land use controls that would directly deal with development in and around each one of the rail stations. I think a number of them have been adopted.

ADDITIONAL RESPONSE FROM K. SOKUGAWA: There are eight TOD neighborhood plans covering 19 of the 21 stations. We don't cover two of them because they're in Kaka'ako, and we don't have zoning responsibility for the Kaka'ako area. So of the eight plans, some of them cover just one station, like Ala Moana, and some of the plans cover three stations, like the Aiea-Pearl City plan. They have varying levels of geographic span, and they are in the process of being adopted. The plans cover the stations all the way to East Kapolei. The City Council has adopted the plans for Waipahu and Aiea-Pearl City, they're in the process of looking at the Kalihi and Downtown plans, and Ala Moana plan. We have the draft

Aloha Stadium available for review, the Airport plan is about to be distributed for comment, and we need to update the East Kapolei plan.

The individual who submitted the question provided additional clarification: Is a park-and-ride being referred to as TOD outside of the corridor of the rail? I was under the impression that the General Plan is looking at using TOD throughout the island, as the question was asking. And so, are we now going to look at park-and-rides and bus stations throughout the island as TODs just to be consistent with verbiage?

RESPONSE (K. SOKUGAWA): The first tier is the rail corridor, so where's the train going to go—which is East Kapolei to Ala Moana—and so that is where we're concentrating on the TOD right now. But as we create a more vibrant, stronger connection with the bus system, then you can see some connection. Right now, the TOD corridor is limited just to the rail corridor, it's not an island-wide policy. The General Plan does not look at that at the present time either. The rail corridor is just the 20 miles between East Kapolei and Ala Moana and Kapolei, and eventually to the University and Waikīkī, and maybe Mililani.

5. **Do the people of the North Shore really want the City to facilitate further resort growth at Turtle Bay?**

RESPONSE: I think the issues related to the Turtle Bay Resort have been resolved. A limit has been agreed to on the number of resort units and other residential units that will be allowed at Turtle Bay. In exchange, there has been a significant amount of land put in Conservation easement, and I believe that was part of the Koʻolau Loa SCP that is working its way through Council.

6. **Where did the idea to designate Lāʻie a resort area come from?**

RESPONSE: There's always been a small hotel associated with the Brigham Young University Hawaiʻi at Lāʻie campus and PCC. There's been a resort node identified as part of the language in the General Plan at Lāʻie going back to 1977, and that's been carried over in the second draft of the General Plan.

7. **Why are you permitting short term vacation rentals in non-resort areas?**

RESPONSE: Again, this is really a hot button topic that has been the subject of many, many meetings both in neighborhoods on the North Shore, neighborhoods on Windward Oʻahu, at City Council—lot of discussion within DPP on how to deal with vacation rentals in residential neighborhoods. The City has proposed, more than once, rules and regulations intended to try to give them more regulatory teeth, to make sure that they can regulate that. It's an ongoing conversation, and I think the language that we refer to that's going into the General Plan makes it clear that the intent, at a policy level, is only to allow these kinds of facilities in residential neighborhoods if they're discussed with the community and there are appropriate regulations that will enforce their use.

8. **Did the people on the Waiʻanae coast really ask for Mākaha Valley to be designated a resort area?**

RESPONSE: There has been a resort designation for an area in Mākaha that goes back, I think to the '70s. The Waiʻanae Sustainable Communities Plan was adopted—again—2011, with a resort component at Mākaha.

9. **If we believe in climate change, why are we building close to the water?**

RESPONSE: Climate change is a really interesting subject. I think most people that are familiar with looking at it will agree that climate change is occurring and that sea-level rise is happening. What people do not agree with, or do not understand completely, is how to characterize how sea level rise is going to occur within a certain period of time. I'm working on a project right now that involves a property on the ocean, and I've been working very closely with a group of ocean engineers. If you look at

climate change out to the year 2100 and intermediary points at 2130, 2150, and 2170, NOAA—which is the federal agency responsible for understanding how climate change works—provides a wide range of projections as to how sea level rise will occur over that time period, and they present each one of those time points as a range. So there's the "least bad" projection and then there's one that's the "worst bad"—I don't know what else to call it. Those numbers range considerably. I was looking at numbers today out to the year 2070, and that number can range anywhere from 0.8 feet to 2.3 feet, that's for the year 2070. The question is why are we approving development on the shoreline? Well, the State and the counties have adopted policies to provide guidance on how to review development projects that are on the ocean. There's a requirement to consider sea level rise in any new development. You have to put that into any environmental impact statement you write. If you're an agency, any building or any facility that you construct HAS TO—there's no maybes about it—you HAVE TO consider the effects of sea level rise and how you plan for that building. In many instances, particularly if you're talking about highways or wastewater treatment plants, the guidance is to adopt the worst case scenario when you're looking at how things are going to play out. I think all we can do is follow the science over the next few years—and whether that's in my lifetime or your children's lifetime or your grandchildren's lifetime—and follow what happens and the science and the metrics on what sea level is doing and what climate is doing. We all read the stories in the newspaper everyday, and we know about all the wacky weather. So, the long answer to the short question was, we are looking at it, and it is becoming a very everyday fact of how you deal with development on the shoreline.

10. **Hawaiʻi's public education system is so poor as to not prepare children for the future. This will impede many objectives in this plan. Oʻahu holds most of Hawaiʻi's population. Shouldn't Oʻahu be supplementing what the State can offer?**

The County does not have oversight on education. That's a State function. The General Plan is not necessarily the forum to try and solve the problem of education.

11. **RE: Primary Urban Center? Downtown, Nuʻuanu, Makiki, UH, Waikīkī. How will people working and living in above areas move to higher grounds as advised by Oʻahu Disaster Preparedness Guide?**

RESPONSE: This question refers to the tsunami evacuation zones and how that works. There are maps that have been given a lot more distribution and awareness in the last 3-5 years, I think particularly because of the recent Japan tsunami and other things that have been happening on ensuring that people know, if you're in a low-lying area, how do you move to safety. I think it's incumbent on everybody to understand where they live and work with respect to tsunami inundation and evacuation zones. These maps are published online. They're published in all kinds of places. I know that if there were disaster, our transportation systems are going to be taxed. You need to know where you need to get to, and when the siren rings, you need to get there.

12. **Is there a way to see how effective the General Plan has been and who uses it (i.e., private vs. public)?**

RESPONSE: This is a really interesting question. The General Plan is a document that not many people are familiar with. It is referred to frequently when there are proposals for development or policy that are before decision-making bodies like the City Council or the Land Use Commission or within agencies. It's a guiding document, and I think that particularly when you get to the level of preparing the sustainable communities plans and the development plans, the guidance that the General Plan provides to those documents is important. I'm not sure that there's been any study to provide metrics on how effective the General Plan is, but that's what it's there for.

13. As a professional planner, do you feel the 2002 Plan initiatives were/are successfully used as a guideline over the past 10-15 years by City agencies, departments and politicians? If not, what is the purpose of the current exercise?

RESPONSE: Well if you make an assumption that this is a futile exercise, then we're all in trouble. The General Plan is an important document. It HAS set out—going back to 1977—the manner in which the island has intended to develop. I think, by and large, the island has developed according to the blueprint that the General Plan provided, and it goes back to 1977. Now, we may not all be completely happy with some of the ways that has happened and some of the details on that, but I think the general pattern of development has reflected what was in the General Plan. To respond to all of the other detail policies and objectives, I'm not sure I'm the person to ask at this point.

14. In planning circles, relative to the O'ahu General Plan, is the concept of carrying capacity ever considered? Do you planners believe that growth can continue indefinitely on an island or does there come a point whereby residents and visitors overwhelm the environment, jeopardizing everyone's health, safety and well-being?

RESPONSE: Carrying capacity was a very popular subject back in the 1980s, and even when I was in planning school in the early-mid-1970s. The thought was that there's only so many resources—whether that be water, AG land, transportation networks—that can sustain a population before the whole system collapses. The carrying capacity concept kind of went out of vogue because it was very difficult to empiricize, very difficult to create numbers and come up with numbers on what carrying capacity really meant. Now, we live on an island, we all understand that. We have a finite amount of land, we have a finite amount of water, yet the population continues to grow. One of the things we cannot control is—I forget which article in the Constitution allows freedom of travel within the United States. We can't control people moving here, we don't control birth rates. We don't control—YET—immigration (chuckle) from a number of countries from around the world. So we have to make an assumption that our community is going to grow. It's going to grow in terms of population. We need to be able to understand how many housing units we're going to need in the next 30 years. We need to understand where those housing units are going to be. We need to understand how much water we're going to need. We need to understand where those water resources are coming from. Carrying capacity was something that was considered, but it is not part of this review.

15. Will the General Plan support Native Hawaiian gathering rights, including on City property?

RESPONSE: That's an interesting question. I haven't heard that that has been an issue. The General Plan does support Native Hawaiian gathering rights. I'm not sure if there's a specific instance that this person is thinking of, but there is Supreme Court law in the State of Hawai'i that supports and allows and requires Native Hawaiian gathering rights. If gathering rights are being suppressed, then the people who feel that that's occurring can go to court and make sure that they're allowed, regardless of who the property owner is.

16. One of the policies mentions making O'ahu "the home of nations knowledge." What does this mean?

RESPONSE: There's a quote here that speaks of the center of higher education in the Pacific. I can't remember it specifically, other than there's a desire to ensure that O'ahu becomes an important educational center, and is looked upon by communities outside of O'ahu from other areas in the Pacific.

17. Can we separate affordable housing from homelessness?

RESPONSE: I don't think we can. I know the City Council is working very hard and the Mayor is and the Governor is. It's one of those issues that just seems to elude solution. I think there are a lot of people working very hard to try to make it right, and we have to work together to make sure that happens.

The individual who submitted the question indicated that the response did not address the question. The individual elaborated on the question: You had homelessness as a category when you showed the General Plan priorities. You lumped it with affordable .housing, which has nothing to do with homelessness. When you think of affordable housing, you think of the middle class. When you think of homeless people, you think of public housing or low-income housing. The two are so far—affordable housing vs. homelessness—that they don't really belong in the same category. It's very disingenuous to speak about affordable housing and homelessness. Every forum I go to, you have directors of housing—both State and City—talking about affordable housing and homelessness, and they all get tied together. As soon as I hear it, I think it's shibai.

RESPONSE: The suggestion was that affordable housing and homelessness lumped together should not occur, that they are very different, and we need to address both individually. I would not argue with that comment. If in your review of the General Plan, you find you don't like the way that's written, please send us a written comments. I can tell you very honestly that many changes have been made to this draft because of comments that we received from people like you during review of the first draft, so thank you for your question.

18. Does the General Plan address the State of Hawai'i renewable energy 2045 goal?

RESPONSE: I don't believe that there's a specific reference. There's language to increase energy self-sufficiency and reduce dependence on fossil fuels, but again, if the person who wrote this question believes that is important that we do that, please give us a written comment.

19. Mahalo for this presentation to the public. Have you had smaller meetings with community groups and stakeholders such as developers? If so, how many, when, and with whom?

RESPONSE: When the budget for this contract was agreed to back in 2008, we had a very specific scope of work that told us what we were to do over the course of the project. At that time, we had a number of community meetings, focus group meetings, and other meetings, and City folks went to neighborhood boards. Because of the overwhelming response that we received to the first public review draft—which was really wonderful that there were so many people that were interested in the General Plan to send us comments—the City decided it was important. Initially we were just going to go from the first public review draft straight to the Council. Because of the overwhelming response to the first draft, even though it took a number of years, the City added an extended comment and review period, and this meeting. So initially this was not budgeted, and moneys had to be scraped together to facilitate this. This is going to be the only public meeting involved for the second public review draft. DPP would go to neighborhood boards, if requested to attend.

The individual who submitted the question elaborated on the question: Specifically I wanted to know if you had discussions about the General Plan particularly with private developers, and if so, who and when, because developers seem to have the inside track on a lot of stuff.

RESPONSE: The answer to that question is, no, that has not happened.

20. Why does the development plan still create primary dependence on the automobile when it could design walking to neighborhood shopping? The dependence on cars is not reflected in improved road capacity?

RESPONSE: The General Plan is now full of references to live-work-play type communities, transit, and multi-modal transportation. If you take the time to read what's in there, I think you hopefully will be surprised and happy.

21. What does sustainability mean? Is that the new vogue word for carrying capacity?

RESPONSE: Sustainable goes back to the 1980s. There was an international convention in Europe (the Brundtland Commission) that came up with the term sustainability as it applies to land use and community development. It has three basic components to it, and hopefully they all intersect. If you envision this as a Venn diagram, there will be circles related to the social environment, the economic environment, and the natural environment. Everything, all decisions that should be made related to us as a community, should be made with those three components in mind, and not at the expense of any one of the three. There's been a lot of talk about, with sustainability, you leave something behind that is the same as you found it and that can be used for future generations. The Hawaiian culture has an interesting approach to understanding—beyond the ahupua'a system—what sustainability is. There's a reference I've heard many times as I've worked around the island on plans, on sustainable communities plans and other things. Try to look ahead seven generations. The seven generations concept is you should be making decisions about how you use your resources so that those who come seven generations after you have the availability of those resources. Sustainable has certainly taken over a large part of how we address development in the last 30 years or so, but it's a very important concept and even though we may over use it, it's something that is part of all of the land use policies for the City and County.

22. When will ordinances be reviewed to reflect changes in the DPs/SCPs?

The individual who submitted the question offered additional details: When the department was reviewing the Ko'olau Poko Sustainable Communities Plan, we were told that the ordinances would be changed when all of the development plans are approved. Just the statutes. We're now finishing the development plans, and we've jumped ahead without completing the development plans. We're into the General Plan, so there doesn't seem to be any order anymore. It used to the General Plan, then the development plans, then the ordinances. My question is regarding the ordinances.

RESPONSE (K. SOKUGAWA): You're absolutely right. We were thinking about that, we didn't get enough support to do that. Right now, we are actually implementing the development plans with respect to agriculture and rural quality and character, so we're looking literally at the land use ordinance and the subdivision ordinance, looking at other programs that tie into to help preserve and beef up our policies and implementing the policies regarding AG and rural. Some of the other things? Yes, we haven't had enough time and resources to develop yet, but on an ongoing basis, again as Scott was mentioning, these are guidelines for decision-making of all kinds. Standard form of content on an EIS, or environmental assessment is, "How is this project consistent with the General Plan and the development plans?" So that is helping to make a better decision about what is proposed. All I can tell you right now is we're concentrating on AG-rural implementation. We've done the TOD plans, which are kind of like the special area plans called for for the PUC DP. We are very excited about the Important Agricultural Lands—some of you, I know, have gone to those meetings, and so we should be bringing them up forward to the City Council hopefully later this year. Again, mostly through the TOD plans, we're looking at new urbanism, mixed-use development, more compact development, implementing the development plans so that we really are getting a more livable, high-quality, high-amenity urban core in the primary urban center so we can keep the rural areas country.

23. The HCDA—which is the Hawaiʻi Community Development Authority which has control over Kakaʻako and is a State agency—is taking more and more of Oʻahu for development fast tracking. How accommodating is the General Plan to this accelerated development?

RESPONSE: In recent years, the HCDA started out and the only land area within their jurisdiction was Kakaʻako. They have since added the former lands at the Barbers Point Naval Air Station, now referred to as Kalaeloa. That is under the jurisdiction of HCDA. They also have an area in Heʻeia. Because they have taken over those lands, they have cut the County out of their jurisdiction. The County doesn't have any say in ultimately how those lands will be used or developed. All things being equal, the State should be looking at the County General Plan to see how their decisions in those areas affect what's going on on Oʻahu, but the City does not have the regulatory authority to prevent the State from doing what it wants in those areas.

24. Will the General Plan encourage incorporation of historic sites in developments such as in Kakaʻako, Waikīkī, etc.?

RESPONSE: There is a lot of language in the General Plan that deals with the preservation of historic and cultural sites and their importance to us as an island community and ensuring that they be preserved.

PARTICIPANTS' COMMENTS

Meeting participants wishing to speak were asked to sign up in advance of speaking. Each speaker was given two minutes to speak. Each speaker's comments have been documented nearly verbatim to maintain the accuracy and authenticity of their statement.

1. Flora Obayashi: My name is Flora Obayashi, and I'm the chair of Kahaluʻu Neighborhood Board. Our meeting is tomorrow night. Our board has been working on the Koʻolau Poko Sustainable Communities Plan. I just wanted to remind everybody that we do have a constitutional mandate to protect our agricultural lands. We also have a Kahaluʻu Community Master Plan that governs the activities in our area. I wonder if you know that after the public comment period on Koʻolau Poko Sustainable Communities Plan, there were three development projects that had been submitted and they were not supported by DPP for some very good reasons. However, on February 1st, our representative introduced a change to the urban growth boundary, and the Mayor spoke about the urban growth boundary. By including this development project at the base of the Koʻolau mountains, it will destroy a riparian buffer zone. It will destroy a watershed area. There's no infrastructure to support this, and our community is very concerned about it. It's called externalities, which is the economic term for all the people that are going to be affected by this transaction. I just wanted to say that even though we have in the General Plan about natural environment and resource stewardship, and we have these wonderful sustainable communities plans, those plans can be disregarded at the last minute. What was very, very hard for the community was that they did not know that that development project was at a hearing because it had been introduced the day of the hearing, and so they did not know. We wonder about this. This General Plan, and the Koʻolau Poko Sustainable Communities Plan, and the Kahaluʻu Community Master Plan, and how that's all disregarded to damage our watershed. One more thing. Remember a 16-inch water main was built in the last two years under Kamehameha Highway to take Kahaluʻu water all the way out to supplement Hawaiʻi Kai. So our water is important and destroying and developing and putting a housing subdivision on watershed land damages all of us.
2. Andrea Anixt: I'm Andrea Anixt, Kaʻaʻawa Community Association board. My plan is basically no more development in Koʻolau Loa. There are over 4,300 vacant, urban-zoned lots that are available to build on and that will be built on. Population and the addition of this is 20,780 at U.S. Census

standard of 5 per household. We have less than 17,000 people in our moku as it is, and so this will add another 21,000 people. We've also got the development of Turtle Bay Resort happening. This is a partial count—that figure of 4,300 lots—by the DPP at the Planning Commission in 2013, and this is something that the Planning Commission didn't pass on for some reason to the City Council, even though this would more than double the population on our trafficked road, which is falling into the ocean at Kaʻaʻawa. We also have the problem with all of the TVUs, they're called transient vacation unit rentals. Our particular moku in Koʻolau Loa, has 69% of all rentals are these TVUs. There's not enough housing being kept for people that live in this area. It makes more homeless people, and then we will all get to pay for this subsidized housing that will have to be built, while other people are making money with these illegal vacation rental units. The obvious thing is that, so far, DPP has shown no ability to enforce effectively the rental of these places, and now they want to put more in the General Plan in the neighborhoods? It just does not make sense. Even if Airbnb's…..1000-plus units in Hawaiʻi, that's only one of the many websites that there are. We have a person in our neighborhood who gets people from Russia. They have another website in Germany. I just think that it's obvious that there's no ability to enforce effectively anything to do with the TVUs, which will only cause more housing problems.

3. Larry McElheny: Aloha. My name is Larry McElheny. I've lived on the North Shore, in Pūpūkea, for about 50 years. Our group—several groups—have had pretty significant success preserving open space out there--1,100 acres at Pūpūkea-Paumalū, Turtle Bay, Waimea Valley. The reason I'm here tonight, I have some very, very serious concerns about the language that I see in the population section of the new document. I have to say that I strongly disagree with the Mayor's assessment about growth, as well as Scott's. I just don't believe that you can continue to grow and add additional population on an island such as we live on. If you follow that rationale, this is what you end up with (showing photo of gridlock traffic). Particularly in the area where I live, we have a two-lane highway servicing the side of the island from Haleiwa to Kahaluʻu, and the highway is eroding and falling into the ocean. This idea that we can continue to grow and add additional population, it just doesn't make sense to me. There has to be a limit. I think we need at least a limit, or we're at least very close to it, with the gridlock and so on that we see. This plan—this is the 1990 version, revised in 2003—this is the General Plan that we're supposed to be operating under now. I'd like to reach you couple things about what this plan says about population. "Objective A: To control the growth of Oʻahu's resident and visitor populations in order to avoid social, economic, and environmental disruptions." Policy 1: Control over population growth. Policy 2: Reducing in-migration. Policy 5: Encourage family planning. Policy 6. This is the key policy as far as I'm concerned. "Policy 6: Publicize the desire of the City and County to limit population growth." This is all good stuff. Most of this language has been removed from the current version. Very, very concerning to me. I'd like to know who requested that that language be removed.

4. Choon James: I completely concur with Larry McElheny. I'm Choon James from Kahuku, Lāʻie. I was an English major, and it is very painful to read through the documents and see the wordsmithing at play. I honestly don't know whether you need a more talented wordsmith or you need a more talented planner. It's just so hard. The word games are just really, really insulting—I think—to the public intelligence. In my opinion, like what Larry is saying, we are not amending the General Plan, we are REPLACING the General Plan. Would you agree with that? There's so much. We are not just amending, we're replacing, with a lot of very drastic changes. It is so drastic that if we allow this General Plan to go on, we will not recognize Oʻahu in the next 20 years. Just look at Ala Moana now. I cannot even recognize Ala Moana anymore because there's been so much change. We are not against development, but we want the City to respect, adhere, and follow the Oʻahu General Plan

because we think it is a good plan. It has been planned by many people in the 1970s through many stakeholders, and it is a versatile plan enough to give everybody a little bit of everything. You get to grow in Kapolei, you get to grow in Honolulu, but for goodness sakes, we need to protect our farmland, our agriculture, our water, our quality of life, our sanity. Nobody wants the whole of Oʻahu to turn into a huge parking lot. Thank you.

5. Mark James: Aloha. I wanted to first pay my respects to Governor Ariyoshi because this is his greatest legend and legacy for us because this Plan—it is a living document—and I hope that we will sustain it and keep it moving forward, that we might be able to preserve that great idea that he had for us. Unfortunately, the Plan is a guide. We heard that term earlier, and in that sense it's a little like the Bible. It's a guide, but often neglected and rarely read. And that's unfortunate. I want to touch base just briefly on two particular points. I'm going to use the number in that left hand column to talk about them. Point Number 340 says, "Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, and neighborhood rehabilitation." That is a sad recognition that TOD devices are about to explode all along the rail corridor, and we are going to be replacing and relocating—whatever you want to call it—a lot of people and that scares me. The last point I'd like to refer to is Point Number 320. It talks about "Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible and modest adjustments to growth boundaries and to maintain an adequate supply of housing for future generations." That language is dangerous to me. That's just not letting the camel's nose in the tent, that is letting the genie out of the bottle, and there is no going back. I strongly recommend that 320, Policy 6 be stricken as a new suggestion in the second draft. Thank you.
6. Guy Archer: Aloha. I'm looking at this General Plan. The devil is in the details. Looking at this particular General Plan, and looking at this Section 3, page 27 from the Oʻahu General Plan, contains a section entitled Natural Environment and Resource Stewardship. In that section, there's a number of policies set forth. All very noble and winsome policies, but when you look at them a little more carefully—for example, Policy 2—"Seek the restoration of environmentally damaged areas and natural resources." It makes me wonder, Policy 3 is simply, "Protect, restore and enhance." That's clear. Why is Policy 2—when we're talking about environmentally damaged areas and natural resources—why are we saying "seek the restoration?" Why don't we just say "restore" and be a little bit more clear about it? Over the years, I don't specialize in reading General Plans, but I have from time to time been in situations where I had to look at General Plan language. This stuff is so generic. There's nothing dynamic here. We've seen it before. It may be even worse based on some of the text that I've seen than it was before. It's just too vague and general. That's my comment. Thank you.

ADJOURNMENT

Scott thanked meeting participants for taking the time to attend the meeting, and encouraged everyone to take a look at the document on line and send in written comments. He asked that written comments be specific, including references to specific sections being commented on and suggestions for alternative wording. The meeting was adjourned at 8:30 PM.

Attendance Record

1. Anthony Aalto, Sierra Club
2. Barbara Altemus
3. Roy Amemiya
4. William J. Ammons, Ala Moana-Kakaʻako Neighborhood Board No. 11
5. Andrea Anixt, Kaʻaʻawa Community Association
6. Guy Archer
7. Bob Armstrong
8. Wilfred Au
9. Erin "Bear" Braich, UH-DURP
10. Matt Canning
11. Dan Carpenter
12. Ernest Caravalho
13. Carleton Ching
14. Mahealani Cypher, Koʻolau Poko Hawaiian Civic Club
15. M. Elliott
16. Kayla Emineth
17. Bob Fort
18. George Foyt
19. Michelle Foyt
20. Konia Freitas
21. A. Funk
22. Matthew Gonser, Hawaiʻi Sea Grant Program
23. Marina Grey, Livable Hawaiʻi Kai Hui
24. Tanya Harrison
25. Jim Hayes
26. Tom Heinrich, Senator Brian Taniguchi's Office
27. Matt Hom
28. Nicole Hori
29. Takeo Ito
30. Natalie Iwasa
31. Choon James
32. Mark James
33. Lena Ipolani Johnson
34. Naomi Kalauokalani
35. Ivan Kaisan
36. Norren Kato, State Department of Transportation
37. Richard Kawano, Makiki/Lower Punchbowl/Tantalus NB No. 10
38. Ann Kobayashi
39. Dale Kobayashi, Manoa Neighborhood Board No. 7
40. Richie Kong
41. Michelle Kwock
42. Jodi Malinoski, Sierra Club
43. Michelle Matson
44. H. Doug Matsuoka, Hawaiʻi Guerrilla Video Hui
45. Juliana McCreedy
46. Rich McCreedy

47. Larry McElheny
48. Rob Miyasaki, State Department of Transportation
49. Umeyo Momotaro
50. Paul Morgan
51. Daisy Murai
52. Amy Muroshige
53. Karen Murray
54. Lester Ng, AHL Design
55. Flora Obayashi
56. Javier Ocasio
57. Christine Olah
58. Myrna Pulmano
59. Anthony Quintano, Hawaiʻi Civil Beat
60. Elizabeth Reilly
61. Cynthia Rezentes
62. Karl Rocco
63. Judith Schachter
64. Danielle Schaeffner, State Department of Health
65. Sharon Schmiede
66. Brandon Soo, UH-DURP
67. Larry Sumida, Kamehameha Schools/Bishop Estate
68. Ryan Tam, Ala Moana-Kakaʻako Neighborhood Board No. 11
69. Ken Tatsuguchi, State Department of Transportation
70. Ann Towey Joyer
71. Max Towey
72. Mark Watanabe, City Council District 9
73. Donna Wong

Mayor Kirk Caldwell
Kathy Sokugawa, DPP Acting Director Curtis Lum, DPP Public Relations
Eugene Takahashi, DPP
Tim Hata, DPP
Judy Sakamoto, DPP
Jeff Lee, DPP
Chandelle Takahashi, DPP
Curtis Lum, DPP
Scott Ezer, HHF Planners
Corlyn Orr, HHF Planners

ATTACHMENT A | OTHER QUESTIONS

The following questions were not addressed during the Question-and-Answer portion of the meeting due to time constraints.

a. Rather than always relying on mainlanders, why not tap into young, new-thinking innovative students of UH? Utilize the young of Hawai'i nei. Experience does not necessarily equate to new ideas and ways.

RESPONSE: The planning team is comprised of local, Hawai'i-based planners, most who were born, raised and educated in Hawai'i. In fact, all members of the planning team (both from DPP and HHF Planners) graduated from UH-Manoa School of Urban and Regional Planning, and have spent their professional careers working in Hawai'i. It's idealistic to work with UH students. Unfortunately, the City does not always have flexibility with their project schedules, staffing, and funding to take on additional responsibilities of managing/supervising UH students.

b. How does the General Plan address affordable housing and the houseless population?

RESPONSE: Proposed revisions to housing policies in Chapter IV emphasize the need for affordable housing, and new policies are being added to address homelessness (see Chapter IV, Objective A, Policies 16 and 17). This was touched upon during the briefing/presentation. A few examples of the policy statements in the second public review draft that address low-income housing and homelessness were presented in the briefing.

c. How does the General Plan deal with illegal rentals for vacation homes?

RESPONSE: There are new policies in the second public review draft to address this issue. Specifically, as highlighted in the project briefing, two new policies are proposed, including Chapter II, Objective B, Policy 10 and Chapter VII, Objective F, Policy 5. This was discussed during the briefing/presentation.

d. How do the elected officials plan to deal with displaced residents once the General Plan is fully executed? Not everyone will be able to afford these additional buildings.

RESPONSE: Affordable housing is a long-standing, complex issue for Hawai'i. The State and City are working to ensure that the demand for affordable housing is met. For the General Plan, this is addressed in statements that call for a mix of housing types and choices for different income levels.

e. If population for the PUC is projected downward, how will this affect rail ridership and TOD's plan for increased density?

RESPONSE: TOD—transit oriented development—which typically incorporates mixed-use, higher-density development around rail stations, should help to attract population back into the urban core along the rail corridor.

f. Very concerned with disaster preparedness. Resilience/what can we do to prepare for a Category 5 hurricane hitting O'ahu?

RESPONSE: The State and City emergency management agencies are responsible for planning and preparing for natural disasters such as hurricanes, earthquakes, tsunamis, etc. While government can help with coordinating preparedness and providing adequate emergency facilities/services, it is contingent on each of us to be individually prepared.

g. How does DPP plan to "strengthen regulatory and enforcement strategies to address the presence of inappropriate non-residential activities"? In regards to vacation rentals.

RESPONSE: This is in reference to Chapter VII, Objective F, Policy 5. Implementation of this policy will involve new ordinances and/or rules adopted at the City Council and department levels.

h. Are there actions that can be taken to encourage population growth, if an increase in growth was desired? If so, please elaborate on how increased population could be obtained.

RESPONSE: For an island community like ours, managing or slowing population growth is a far greater and more realistic concern than encouraging an increase in population. In regards to the population projections which indicate a continual, steady decline in resident population in the PUC, there are strategies that could help to encourage population growth in this area, such as the government investing in infrastructure and public facilities in the PUC, or the City offering incentives for new development in the PUC as a means to attract residents to redeveloped areas.

i. Where is the voice of the Native Hawaiian people in the visioning and planning of the future of Hawaiʻi?

RESPONSE: Native Hawaiian culture is not recognized in the current General Plan. New language in the second public review draft recognizes the host culture of the Native Hawaiian people, and encourages greater respect and value for Native Hawaiian practices. Native Hawaiian interests were represented in the focus group discussions on agriculture and the visitor industry. Like all other ethnic groups and community interests, Native Hawaiians could have chosen to participate in the community meetings.

j. As the large population of "baby boomers" grows and creates a demand for elder care facilities, how is this addressed in the Plan?

RESPONSE: Yes, the second public review draft includes new language for an age-friendly city and planning for an aging population (see Chapter IX, Objective A, Policies 8 and 9).

k. As "boomers" with homes pass away, would this offer opportunities to house younger families?

RESPONSE: Yes, that is the assumption. However, given that people are living longer, the growth in our aging population is affecting demand for certain housing types.

l. Projected impact of military on housing?

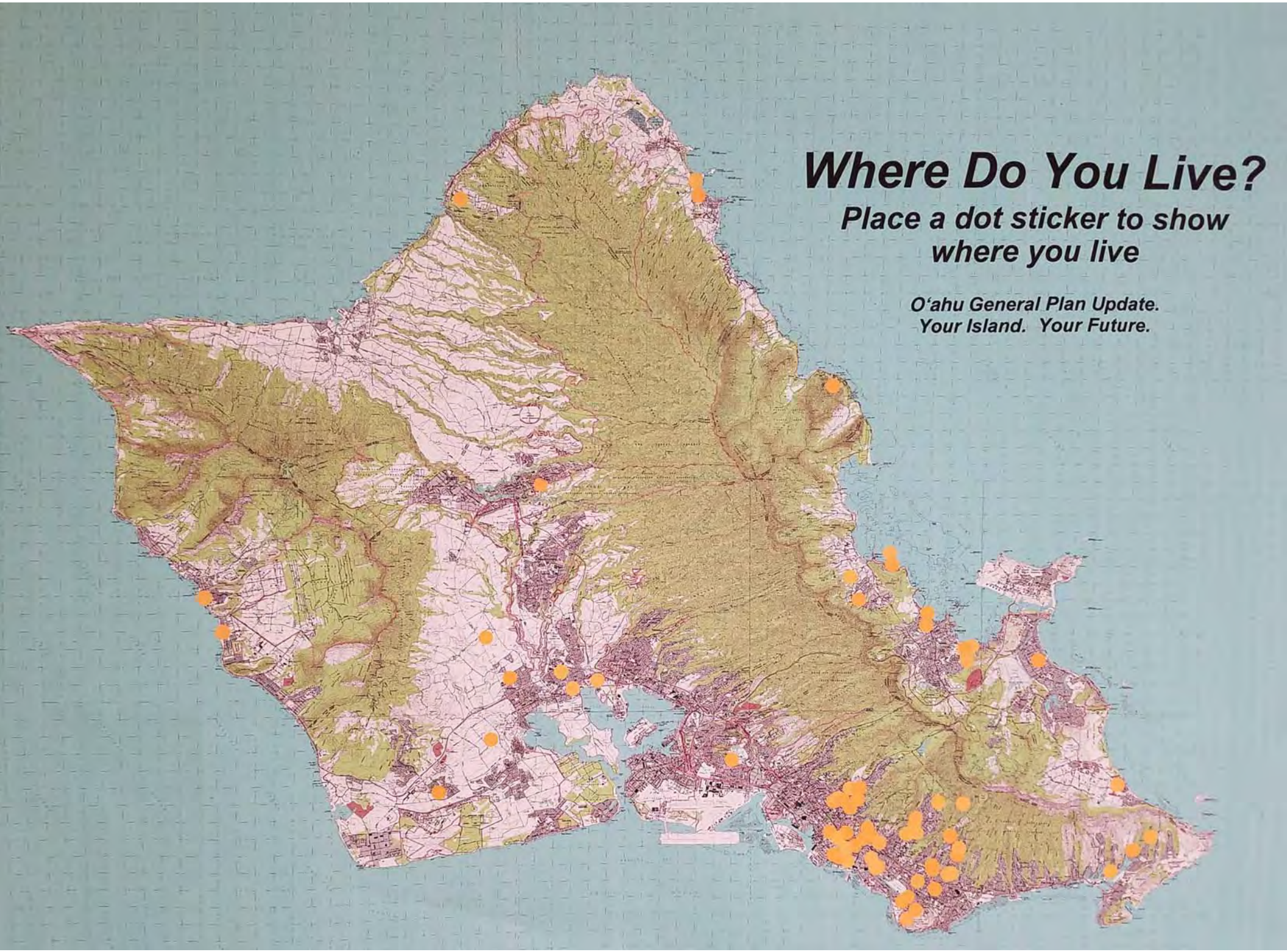
RESPONSE: When military families live off-base, it takes away housing inventory that would otherwise be used for local families and increases the cost of housing. The second public review draft includes a new policy that encourages the military to provide housing on military bases and in military housing areas.

m. What is meant by adjustments to the urban fringe?

RESPONSE: There are four distinct categories identified on the conceptual map of Oʻahu's development pattern in Chapter I of the General Plan. The four categories are: (1) Primary Urban Center; (2) Secondary Urban Center (3) Urban-Fringe; and (4) Rural. Urban-Fringe refers to the suburban areas around the island outside the PUC and the secondary urban center in ʻEwa (e.g., East Honolulu, Kailua, Kāneʻohe, ʻĀhuimanu, Mililani, Makakilo). The second public review draft proposes several modifications to the urban-fringe areas shown on the conceptual map to incorporate the current boundaries of Oʻahu's developed areas and areas approved for future development.

n. No mention of island finite carrying capacity! While the General Plan is broad-brush, how can rampant high-density TOD development and island-wide visitor accommodations spread with the continued absence of defined carrying capacity for domestic water supply and sewer infrastructure (relating to Chapter V, Objective B)—as well as the national planning standard of 2-2.5 acres per 1,000 capita of localized recreational space (relating to Chapter X, Objective D)?

RESPONSE: Carrying capacity was discussed in the Q-and-A session. See response to Question #14.


Where Do You Live?
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O'ahu General Plan Update.
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O'AHU GENERAL PLAN UPDATE.

Your Island. Your Future.

Community Briefing 3 | March 7, 2017

City and County of Honolulu
Department of Planning and Permitting

HHF PLANNERS
places for people

PLANNING TEAM

- Department of Planning and Permitting
  - Kathy Sokugawa, Acting Director
  - Eugene Takahashi, Planning Division, Acting Chief
  - Tim Hata, Project Manager
- HHF Planners
  - Scott Ezer, Principal
  - Corlyn Orr, Project Manager

PURPOSE AND ROLE OF THE GENERAL PLAN

HONOLULU'S LAND USE PLANNING SYSTEM

Revised Charter of Honolulu, Section 6-1508. General Plan.
"Sets the city's objectives and broad policies for the long-range development of the city"
"Contains statements of the general social, economic, environmental and design objectives....for:
- the general welfare and prosperity of the people...and
- the most desirable population distribution and regional development pattern."

DEVELOPMENT PLAN AND SUSTAINABLE COMMUNITIES PLAN AREAS

FAST FACTS AND TRIVIA FROM DPP

- Current General Plan was adopted in 1992; most recently amended in 2002
- Since the General Plan was first adopted in 1977, amendments were made in '79, '82, '85, '87, '89, '90 and '91
- City Council adopts the General Plan and revisions as resolutions; DPs and SCPs are adopted as ordinances
- City Charter Section 6-1510.4 requires a comprehensive review at least once every 10 years
- 41 objectives + 246 policy statements in 11 chapters make up the current General Plan (2002 edition)

CHAPTERS OF THE GENERAL PLAN

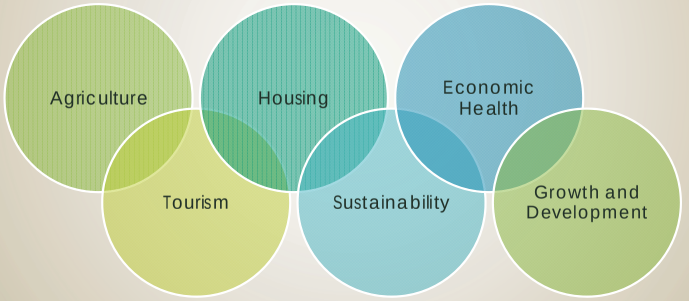
- Introduction and Preamble
- I. Population
- II. Economic Activity
- III. Natural Environment
- IV. Housing
- V. Transportation & Utilities
- VI. Energy
- VII. Physical Development & Urban Design
- VIII. Public Safety
- IX. Health and Education
- X. Culture & Recreation
- XI. Govt. Operations & Fiscal Management

GENERAL PLAN KEY CONCEPTS

- A high-level policy document made up of 286 objectives and policies
- Sets the direction and framework for O'ahu's residential population distribution and regional development pattern
- Includes 1 generalized map that shows conceptually O'ahu's development pattern
- No parcel-specific maps, and no recommendations for implementing actions, projects, or programs

PROJECT PURPOSE AND NEED

- To conduct a focused update of the General Plan, with emphasis on specific topics:



"The General Plan is intended to be a dynamic, useful document, expressing the aspirations of the residents of O'ahu….a living plan, rather than a static, fixed, one-time prescription for administrative action."
-Mayor Frank F. Fasi, 1992

GENERAL PLAN UPDATE PROCESS

COMMUNITY INPUT ON THE FIRST PUBLIC REVIEW DRAFT (NOV-2012 EDITION)

Comments are posted on the project website:
honoluludpp.org/Planning/GeneralPlan.aspx

Comments on the November 2012 Public Review Draft General Plan
- Table of Comments and Responses for the 1st Public Review Draft

373 individuals/organizations sent in comments between December 2012 and April 2013

Amounts to 796 individual comments

COMMENTS BY AFFILIATION

AFFILIATION	COMMENTS (% Total)
Federal agencies	1 (0.2%)
State agencies	9 (2.4%)
City agencies	9 (2.4%)
Neighborhood boards	6 (1.6%)
Public and private organizations/associations	20 (5.4%)
Individual citizens	328 (88%)
TOTAL	373 (100%)

SCOPE OF UPDATE WAS EXPANDED IN RESPONSE TO COMMUNITY INPUT

Key Planning Issues (2011)
- Tourism
- Agriculture
- Housing
- Sustainability
- Growth and development

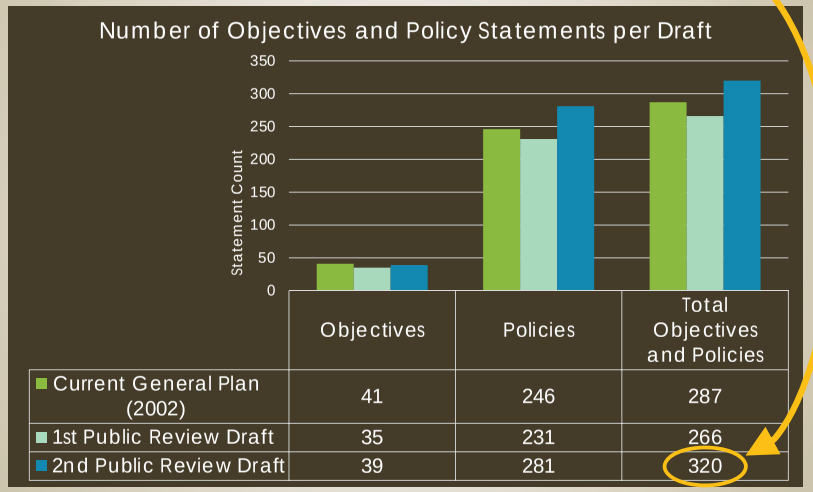
+

Additional Concerns (2014)
- Regional population growth and development
- Higher-density and transit-oriented development
- Economic diversification
- Quality of life issues
- Affordable housing and homelessness
- Resource stewardship
- Climate change
- Community resiliency
- Native Hawaiian culture

=

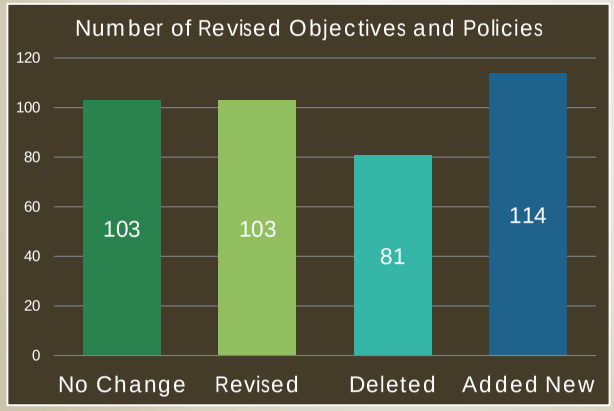
Second Public Review Draft (2017)

THE EXPANDED SCOPE ADDS MORE OBJECTIVES AND POLICIES TO THE SECOND PUBLIC REVIEW DRAFT



	Objectives	Policies	Total Objectives and Policies
Current General Plan (2002)	41	246	287
1st Public Review Draft	35	231	266
2nd Public Review Draft	39	281	320

SECOND PUBLIC REVIEW DRAFT TALLY OF REVISIONS



Like the previous draft, revisions are proposed in every chapter of the 2nd Public Review Draft

Proposed revisions are presented in the *"REPORT ON PROPOSED CHANGES"*

BASIC THEMES AND FRAMEWORK FOR O'AHU'S DEVELOPMENT REMAIN UNCHANGED

Directed growth policy calls for full development of the PUC, and urban development in 'Ewa and Central O'ahu
- Higher-density development supported by rail transit in the PUC
- Managed development in urban fringe / rural areas (East Honolulu, Ko'olau Loa, Ko'olau Poko, North Shore and Wai'anae)

Tourism, agriculture and Federal spending as O'ahu's primary industries
- Development of Waikīkī and secondary resort areas support the visitor industry
- Viability of agriculture in Ewa, Central, North Shore, Windward and Waianae
- Military-related employment at existing military bases

Desirable conditions for the general welfare and prosperity of O'ahu's people
- Natural environment—i.e., scenic, environmental and recreational resources—is O'ahu's greatest asset
- Reduced dependency on outside sources of energy
- Public safety, health and education, culture and recreation

HOW DO I REVIEW THE PROPOSED CHANGES?

honoluludpp.org/Planning/GeneralPlan.aspx

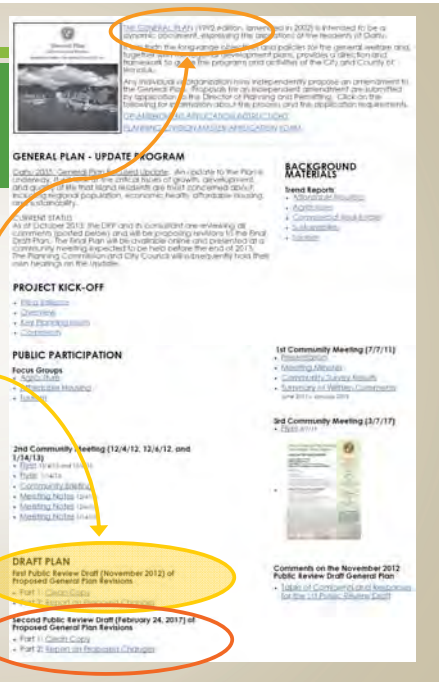
Click here for the CURRENT GENERAL PLAN (2002 edition)

Click here for the FIRST PUBLIC REVIEW DRAFT (2012)

- Part 1: Clean Copy
- Part 2: Report on Proposed Changes

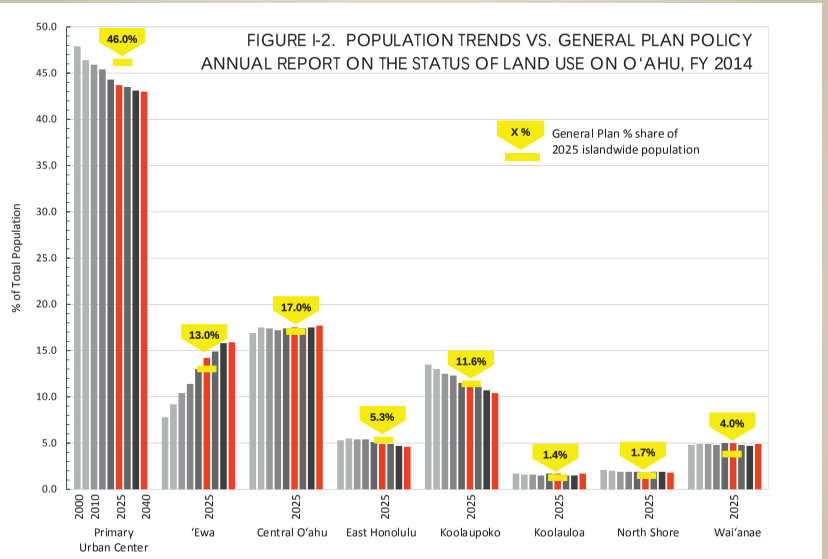
Click here for the SECOND PUBLIC REVIEW DRAFT (2017)

- Part 1: Clean Copy
- Part 2: Report on Proposed Changes



A SAMPLING OF REVISIONS IN THE SECOND PUBLIC REVIEW DRAFT

- PRESENTED BY SUBJECT MATTER
- READ THE "REPORT ON PROPOSED CHANGES" TO SEE LINE-BY-LINE REVISIONS



UPDATED REGIONAL POPULATION DISTRIBUTION GUIDELINES

Policy 4 updated to 2040 based on DBED&T's latest population projections and the 2010 Census

NOTE: Population percentages reflect the % share of Oahu's total population desired for each region (not the percent of population growth)

CHAPTER 1, OBJECTIVE B, POLICY 4

Policy 4
Direct growth according to Policies 1, 2, and 3 above by providing development capacity and needed infrastructure to support ~~a goal~~ ~~a 2025~~ distribution of O'ahu's residential population that is consistent with the following table: ~~as follows:~~

Distribution of Residential Population

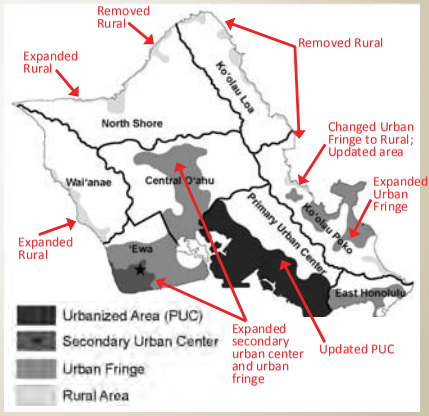
LOCATION	% DISTRIBUTION OF 2040 O'AHU ~~SHARE OF 2025~~ ISLANDWIDE POPULATION*
Policy 1 Area:	
Primary Urban Center	43% ~~46.0%~~
Policy 2 Areas:	
'Ewa	16% ~~13.0%~~
Central O'ahu	18% ~~17.0%~~
Policy 3 Areas:	
East Honolulu	5% ~~5.3%~~
Ko'olau Poko	10% ~~11.6%~~
Ko'olau Loa	1% ~~1.4%~~
North Shore	2% ~~1.7%~~
Wai'anae	5% ~~4.0%~~
	100.0%

REVISED CONCEPTUAL MAP OF O'AHU'S DEVELOPMENT PATTERN

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

CURRENT GENERAL PLAN (2002) EDITION

SECOND PUBLIC REVIEW DRAFT



VISITOR INDUSTRY

Chapter II, Objective B

To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates our unique sense of place, natural beauty, Native Hawaiian culture, and multi-cultural heritage.

Policy 1

Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents.

Policy 3

Guide the development and operation of visitor accommodations and attractions in a manner that avoids unsustainable increases in the cost of providing public services and which also respects existing lifestyles, cultural practices, and natural and cultural resources.

STATEMENTS RESPONDING TO VACATION RENTALS IN RESIDENTIAL AREAS

Chapter II, Objective B, Policy 10

Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively.

Chapter VII, Objective F, Policy 5

Seek to protect residents' quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities

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http://www.thewallpapers.org/photo/51192/small-hotel.jpg

AGRICULTURE

Chapter II, Objective C	• To ensure the long-term viability and continued productivity of agriculture on O'ahu.
Policy 1	• Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business, to ensure the continuation of agriculture as an important component of O'ahu's economy.
Policy 2	• Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown food available for local consumption.
Policy 6	• Encourage landowners to actively use high quality agricultural lands for agricultural purposes.
Policy 7	• Encourage landowners to permanently preserve agricultural land with high productivity potential for agricultural production.
Policy 8	• Prohibit the urbanization of high-value agricultural land located outside the City's growth boundaries.

HOMELESSNESS AND LOW-INCOME HOUSING

Chapter IV, Objective A, Policy 9

Encourage the replacement of low-and moderate-income housing in areas which are being redeveloped at higher densities.

Policy 16

Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness.

Policy 17

Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed.

AFFORDABLE HOUSING

Chapter IV, Objective C, Policy 1

Ensure that residential developments offer a variety of homes to people of different income levels and to families of various sizes to reduce large household sizes and alleviate the existing condition of overcrowding.

Chapter VII, Objective A, Policy 6

Facilitate transit-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.

Chapter VII, Objective E, Policy 5

Encourage the development of a variety of housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.

CLIMATE CHANGE

Chapter III, Objective A, Policy 12

Plan and prepare for the impacts of climate change on the natural environment, including strategies of adaptation.

Chapter V, Objective D, Policy 5

Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near O'ahu's coastal areas.

Chapter VII, Objective A, Policy 10

Encourage siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise.

Chapter VII, Objective B

To plan and prepare for the long-term impacts of climate change.

SUSTAINABILITY AND RESOURCE STEWARDSHIP

Preamble	• "A future which is sustainable is of great importance for an island community interested in the current and future well-being of its people…"
Chapter I, Objective A	• To plan for future population growth in a manner that considers the limits of O'ahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions.
Chapter IV, Objective A, Policy 10	• Promote the design and construction of dwellings which take advantage of O'ahu's year-round moderate climate and use other sustainable design techniques.
Chapter V, Objective A	• To create a multi-modal transportation system which moves people and goods safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions….
Chapter VI, Objective A, Policy 2	• Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce O'ahu's dependence on fossil fuels as its primary source of energy.

COMMUNITY RESILIENCY

Chapter II, Objective A, Policy 7	•Explore and encourage alternate economic models that reflect traditional cultural values and improve economic resilience, i.e., subsistence, barter and a culture of reciprocity and sharing.
Chapter III, Objective A, Policy 5	•Require sufficient setbacks from O'ahu's shorelines to minimize threats to life and property and to minimize the future need for protective structures or relocation of structure.
Chapter VIII, Objective A, Policy 8	•Create disaster-ready communities that are mentally and physically prepared for disasters."
Chapter VIII, Objective B, Policy 7	•Provide adequate resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment.

NATIVE HAWAIIAN CULTURE

Chapter II, Objective B, Policy 2
Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience.

Chapter III, Objective A, Policy 3
Protect, restore, and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational and Native Hawaiian cultural resources.

Chapter X, Objective A, Policy 1
Encourage the recognition of the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O'ahu's way of life.

Chapter X, Objective B, Policy 7
Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices.

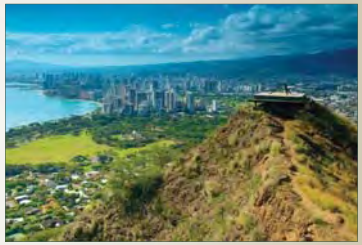
QUALITY OF LIFE

TRANSPORTATION AND UTILITIES
- Connectivity and mobility
- An efficient and convenient multi-modal transportation system and upgraded utilities

RECREATION
- Well-maintained parks and public facilities
- Diverse opportunities to enjoy the natural environment

PUBLIC SAFETY
- Healthy lifestyles
- Plan for an aging population
- Safer communities
- Honolulu as an "age-friendly city"

HEALTH AND EDUCATION
- Honolulu as an international crossroads, becoming home to the wisdom of nations



a.travel-assets.com/findyours-php/viewfinder/images/res60/37000/37465-Diamond-Head.jpg

HOW DO I SUBMIT COMMENTS?

Send comments, including your name and physical address **by May 8, 2017** to:

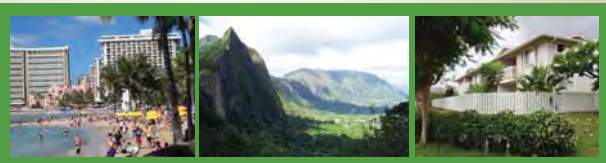
HHF Planners
ATTN: O'ahu General Plan
733 Bishop Street, Suite 2590
Honolulu, HI 96813

EMAIL: gp2035@hhf.com

http://www.utilidad.com/sites/default/files/imagecache/article_image/images/secretary_letters_writing_job_rules_1.jpg

http://www.wikihow.com/images/c/cc/Write-a-Persuasive-Letter-Using-Pros-and-Cons-Charts-Step-8-Version-2.jpg

QUESTIONS?



SPEAKER'S GROUND RULES

- Sign in before you approach the speaker's area
- Tell us your name, organization (if any) and where you are from
- Be brief, two-minute time limit per speaker
- Always be respectful and courteous
- Honor differing opinions

Meeting will close on time. Individuals who do not get a chance to speak will be asked to submit written comments for the meeting record.

Mahalo

O'AHU GENERAL PLAN UPDATE.

Your Island. Your Future.

TALLY OF QUESTIONNAIRE RESULTS

O‘AHU GENERAL PLAN UPDATE
COMMUNITY MEETING 3
MARCH 7, 2017

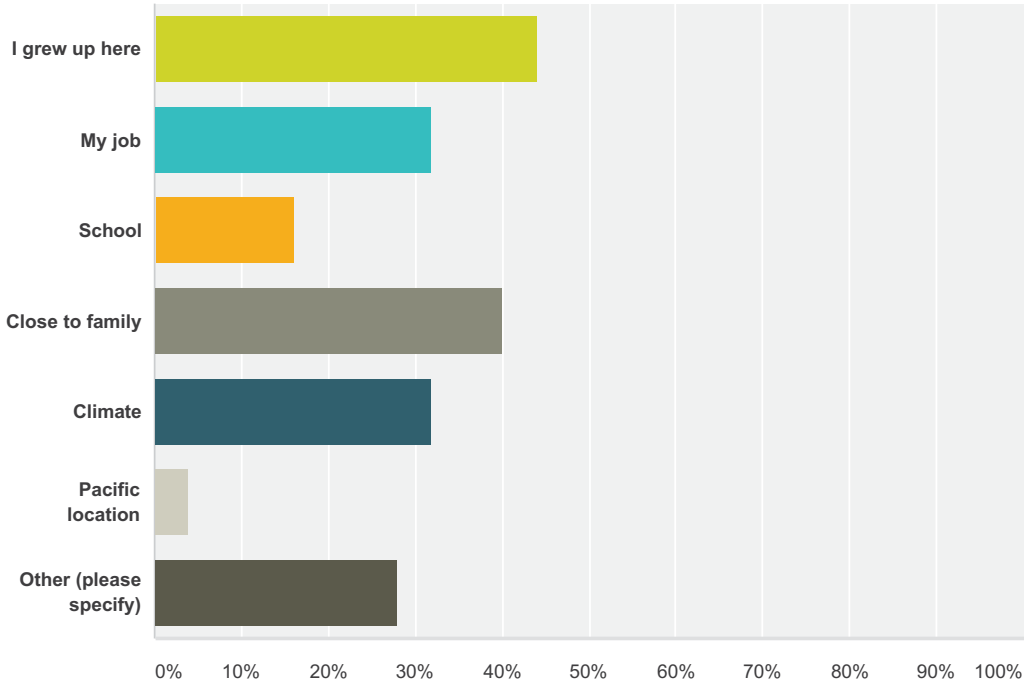
Meeting attendees at the March 7, 2017 community meeting were asked to complete a questionnaire (see the last two pages of this document for a copy of the two-page questionnaire). In total, 25 completed questionnaires were received. While the majority of completed questionnaires were submitted at the meeting, a few were received via postal mail or email.

A tally of the questionnaire results follows.

For questions, please call Tim Hata, DPP Project manager, at 808-768-8043.

Q1 What is your main reason for living on O‘ahu?

Answered: 25 Skipped: 0

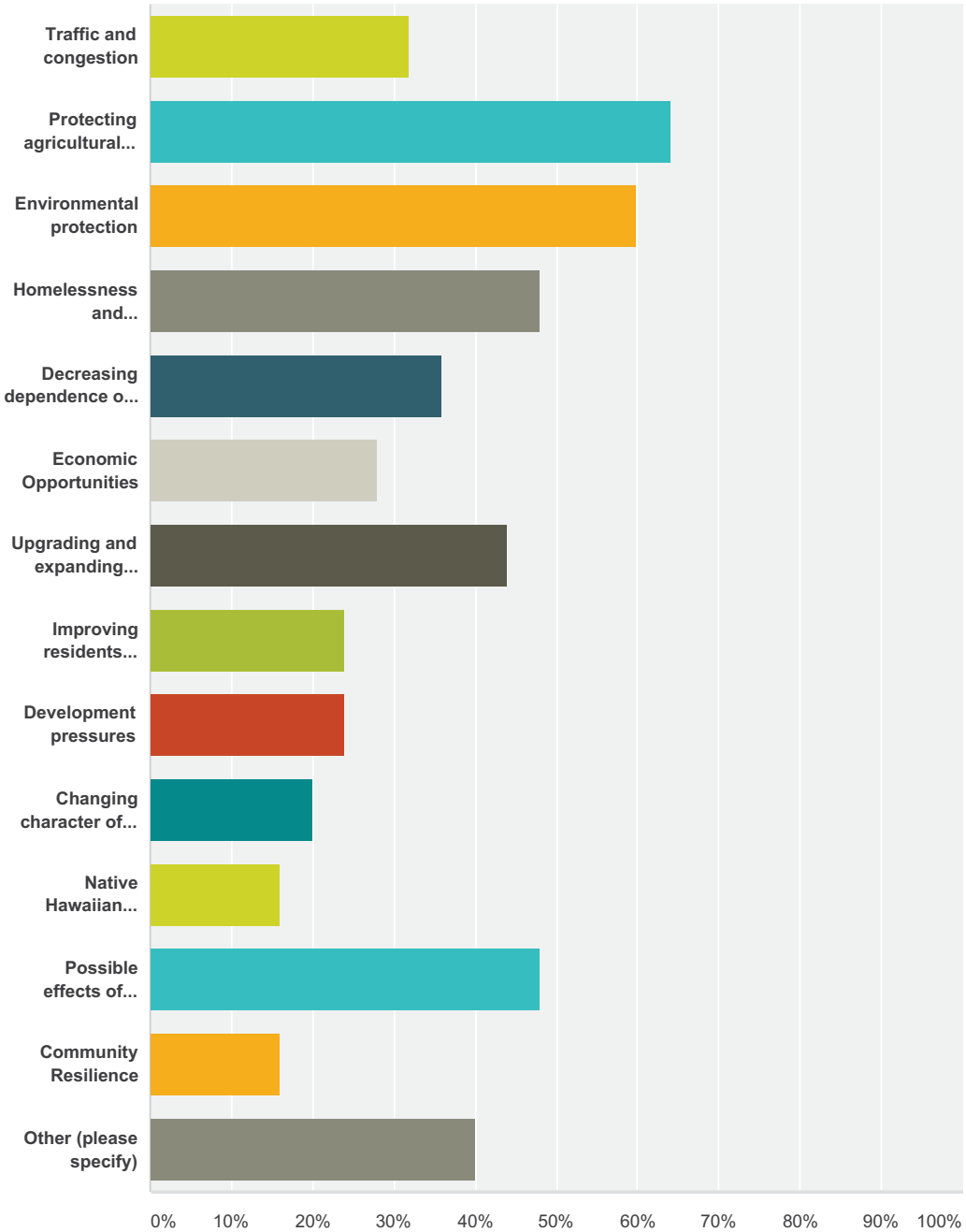


Answer Choices	Responses	
I grew up here	**44.00%**	11
My job	**32.00%**	8
School	**16.00%**	4
Close to family	**40.00%**	10
Climate	**32.00%**	8
Pacific location	**4.00%**	1
Other (please specify)	**28.00%**	7
Total Respondents: 25		

#	Other (please specify)	Date
1	Moved home after being away. Husband got a job here.	3/15/2017 1:36 PM
2	I am concerned about the direction we are heading with respect to land use/planning and sustainability.	3/15/2017 1:30 PM
3	Diverse culture actively practicing their heritage	3/15/2017 1:12 PM
4	I have lived here for 3 years	3/15/2017 1:04 PM
5	moved and made a life here	3/15/2017 1:01 PM
6	I have been here for 30 years, arrived accidently, suppose the climate and surf has made me sta	3/15/2017 12:35 PM
7	grew up on Kauai but spent lots of time on Oahu before coming here for school	3/15/2017 12:34 PM

Q2 What are the five most important issues that need to be addressed by the General Plan Update? (check only five)

Answered: 25 Skipped: 0



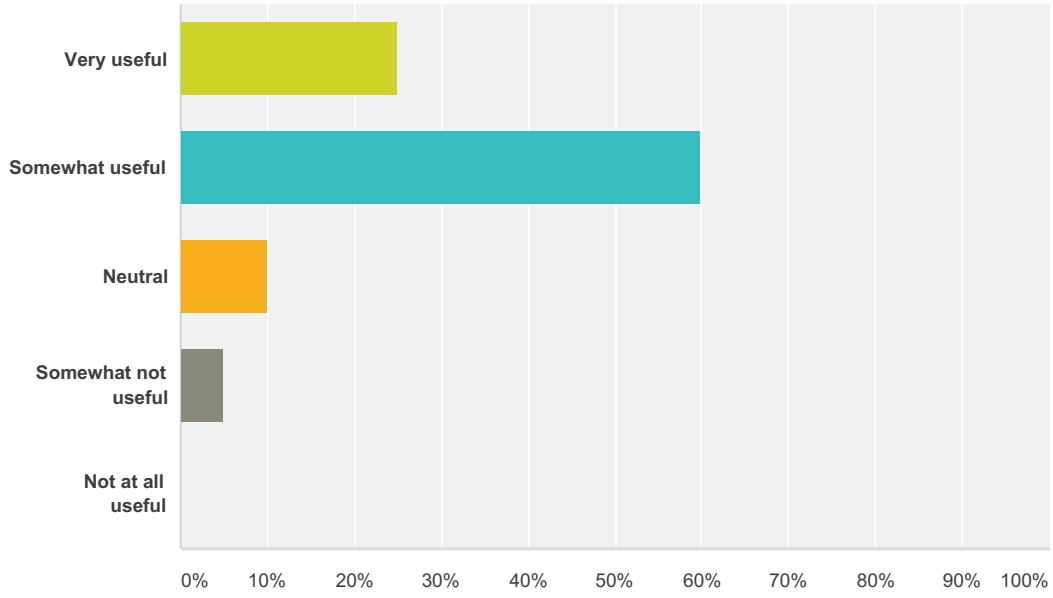
Answer Choices	Responses	
Traffic and congestion	32.00%	8
Protecting agricultural land and increasing agricultural production	64.00%	16
Environmental protection	60.00%	15

Homelessness and availability of housing	**48.00%**	12
Decreasing dependence on fossil fuels	**36.00%**	9
Economic Opportunities	**28.00%**	7
Upgrading and expanding capacity of infrastructure systems	**44.00%**	11
Improving residents quality of life	**24.00%**	6
Development pressures	**24.00%**	6
Changing character of existing neighborhoods	**20.00%**	5
Native Hawaiian cultural issues	**16.00%**	4
Possible effects of rising sea level and flooding due to climate change	**48.00%**	12
Community Resilience	**16.00%**	4
Other (please specify)	**40.00%**	10
Total Respondents: 25		

#	Other (please specify)	Date
1	reaching the renewable energy goal of 2045	3/15/2017 1:34 PM
2	recognition of natural limits	3/15/2017 1:30 PM
3	Allocating land/areas for sustainable/renewable energies	3/15/2017 1:24 PM
4	Basically keeping the country country	3/15/2017 1:12 PM
5	Health issues relating to noise and stress.	3/15/2017 1:04 PM
6	protect the watershed. we need to move away from using GMO products/food	3/15/2017 1:01 PM
7	concern about agricultural land	3/15/2017 12:41 PM
8	embrace change (welcome new arrivals)	3/15/2017 12:35 PM
9	Impact of tourism on local lifestyle	3/15/2017 12:31 PM
10	1. Adequate hurricane shelter 2. Zoning that allows high-quality, dense housing in the urban core (at least as dense as grandfathered buildings, high tax for equitable legalization of ohana units, and lower parking requirements near bus lines, etc.)	3/15/2017 12:30 PM

Q3 How useful was this presentation to your understanding of the process to update the General Plan?

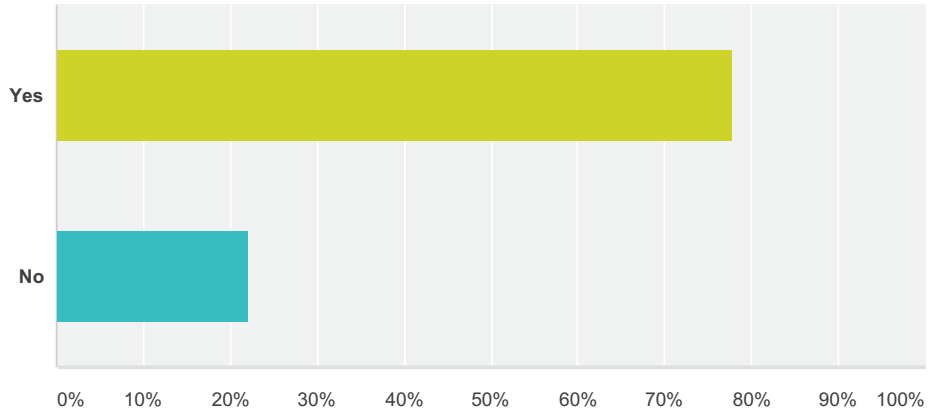
Answered: 20 Skipped: 5



Answer Choices	Responses	
Very useful	**25.00%**	5
Somewhat useful	**60.00%**	12
Neutral	**10.00%**	2
Somewhat not useful	**5.00%**	1
Not at all useful	**0.00%**	0
Total		**20**

Q4 Do you feel more educated about the long-range pattern of development desired for O‘ahu because of this meeting?

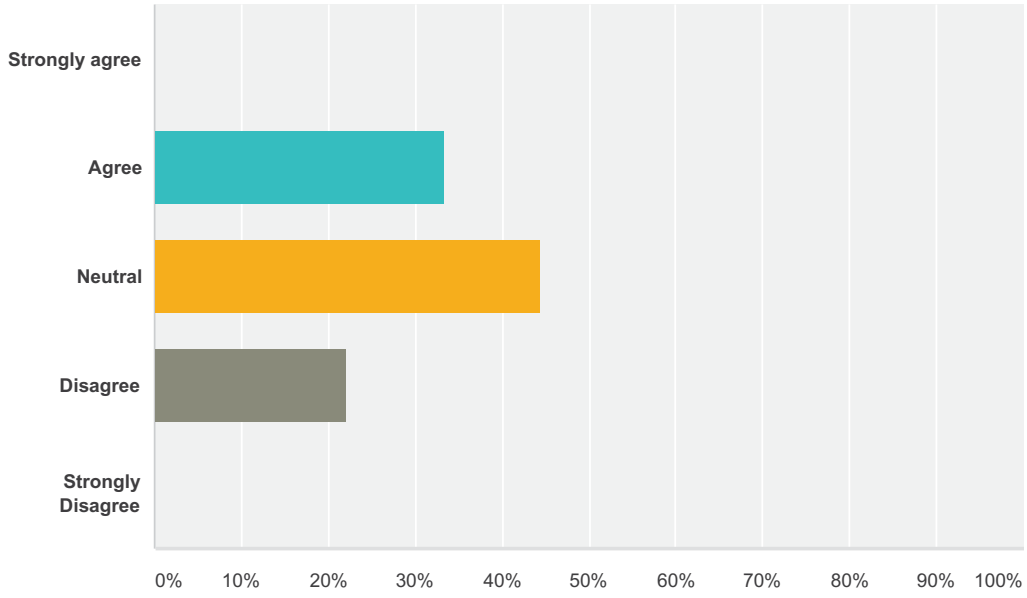
Answered: 18 Skipped: 7



Answer Choices	Responses	
Yes	**77.78%**	14
No	**22.22%**	4
Total		**18**

Q5 Do you agree with the proposal that revises the regional population distribution guidelines based on current population projections for 2040 and 2010 Census data?

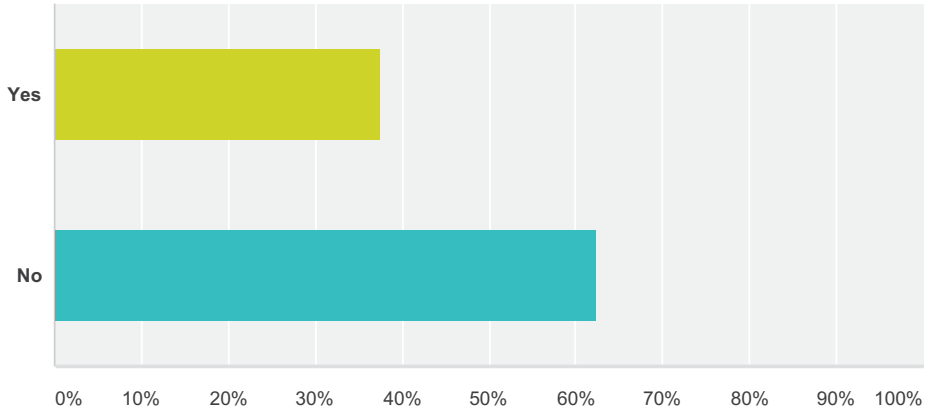
Answered: 18 Skipped: 7



Answer Choices	Responses	
Strongly agree	**0.00%**	0
Agree	**33.33%**	6
Neutral	**44.44%**	8
Disagree	**22.22%**	4
Strongly Disagree	**0.00%**	0
Total		**18**

Q6 Were your concerns noted during tonight's meeting?

Answered: 16 Skipped: 9



Answer Choices	Responses	
Yes	**37.50%**	6
No	**62.50%**	10
Total		**16**

Q7 If not, what are they?

Answered: 11 Skipped: 14

#	Responses	Date
1	Renewable energy, storm water management	3/15/2017 1:34 PM
2	Why isn't Hawaii striving to create industries so we don't have to rely on tourism and industry?	3/15/2017 1:28 PM
3	While TOD and rail transit is still in process, are there any plans to mitigate traffic and congestion during peak hours?	3/15/2017 1:27 PM
4	I agree with Larry McElheny, continued growth is NOT SUSTAINABLE. The C&C are not planning for sustainability.	3/15/2017 1:24 PM
5	I would like to hear more about the steps the City plans to take now and not just talk, talk, and more talk.	3/15/2017 1:15 PM
6	Plans are disregarded by other Council members.	3/15/2017 1:12 PM
7	It is disappointing to learn the Plan was not reviewed by developers. They hold us all in bondage.	3/15/2017 1:08 PM
8	There are really only 2 questions: 1. When will development occur? and 2. Who will profit from it?	3/15/2017 1:04 PM
9	overdevelopment was only somewhat addressed	3/15/2017 1:01 PM
10	Over-building in some areas, not able to maintain and repair what we already have,	3/15/2017 12:41 PM
11	Community members expressed concern over population growth	3/15/2017 12:31 PM

Q8 Is there anything that remains confusing or unclear?

Answered: 8 Skipped: 17

#	Responses	Date
1	The utility of how the GP does/does not influence the other elements of the planning hierarchy--specific examples: CIP expenditures? Reference in DPs/SCPs? Etc? Vision/visionary statement for the island?	3/15/2017 1:41 PM
2	I need to read the Plan.	3/15/2017 1:36 PM
3	Why is the update being done by a private firm? Is the DPP swamped with too much work?	3/15/2017 1:34 PM
4	How is the Plans enforced if its disregarded and ignored?	3/15/2017 1:12 PM
5	In the slide presentation, the commentators were mostly "individuals from the community." I expected the employees of City and State agencies would have the best input and ideas.	3/15/2017 1:08 PM
6	zoning too vague	3/15/2017 12:41 PM
7	Exactly how is the General Plan being used by the City and developers to benefit those that need the most help.	3/15/2017 12:38 PM
8	The GP contains numerous contradictions. Thus, is it the City's position that political process is the mechanism to overcome those conflicting policies?	3/15/2017 12:31 PM

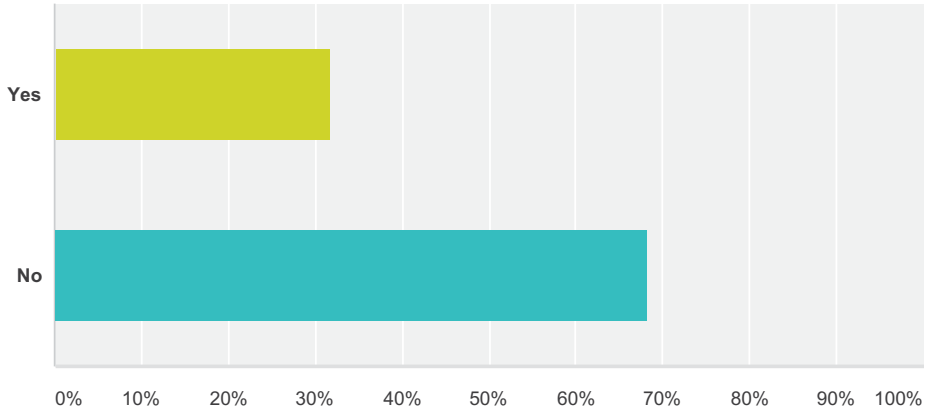
Q9 Do you have any additional feedback you would like to share with DPP?

Answered: 14 Skipped: 11

#	Responses	Date
1	It's great to be exposed to this process. Thank you.	3/15/2017 1:42 PM
2	Climate change references would benefit from additional language specific to the differences between MITIGATION and ADAPTATION. And then these distinctions could be articulated in the various sections, eg., (1) urban design and/or transportation, (2) walking/biking is a mitigation measure (no emissions) and a resilience health benefit (returns on investment). I will work to submit/provide additional comments. Explicit references to other initiatives with similar time horizons: e.g., HCEI, 2045 Clean Energy legislation. Mahalo for the responses during the Q and A.	3/15/2017 1:41 PM
3	Please work with the University of Hawaii Manoa Planning Department. Students and teachers have reached out, but the DPP has not answered. As a master's student, it would be an amazing opportunity to work with practicing City planners.	3/15/2017 1:34 PM
4	If proper planning/development occurs within each population area, there is no reason for an expensive rail. If there are jobs, hotels, malls in Kapolei, why would someone need to commute downtown? Thank you for holding a public forum.	3/15/2017 1:24 PM
5	I wish faster progress is made to implement changes in the revised General Plan, and to take action on important issues immediately. Seven years to revise this plan is way too slow. I am tired of waiting.	3/15/2017 1:15 PM
6	Plans are great but not applicable to the facts and actual changes.	3/15/2017 1:12 PM
7	The General Plan needs to be marketed better to the public and the politicians making decisions.	3/15/2017 1:08 PM
8	1. Preserve agriculture and parkland by building vertically; 2. No more cul-de-sacs allowed in subdivisions; 3. Walk to shopping for neighborhoods--don't drive; 4. Curbs and sidewalks required for all residential areas.	3/15/2017 1:04 PM
9	Please do not use "sustainable development" when you mean unending development. This is NOT sustainable. "Sustainable development" is an oxymoron.	3/15/2017 1:01 PM
10	will review plan online and submit by email	3/15/2017 12:58 PM
11	Under TOD, builders tend to overbuild, cutting back on parking spaces and set backs.	3/15/2017 12:41 PM
12	There is no mechanism for tracking how the General Plan has been used by the City, State, public or private parties as a tracking measure of its effectiveness or usefulness.	3/15/2017 12:38 PM
13	1. Critically important--building truly affordable workforce housing/rental and ownership 2. Complete and expand rail--UH/Waikiki, Kapolei towards Ko Olina, to Mililani	3/15/2017 12:34 PM
14	I would like to see more tall, dense housing tower developments geared towards working class. I used to live in Japan and Korea, and saw dense tower developments surrounding large parks, or near rail stations. I'd like to see this around rail stations and major bus transfer points--but not the luxury stuff such as found in Ala Moana/Kakaako. Will need to improve the bus system. I'd also like to see a bridge from Ewa across the mouth of Pearl Harbor, or a ferry.	3/15/2017 12:34 PM

Q10 Did you read the Second Public Review Draft before tonight's meeting?

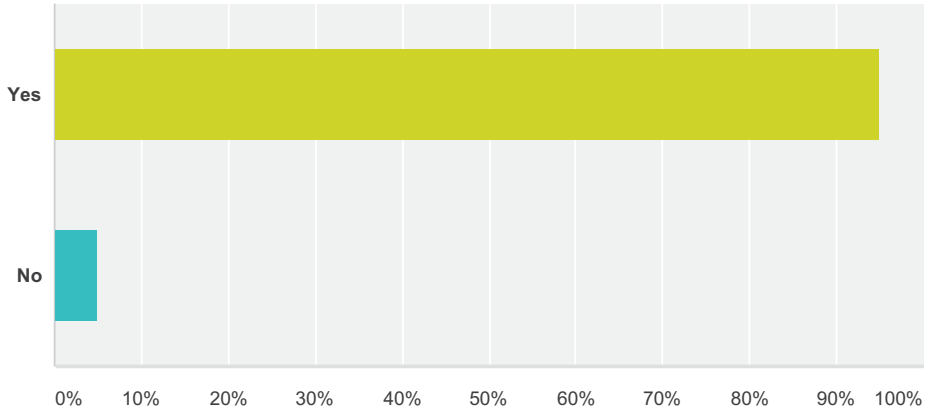
Answered: 22 Skipped: 3



Answer Choices	Responses	
Yes	**31.82%**	7
No	**68.18%**	15
Total		**22**

Q11 Do you plan to read the Second Public Review Draft after tonight?

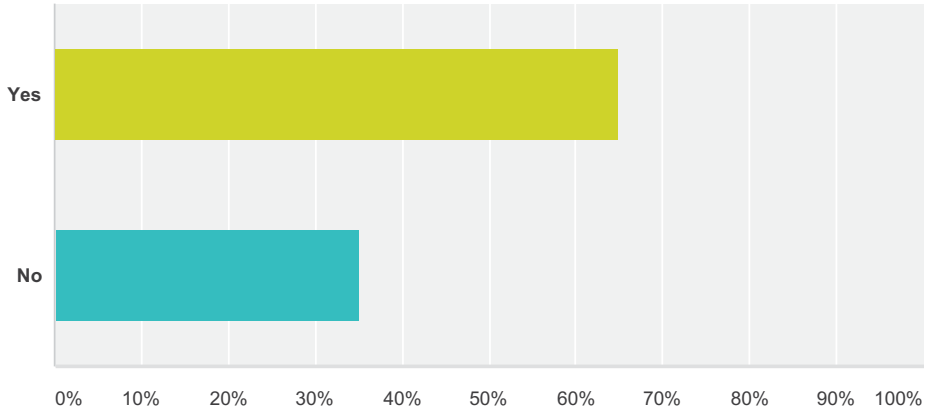
Answered: 20 Skipped: 5



Answer Choices	Responses	
Yes	**95.00%**	19
No	**5.00%**	1
Total		**20**

Q12 Would you like to be added to our email list to receive project updates?

Answered: 20 Skipped: 5



Answer Choices	Responses	
Yes	**65.00%**	13
No	**35.00%**	7
Total		**20**

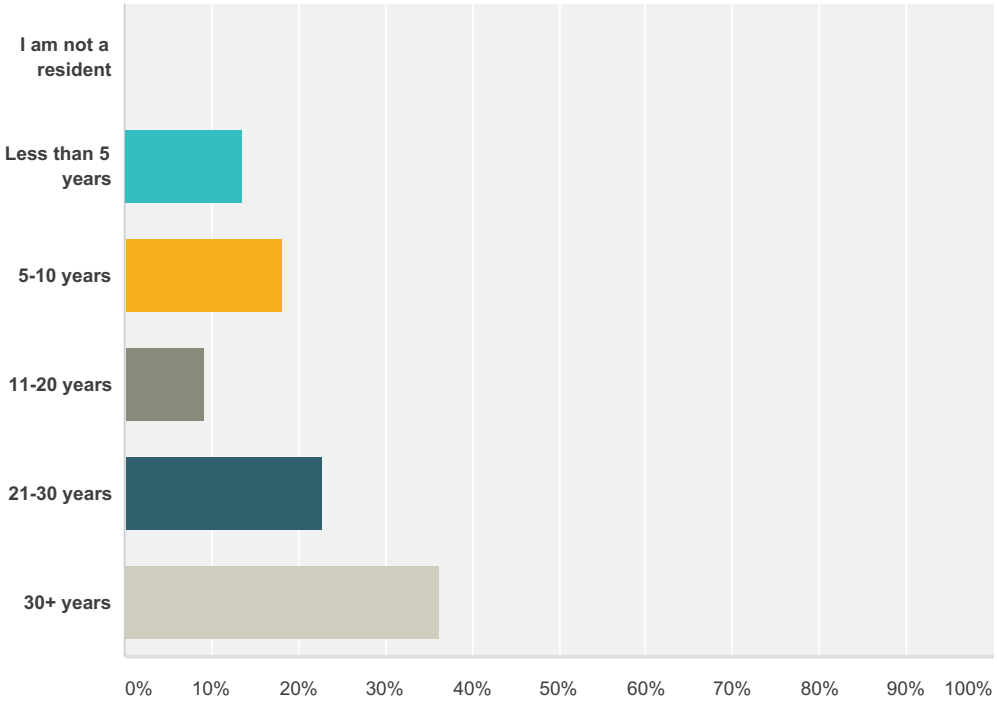
Q13 Email address to be added to email list?

Answered: 13 Skipped: 12

#	Responses	Date
1	lng@ahl.design	3/15/2017 1:42 PM
2	gonserm@hawaii.edu	3/15/2017 1:41 PM
3	stys808@gmail.com	3/15/2017 1:36 PM
4	ebraich@hawaii.edu	3/15/2017 1:34 PM
5	bsoo@hawaii.edu	3/15/2017 1:28 PM
6	michellek303@yahoo.com	3/15/2017 1:15 PM
7	tropicalhawaii@aol.com	3/15/2017 1:08 PM
8	dic9944@yahoo.com	3/15/2017 1:04 PM
9	pfmorgan@aol.com	3/15/2017 12:58 PM
10	parthenonprime@gmail.com	3/15/2017 12:38 PM
11	kawanorichard@hotmail.com	3/15/2017 12:34 PM
12	tanyaha@hawaii.edu	3/15/2017 12:34 PM
13	amuroshige@hawaiiantel.net	3/15/2017 12:33 PM

Q14 How long have you lived on O‘ahu?

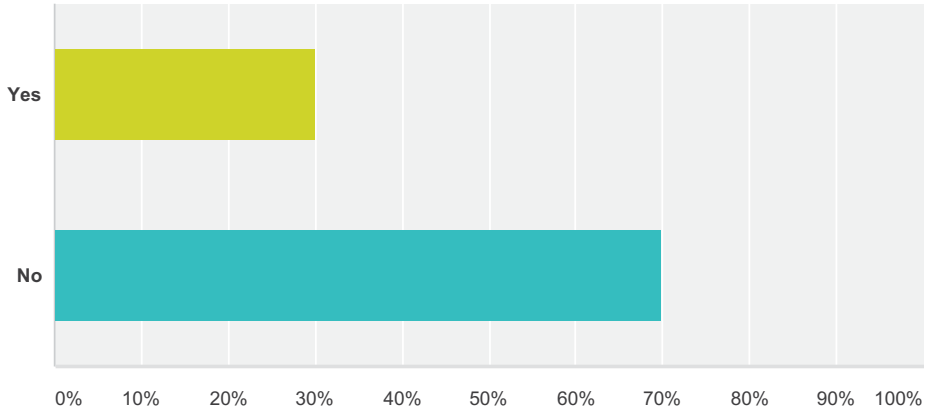
Answered: 22 Skipped: 3



Answer Choices	Responses	
I am not a resident	**0.00%**	0
Less than 5 years	**13.64%**	3
5-10 years	**18.18%**	4
11-20 years	**9.09%**	2
21-30 years	**22.73%**	5
30+ years	**36.36%**	8
Total		**22**

Q15 Are you a lifelong resident of O‘ahu?

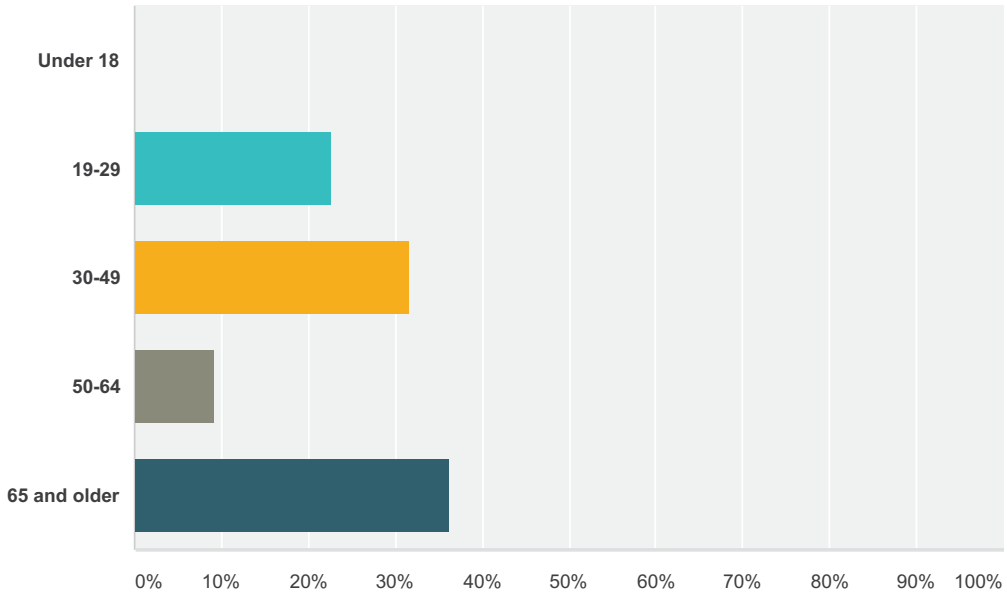
Answered: 20 Skipped: 5



Answer Choices	Responses	
Yes	**30.00%**	6
No	**70.00%**	14
Total		**20**

Q16 What is your age?

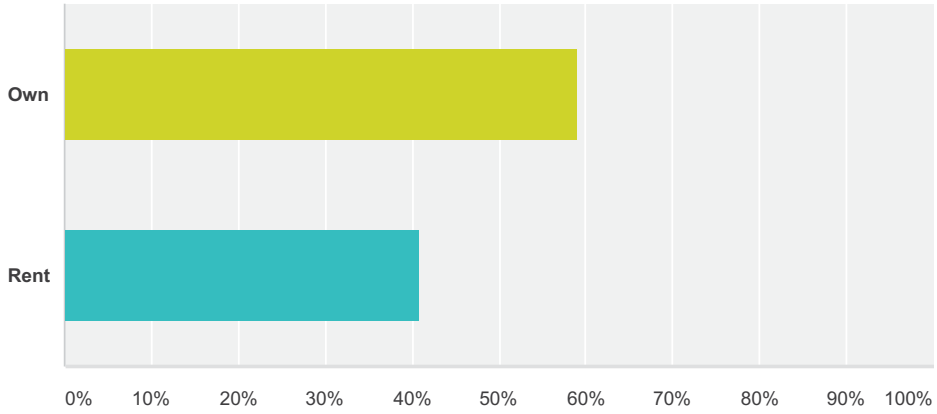
Answered: 22 Skipped: 3



Answer Choices	Responses	
Under 18	**0.00%**	0
19-29	**22.73%**	5
30-49	**31.82%**	7
50-64	**9.09%**	2
65 and older	**36.36%**	8
Total		**22**

Q17 Do you own or rent your home?

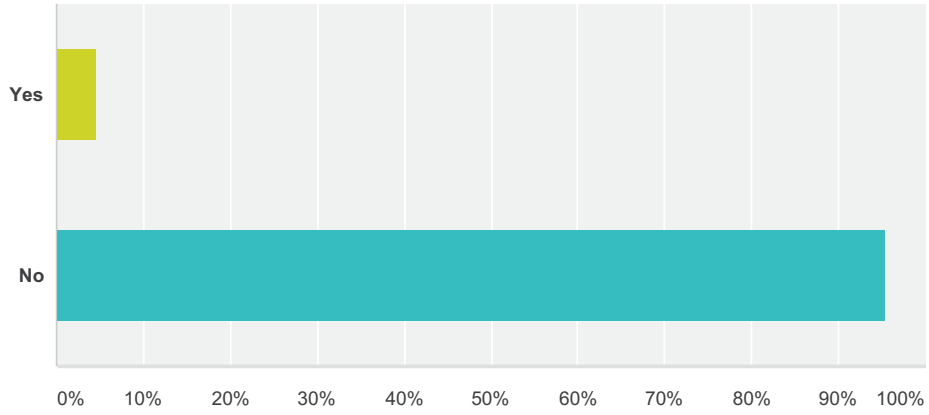
Answered: 22 Skipped: 3



Answer Choices	Responses	
Own	**59.09%**	13
Rent	**40.91%**	9
Total		**22**

Q18 Do you have school-aged children under the age of 18 living at home?

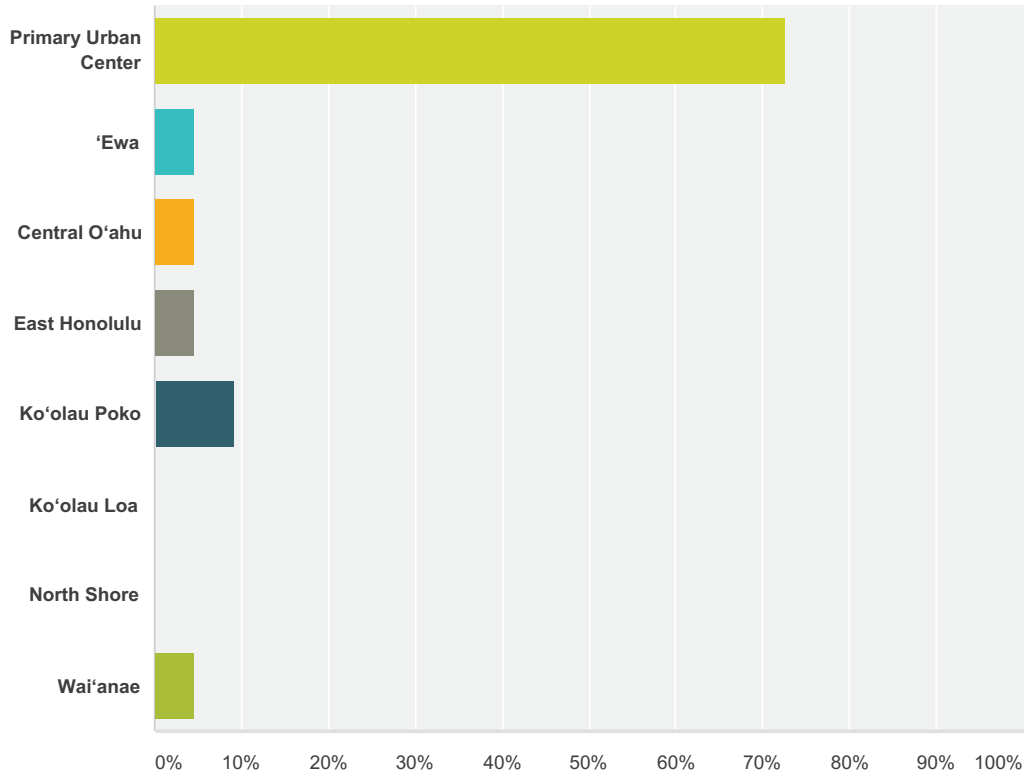
Answered: 22 Skipped: 3



Answer Choices	Responses	
Yes	**4.55%**	1
No	**95.45%**	21
Total		**22**

Q19 Where do you live?

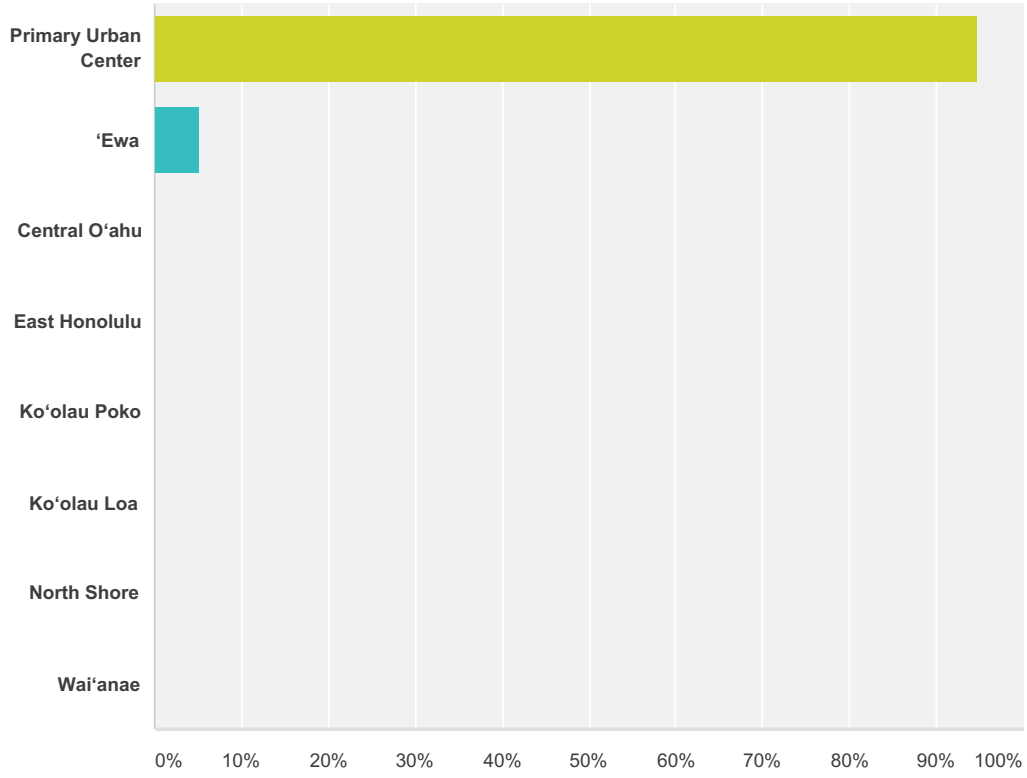
Answered: 22 Skipped: 3



Answer Choices	Responses	
Primary Urban Center	**72.73%**	16
‘Ewa	**4.55%**	1
Central O‘ahu	**4.55%**	1
East Honolulu	**4.55%**	1
Ko‘olau Poko	**9.09%**	2
Ko‘olau Loa	**0.00%**	0
North Shore	**0.00%**	0
Wai‘anae	**4.55%**	1
Total		**22**

Q20 Where do you work?

Answered: 19 Skipped: 6



Answer Choices	Responses	
Primary Urban Center	**94.74%**	18
‘Ewa	**5.26%**	1
Central O‘ahu	**0.00%**	0
East Honolulu	**0.00%**	0
Ko‘olau Poko	**0.00%**	0
Ko‘olau Loa	**0.00%**	0
North Shore	**0.00%**	0
Wai‘anae	**0.00%**	0
Total		**19**

O‘ahu General Plan Update.
Your Island. Your Future.

Mahalo for being a part of tonight’s meeting. We appreciate your efforts to participate, and want to make sure we understand your opinion. Please be candid with your responses. Completed forms should be placed in the box at the registration table.

1. What is your main reason for living on O‘ahu?

☐ I grew up here ☐ My job ☐ School
☐ Close to family ☐ Climate ☐ Pacific location
☐ Other (please specify) _____

_____

_____

2. What are the five most important issues that need to be addressed by the General Plan Update? (check only five)

☐ Traffic and congestion
☐ Protecting agricultural land and increasing agricultural production
☐ Environmental protection
☐ Homelessness and availability of housing
☐ Decreasing dependence on fossil fuels
☐ Economic Opportunities
☐ Upgrading and expanding capacity of infrastructure systems
☐ Improving residents quality of life
☐ Development pressures
☐ Changing character of existing neighborhoods
☐ Native Hawaiian cultural issues
☐ Possible effects of rising sea level and flooding due to climate change
☐ Community Resilience
☐ Other (please specify) _____

_____

_____

_____

_____

3. How useful was this presentation to your understanding of the process to update the General Plan?

☐ Very useful ☐ Somewhat useful ☐ Neutral ☐ Somewhat not useful ☐ Not at all useful

4. Do you feel more educated about the long-range pattern of development desired for O‘ahu because of this meeting?

☐ Yes ☐ No

5. Do you agree with the proposal that revises the regional population distribution guidelines based on current population projections for 2040 and 2010 Census data?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

6. Were your concerns noted during tonight’s meeting?

☐ Yes ☐ No
☐ If not, what are they _____

_____

_____

_____

7. Is there anything that remains confusing or unclear?

_____

_____

_____

_____

Turn for page 2

8. Do you have any additional feedback you would like to share with DPP?

_____

_____

_____

_____

_____

_____

_____

_____

9. Did you read the Second Public Review Draft before tonight’s meeting?

☐ Yes ☐ No

10. Do you plan to read the Second Public Review Draft after tonight?

☐ Yes ☐ No

11. Would you like to be added to our email list to receive project updates?

☐ Yes (Name and Email) _____

☐ No

The following questions are optional. This information is helpful when analyzing the responses, and is for statistical purposes only.

12. How long have you lived on O‘ahu?

☐ I am not a resident
☐ Less than 5 years
☐ 5-10 years
☐ 11-20 years
☐ 21-30 years
☐ 30+ years

13. Are you a lifelong resident of O‘ahu?

☐ Yes
☐ No

14. What is your age?

☐ Under 18
☐ 19-29
☐ 30-49
☐ 50-64
☐ 65 and older

15. Do you own or rent your home?

☐ Own
☐ Rent

16. Do you have school-aged children under the age of 18 living at home?

☐ Yes
☐ No

17. Where do you live?

☐ Primary Urban Center
☐ ‘Ewa
☐ Central O‘ahu
☐ East Honolulu
☐ Ko‘olau Poko
☐ Ko‘olau Loa
☐ North Shore
☐ Wai‘anae

18. Where do you work?

☐ Primary Urban Center
☐ ‘Ewa
☐ Central O‘ahu
☐ East Honolulu
☐ Ko‘olau Poko
☐ Ko‘olau Loa
☐ North Shore
☐ Wai‘anae

MAHALO!

Please leave your completed questionnaire at the registration table, return via postal mail to HHF Planners, ATTN: O‘ahu General Plan, 733 Bishop Street Suite 2590, Honolulu, HI 96813 or email to gp2035@hhf.com

N 1

SECOND PUBLIC REVIEW DRAFT
"REPORT ON PROPOSED CHANGES"

SECOND PUBLIC REVIEW DRAFT

O‘AHU GENERAL PLAN

Your Island. Your Future.

WITH PROPOSED CHANGES SHOWN

Department of Planning and Permitting
City and County of Honolulu

February 2017

SECOND PUBLIC REVIEW DRAFT

O‘AHU GENERAL PLAN

Your Island. Your Future.

WITH PROPOSED CHANGES SHOWN

Prepared for:
Department of Planning and Permitting
City and County of Honolulu

Prepared by
Helber Hastert & Fee Planners, Inc.

February 2017

HOW TO SUBMIT COMMENTS

HOW DO I REVIEW THE PROPOSED CHANGES?

This document presents the proposed changes between the current General Plan (2002 edition) and the second public review draft of the City's Revised General Plan.

Text proposed to be added is shown underlined, and text proposed to be deleted is shown in strikethrough format. Corrections for spelling errors (including Hawaiian punctuation) and typographical errors (spelling, capitalization, and punctuation) are not indicated as a change. Individual paragraphs and statements are numbered for reviewing purposes.

A standard, uniform format of the second public review draft which shows the final form of the Revised General Plan in "clean" copy is available on-line through DPP's project website. Information about the on-going General Plan Update Program and the November 2012 First Public Review Draft is also posted on the website: http://honoluludpp.org/Planning/GeneralPlan.aspx

The current General Plan (2002 edition) can be viewed on-line at: http://honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPReport.pdf

HOW DO I SUBMIT COMMENTS?

Include your full name and physical address with your written comments, and send via postal mail or email to:

Mailing Address: HHF Planners
ATTN: O'ahu General Plan Update
733 Bishop Street, Suite 2590
Honolulu, Hawai'i 96813

Email: gp2035@hhf.com

Written comments on the Revised General Plan Second Public Review Draft are being accepted through May 8, 2017.

WHO DO I CONTACT FOR QUESTIONS?

For questions, send email to gp2035@hhf.com or call Tim Hata, DPP Project Manager, at 808-768-8043.

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OVERVIEW OF THE UPDATE PROCESS AND SUMMARY OF CHANGES

The General Plan is the City's basic planning document. It sets forth both the City's long-range objectives for the general welfare and prosperity of the people of O'ahu and also the broad policies needed to attain these objectives. The current General Plan (2002 edition) that is under revision is available at:
http://dev.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPReport.pdf

The General Plan Update is being carried out in conformance with the City Charter, which mandates that the Director of Planning and Permitting (DPP) shall undertake a comprehensive review of the General Plan at least once every ten years (Revised Charter of the City and County of Honolulu, Section 6-1510).

This is the second public review draft of the Updated O'ahu General Plan. The first public review draft was published in November 2012, after an extensive information-gathering and background research effort that resulted in five technical studies and agency and community consultations (including an on-line community survey, a July 2011 community meeting, subject-area focus group meetings to gather input on key topics of concern, and an extended written comment period).

This second draft—the Proposed 2017 edition—presents the proposed changes between the current General Plan (2002 edition) and the second public review draft of the City's Revised General Plan. It incorporates comments from government agencies, Neighborhood Boards, public and public private organizations/associations, and individuals that participated in the review of the first public review draft. The public comment period extended from December 1, 2012 to April 15, 2013, and was accompanied by three regional public meetings[1]. A total of 373 separate comment letters and email submissions were received during the public comment period, the majority (88%) of which were from individual citizens. A summary of all comments received by DPP is available on the project website:
http://honoluludpp.org/Planning/GeneralPlan.aspx

The table at the end of this section identifies the number of objectives and policies in each chapter of the current General Plan (2002 edition), and presents the number of proposed changes, deletions and additions in the Second Public Review Draft. The current General Plan includes a combined 287 objectives and policy statements comprised of 41 objectives and 246 policies. In comparison, the Second Public Review Draft includes a combined 320 objectives and policy statements, consisting of 39 objectives and 281 policies. Of the total 320 statements in the Second Public Review Draft, 103

TABLE 1: COMMENTS BY AFFILIATION

AFFILIATION	COMMENTS (% TOTAL)
Federal agencies	1 (0.2%)
State agencies	9 (2.4%)
City agencies	9 (2.4%)
Neighborhood boards	6 (1.6%)
Public and private organizations/associations	20 (5.4%)
Individual citizens	328 (88.0%)
TOTAL	**373 (100.0%)**

[1] Public meetings to present the public review draft were held on December 4, 2012 in Honolulu, December 6, 2012 in Mililani, and January 14 in Kāne'ohe.

(36% of the total) objectives and policies from the current General Plan remain unchanged, 103 statements (36%) include proposed revisions, and 114 objectives and policies (35%) are new statements being introduced. An additional 81 statements (5 objectives and 76 policy statements) from the current General Plan are proposed to be deleted. The Introduction and Preamble also include revisions to reflect current trends, and the titles of four separate chapters are also being revised.

At the onset of the update project, DPP intended to focus the update on five key planning issues: tourism, agriculture, housing, sustainability, and growth and development. As a result of community input, the scope was expanded to cover a broader range of community concerns, including regional population growth and development; higher-density and transit-oriented development; economic diversification; quality of life; agriculture; affordable housing and homelessness; sustainability and resource stewardship; climate change; and community resiliency. Recognizing the importance of Native Hawaiian culture is also included in this update.

A summary of the proposed revisions is provided below.

Introduction and Preamble

- Adds a brief discussion on sustainability.

Chapter I Population

- Deletes statements about controlling population growth, with continued focus on managing population growth.
- Slight adjustments to the population distributions for each Development Plan area to be consistent with the General Plan's directed growth policy.

Chapter II Economy

- Emphasizes economic diversification.
- Recognizes the relationships between the visitor industry, residents' quality of life, and Native Hawaiian culture.
- Affirms Waikīkī as the primary resort area and identifies secondary resort areas.
- Reshapes policies about Waikīkī's future redevelopment to focus on maximizing the quality of the visitor experience, rather than applying technical growth controls.
- Recognizes expanded options for visitor accommodations, including community hotels and alternate lodging.
- Incorporates Papahānaumokuakeā National Marine Monument.
- Supports the diversified agricultural industry, increased food security and self-sufficiency.

Chapter III Natural Environment and Resource Stewardship

- Adds "Resource Stewardship" to the chapter title to recognize the importance of the long-term care and protection of natural resources.
- Introduces new objectives and policies to address planning for climate change and natural disasters.

Chapter IV Housing and Communities

- Adds "Communities" to the chapter title to recognize the importance of developing whole communities that are integrated with surrounding land uses and the natural environment.

- Emphasizes the importance of growth boundaries.
- Updates policies on affordable housing to address the needs of low-income, elderly, disabled and homeless populations.
- Promotes mixed-use and higher density development, and transit-oriented development.
- Addresses the impacts of climate change, sea level rise, and natural hazards.

Chapter V Transportation and Utilities

- Emphasizes connectivity, and the creation of multi-modal transportation systems and improvements to existing transportation facilities that include buses, bicycling, walking, and rail.
- Updates statements that support improvements to existing utility systems.
- Adds policies to recognize climate change and sea level rise in planning public infrastructure.

Chapter VI Energy

- Supports reducing O‘ahu’s dependence on fossil fuels and the use of alternate forms of energy, and renewable energy.
- Revises and adds new policies to promote sustainable energy practices and increased energy efficiency to reduce O‘ahu’s dependency on imported fossil fuels.
- Emphasizes managing resources and developing communities in line with our long-term goals of net-zero to net-positive performance in the areas of energy, low carbon emissions, waste streams, all City utilities, and food security.

Chapter VII Physical Development and Urban Design

- Introduces new and revised objectives and policies to strengthen communities through “context sensitive design”, transit-oriented development, and design solutions to prepare for impacts from natural hazards related to climate change and sea level rise.
- Defines the development character desired for rural areas and specifies that rural areas be allowed to grow in an organic fashion that accommodates future generations of residents with childhood ties to the area.
- Deletes policies calling for a comprehensive urban design plan.

Chapter VIII Public Safety and Community Resilience

- Adds “Community Resilience” to the chapter title
- Introduces principles of community resilience with new and revised objectives and policies that address public safety, emergency issues, and the ability of communities to address post-disaster issues resulting from natural or man-made threats to public safety, property and the environment.
- Adds policies for creating disaster-ready communities that are mentally and physically prepared for disasters.

Chapter IX Health and Education

- New or revised objectives and policies emphasize planning that supports healthy lifestyles and accommodates a growing and aging population, creating safer communities, and promoting Honolulu as an “age-friendly city”.
- Adds new policies that promote Honolulu to become home to the wisdom of nations, befitting its status as an international crossroads.

Chapter X Culture and Recreation

- Adds objectives and policies to recognize and respect Native Hawaiian culture, language and history, and greater sensitivity for all cultures.
- New or revised objectives and policies to provide recreational facilities and opportunities for the increasingly diversified recreational interests of residents and visitors.

Chapter XI Government Operations and Fiscal Management

- Refines policies that address accountability and greater efficiency in government operations.

Second Public Review Draft Summary of Changes

	OBJECTIVES						POLICIES					
Chapter	# Current GP	# Revised GP	Proposed Change	No Change	Deleted	Added New	# Current GP	# Revised GP	Proposed Change	No Change	Deleted	Added New
I. Population	3	2	2	0	1	0	12	9	3	4	5	2
II. Economic Activity	7	7	5	2	0	0	37	48	15	7	15	26
III. Natural Environment and Resource Stewardship	2	2	1	1	0	0	15	16	7	5	3	4
IV. Housing and Communities	3	3	2	0	1	1	25	30	13	7	5	10
V. Transportation and Utilities	4	4	4	0	0	0	30	32	11	5	14	16
VI. Energy	5	3	2	0	3	1	18	21	5	2	11	14
VII. Physical Development and Urban Design	6	7	1	5	0	1	44	48	14	16	14	18
VIII. Public Safety and Community Resilience	2	2	1	1	0	0	21	21	3	14	4	4
IX. Health and Education	3	3	1	2	0	0	11	19	2	9	0	8
X. Culture and Recreation	4	4	3	1	0	0	27	29	8	14	5	7
XI. Government Operations and Fiscal Management	2	2	0	2	0	0	6	8	0	6	0	2
TOTAL	**41**	**39**	**22**	**14**	**5**	**3**	**246**	**281**	**81**	**89**	**76**	**111**

O‘AHU GENERAL PLAN
TABLE OF CONTENTS

Page #

Introduction 3

Preamble 7

Objectives and Policies

I. Population 21

II. The Economy ~~Economic Activity~~ 25

III. Natural Environment and Resource Stewardship 33

IV. Housing and Communities 35

V. Transportation and Utilities..... 39

VI. Energy..... 45

VII. Physical Development and Urban Design 49

VIII. Public Safety and Community Resilience..... 57

IX. Health and Education 61

X. Culture and Recreation 65

XI. Government Operations and Fiscal Management 69

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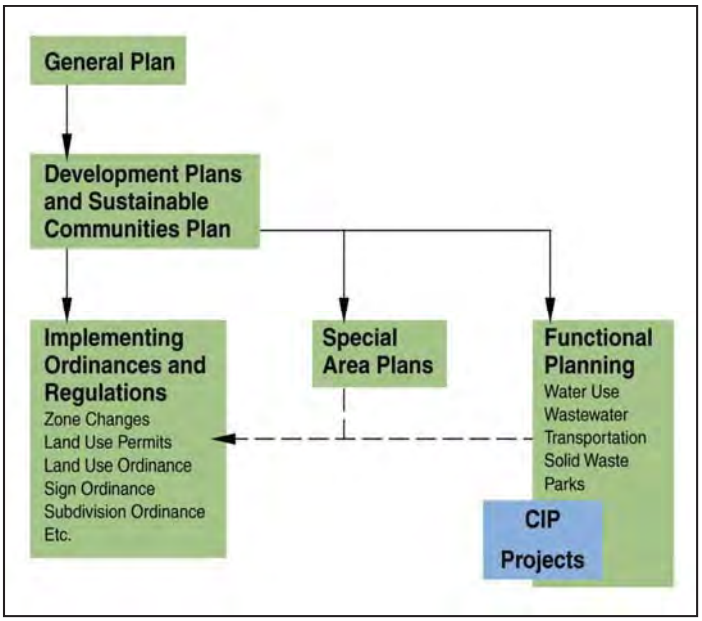
INTRODUCTION

1. The General Plan for the City and County of Honolulu is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of O‘ahu’s residents and the strategies of actions to achieve them. It is the first tier ~~focal point~~ of and lays the foundation for a comprehensive planning process that addresses physical, social, cultural, economic and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides direction to accommodate ~~for~~ the future growth projected for O‘ahu. ~~of the metropolitan area of Honolulu.~~

2. The City’s planning process is comprised of three distinct tiers. As the first tier of planning, the General Plan establishes policy guidance for O‘ahu as a whole, with all subsequent plans and implementing regulations of the City and County of Honolulu required to be consistent with the General Plan. The second tier consists of the eight regional Development Plans (DPs) and Sustainable Communities Plans (SCPs). These plans relate to specific regions of the island, and (1) conceptually describe the pattern of land use desired for the region, (2) provide guidance for functional infrastructure planning, and (3) identify areas within the DP/SCP boundary that might benefit from more detailed planning. The third tier is comprised of the specific mechanisms to implement the two higher levels of the planning hierarchy. These include the implementing ordinances and regulations (i.e., the Land Use Ordinance (Honolulu's zoning code), the Subdivision Rules and Regulations, and the City's Capital Improvement Program), public facilities and infrastructure functional plans, and special area plans that give specific guidance for specific portions of the DP or SCP area.

3. 

4. Since the adoption of the General Plan in 1977, various plan ~~a number of~~ amendments have been made over the years, including this update. ~~were subsequently adopted in 1979, 1982, 1985, 1987, 1989, 1990, 1991, 1992, and 2002.~~ However, in spite of these changes, the basic themes and directions for growth remain valid, and require continued pursuit.

5. ~~The Department of Planning and Permitting strives to maintain the dynamic nature of the General Plan by keeping abreast of emerging issues, changing community attitudes, needs and conditions, as well as new opportunities and planning approaches. The emergence of any particular issue of Citywide concern may also activate the need for our department to reassess pertinent objectives and policies of the plan.~~

6. ~~In this way, we can assist our policy makers and decision makers in assuring that the objectives, policies and planning priorities are kept current.~~

7. This revised ~~1992~~ edition of the General Plan reinforces this planning concept. It supersedes all previous editions ~~and includes all changes which were adopted through the end of 1991~~.

8. The City and County of Honolulu was incorporated as a city in 1907, and today encompasses the entire island of Oʻahu and also the Northwestern Hawaiian Islands. The city of Honolulu, which is the largest city in the State, is also the State capital.

   Oʻahu is the third largest of the eight main Hawaiian islands, with a total land area of approximately 600 square miles and nearly 230 miles of shoreline. Nicknamed the “Gathering Place,” Oʻahu is the most populated and developed island, and is the island that has experienced the greatest population growth and development transformation since the introduction of western culture to these islands. With the resident population increasing from about 60,000 in 1900 to 953,000 in 2010, Oʻahu’s population accounts for 70% of the state’s total population. In addition, Oʻahu reports the highest number of visitors per year.

   No other Hawaiian island offers the contrast and diversity in urban, rural, and natural landscapes as Oʻahu. Oʻahu’s urban core, stretching from Waiʻalae-Kāhala to Pearl City, is home to the state’s financial center (downtown Honolulu), the state’s most well-known visitor destination (Waikīkī), and the state’s main commercial harbor and international airport. Beyond the urban core, suburban and rural communities are surrounded by scenic vistas and open spaces, including active farmlands. The Koʻolau and Waiʻanae Mountain Ranges, other geological landmarks such as Diamond Head, and the island’s shorelines and beaches contribute significantly to Oʻahu’s natural beauty and recreational amenities. Although future population projections indicate a slower rate of growth

in the future due to an aging population and mature economy, O‘ahu will continue to maintain its prominence as the state’s economic, political, and population center.

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9. Purpose of the General Plan

The General Plan for the City and County of Honolulu, a requirement of the City Charter, is a written commitment by the City and County government to a future for the island of O‘ahu which it considers desirable and attainable. The Charter assigns the responsibility for the preparation of the General Plan and its revisions to the Department of Planning and Permitting. The General Plan and revisions are adopted by the Honolulu City Council as a resolution.

Under the Revised Charter of the City and County of Honolulu, Chapter 15, Section 6-1508, the General Plan shall set forth the City's objectives and broad policies for the long-range development of the island. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the City and the most desirable population distribution and regional development pattern.

The General Plan is a two-fold document. ~~:~~ First, it is a statement of the long-range physical, social, cultural, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. These objectives contain both statements of desirable conditions to be sought over the long run and statements of desirable conditions which can be achieved within an approximate 20-year time horizon. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives of the General Plan.

10. The General Plan is a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens. It is intended to guide land use and development decisions and to influence actions in 11 ~~eleven~~ areas of concern:

1) population;
(2) the economy; ~~economic activity;~~
(3) the natural environment and resource stewardship;
(4) housing and communities;
(5) transportation and utilities;
(6) energy;
(7) physical development and urban design;
(8) public safety and community resilience;
(9) health and education;
(10) culture and recreation; and
(11) government operations and fiscal management.

11. Content of the General Plan

The 11 ~~eleven~~ subject areas provide the framework for the City's expression of public policy concerning the needs of the people and the functions of government. The objectives and policies reflect the comprehensive planning process of the City and County which addresses all aspects of the health, safety, and welfare of the people of O‘ahu.

12. In preparing the statement of objectives and policies, the fair distribution of social benefits was held to be of paramount importance. It shall continue to be of paramount importance in the pursuit and implementation of these objectives and policies.

13. A future which is sustainable is also of great importance for an island community interested in the current and future well-being of its people. The principles of sustainability recognize that there are limits to the complex network of systems (environmental, economic and social) that define our lifestyles and our overall well-being. A sustainable Honolulu would have the capacity to support the current generation’s demand and use of its resources without compromising the ability of future generations to meet their own needs. To do this, the City and County shall seek to find the appropriate balance and synthesis of the major elements of sustainability that are essential to the creation of a sustainable place:

- environmental protection
- economic health, and
- social equity.

14. As the 21st century continues to unfold, the movement to foster sustainability will influence decisions about future land use, growth, and economic development on O‘ahu. To achieve sustainability requires recognition of the relationships and linkages between all resources within defined boundaries, similar to the value system of traditional Native Hawaiian land use management and contemporary watershed management. It requires active stewardship of the island’s limited natural resources, and consideration for the health of the environment and the economy, in relation to the community’s overall well-being. Objectives and policies that support the major elements of sustainability are interwoven into each of the 11 areas of concern. Examples of what sustainability means in practice are:

- compact and mixed-use development patterns that encourage higher densities and conserve energy
- preservation and protection of agricultural, natural, and open space resources
- multi-modal transportation networks and transit-oriented developments to reduce automobile use
- energy-efficient building design and technology to reduce energy consumption

- greater public awareness of and actions to reduce waste and excessive consumption
- greater recycling and waste stream reduction
- use of renewable energy sources to reduce dependence on imported fossil fuels where economically and environmentally appropriate
- greater consumption of locally-grown food and locally-produced products,
- economic diversification that emphasizes the well-being of O‘ahu’s residents and is resilient to changes in global conditions, and
- greater awareness that the collective “social capital” within communities is vital to maintaining a strong and productive society.

15. The 11 areas of concern are summarized in the following section.

16. **POPULATION**

The population objectives and policies encompass two ~~three~~ distinct thrusts. The first is ~~: First, to control population growth to the extent possible to avoid social, economic, and environmental disruptions. Second,~~ to plan for anticipated future population growth in a manner that considers the limits of O‘ahu’s natural resources, that protects the environment, and that minimizes social, cultural, economic and environmental disruptions. The second is ~~And, finally,~~ to maintain a pattern of population distribution that will allow people to live, ~~and~~ work, and play in harmony. The map at the end of Chapter 1 conceptually shows the development pattern on O‘ahu in relation to Policy 4. The distribution of residential population percentages in Policy 4 and the map are not regulatory, but are guides to population growth in each of the DP and SCP areas.

17. **THE ECONOMY ~~ECONOMIC ACTIVITY~~**

The objectives and policies for economic activity attempt to address the needs for an adequate standard of living and an improved quality of life for residents and future generations, and an economy that contributes to O‘ahu’s long-term sustainability. Issues of employment opportunities, viability of major industries, diversification of the economic base and its resiliency to changes in global conditions, and the location of jobs are addressed in terms of what government can do to provide, encourage, and promote economic opportunities for our people. A new policy also promotes a 21st century economy that respects our traditional cultural values.

18. **NATURAL ENVIRONMENT AND RESOURCE STEWARDSHIP**

The natural environment ~~of our island~~, next to the island’s ~~our~~ people, is O‘ahu’s ~~our~~ greatest asset. Protecting the island’s natural resources is essential to ensuring the long-term health and quality of life of the community. Besides an array of biologically-rich and diverse ecosystems, there are the ~~The~~ pleasures of a year-round mild and amiable climate, beautiful mountains, attractive beaches,

scenic vistas, and freshwater and marine environments that ~~natural drinking water~~ are enjoyed by residents and visitors alike. ~~those of us who reside in the community as well as those who visit here.~~ The City's policies seek to protect and enhance ~~our~~ O‘ahu’s natural beauty and environmental attributes by increasing public awareness and appreciation of them and by mitigating against the degradation of these assets. The objectives and policies recognize the importance of not only protecting the natural environment but the importance of stewardship to protect it for future generations.

19. **HOUSING AND COMMUNITIES**

Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of O‘ahu, and is a primary concern of the General Plan. This section recognizes the importance of developing whole communities that are well integrated with the surrounding land uses and natural environment.

20. The objectives and policies for housing seek to ensure a wide range of housing opportunities and choices; to increase the availability of affordable housing; higher-density housing via mixed use and transit-oriented developments; to increase the use of sustainable building designs and techniques; to reduce speculation in land and housing; and address issues associated with homelessness so that all people have shelter. ~~provide a choice of living environments, affordable housing, and a reduction of inflationary speculation.~~

21. **TRANSPORTATION AND UTILITIES**

A~~n~~ safe, efficient, and cost effective multi-modal transportation system that is less dependent on fossil fuels and generates less greenhouse gas emissions is essential to our economic productivity and quality of ~~the~~ life. ~~and economic productivity of a community.~~ The cost of building and maintaining the various elements of a comprehensive transportation system to service the island is a major public investment. Coordinated planning of accessibility and circulation requirements and integration of ~~and~~ the transportation system with existing and planned developments is important in the management of urban growth. The transportation objectives and policies address the need for a balanced ground transportation system that allows safe, comfortable and convenient travel for all users, including ~~the~~ pedestrians, bicyclists, ~~bikeway,~~ public transportation riders, and motorists.~~the automobile.~~

The airports and harbors are State facilities and are under State jurisdiction. The City’s role is limited to regulating surrounding land uses, providing connectivity to these key facilities, and processing certain needed permits.

22. Population growth results in increased demands for water, sewerage, and solid waste disposal services provided by government, as well as the communication,

electricity, and gas systems provided by the private sector. Not only must such needs be met, but the social, economic, and environmental consequences of meeting these needs must be carefully considered.

Reliability, cost-effectiveness, and capacity are necessary attributes of a highly functioning utility system. In addition to emphasizing the importance of these attributes, the objectives and policies for utilities emphasize the need for efficient and dependable transmission and service, adequate supplies of water, and environmentally sound waste disposal systems.

23. **ENERGY**

There is no more salient example of the direct impact of world events on an ~~our~~ island community than ~~in~~ the provision of energy. With about 90% of O‘ahu’s electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a major stride towards sustainability. Revised objectives and policies recognize that nature is all around us-even in urban areas. Renewable e~~E~~nergy development, efficient energy utilization, ~~and~~ conservation, and reducing energy demand are addressed with the goals of reducing ~~stress on the reduction in~~ dependence on outside sources, increasing the resiliency of energy systems, and promoting sustainable energy practices. Policies have been revised to support net zero to net positive performance in the areas of energy, low carbon emissions, waste streams, all City facilities and security.

24. **PHYSICAL DEVELOPMENT AND URBAN DESIGN**

Physical development and urban design is concerned with the quality of growth that occurs within the various parts of the Island. The objectives and policies in this area of concern deal with the coordination of public facilities and land development, compatibility of land uses, and specification of certain land uses at particular locations. It also deals with creating active, vibrant communities linked not only physically but digitally and through social media and other forms of technology to promote public participation in the planning process to create not only a better society but a digital society. New policies emphasize the need to recognize and prepare for the long-term impacts of climate change.
Urban design emphasis is contained in objectives to create and maintain attractive, meaningful, and stimulating environments and to promote and enhance the social and physical character of O‘ahu’s older towns and neighborhoods. Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed to grow in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities.

The General Plan now also contains an objective on climate change and sea level rise. It calls for all public and private organizations to prepare for the future problems caused by rises in sea level, rises in groundwater levels, and more

frequent and severe storms, shifts in local rainfall patterns, and higher urban temperatures. The Climate Change Adaptation Priority Guidelines of the Hawai‘i State Planning Act, HRS 226, support planning and preparing for future disruptions and dislocations due to climate change.

25. **PUBLIC SAFETY AND COMMUNITY RESILIENCE**

Many of the City's services derive from the concern for the safety of the people. The prevention and control of crime and maintenance of public order are one aspect of public safety. The City's policies reflect the roles of the citizen, Honolulu Police Department, and City Prosecutor in providing for the safety of residents and visitors ~~to our island~~. Another aspect deals with the protection of people and property from natural disasters and other emergencies, traffic and fire hazards, and other unsafe conditions. This includes creating disaster-ready communities that are mentally and physically prepared for disasters, including those caused by climate change and sea level rise.

26. **HEALTH AND EDUCATION**

Public health and health care services are a joint State, City, and private sector responsibility. The City provides ambulance services, regulates hospital structures, helps to enforce the State health code, and promotes healthy lifestyles. New policies also promote active lifestyles, ~~and~~ enhance personal health, and supporting age-friendly cities.

~~The provision of health care services for the individual on O‘ahu is largely a function of the private sector. The City's concern concentrates on the accessibility of health facilities through planning and land use controls, and on the protection of environmental health through health codes and other regulations which mitigate against disease and pollution.~~

27. Objectives and policies for education call for a wide range of educational opportunities, development of employable skills, efficient use of facilities, appropriate facility location, and the promotion of Honolulu as a center for higher education in the Pacific. New policies also support age-friendly cities, and call for Honolulu to become home to the wisdom of nations, befitting its status as an international Pacific crossroads, and for encouraging outdoor learning opportunities and venues that utilize our unique natural environment and native culture.

28. **CULTURE AND RECREATION**
Preservation and enhancement of Hawai'i's multi-ethnic culture will be achieved through policies that encourage and respect the Native Hawaiian culture and its vital influence on the way of life on O'ahu; recognize unique local cultures, values and traditions; ~~directed toward people, our most important resource, and~~ protect and enhance cultural, historic and archaeological sites, buildings, and artifacts; and promote the living arts and culture of our multi-cultural heritage. The City also recognizes the importance of providing adequate park space and facilities to keep up with changing demand.

29. The use of leisure time is addressed through objectives and policies encouraging visual and performing arts and the provision of a wide range of recreational facilities and services that are readily available to ~~all our~~ residents and visitors. New policies also call for utilizing our unique natural environment in a responsible way to promote cultural events and activities, and for creating and promoting recreational venues for *keiki* and *kupuna* and for *kama'āina* and *malahini*.

30. **GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT**
The objectives and policies in the first ~~above~~ ten areas of concern represent an ambitious agenda which ~~will~~ stretches the resources of City government to the limit. Increased efficiency, effectiveness, responsiveness, and fiscal integrity in carrying out the functions of City government are ~~will be~~ crucial to the City's ability to successfully fulfill its many duties. ~~whatever degree of success is achieved.~~ A good approach is to right size government so that its programs and services fit the needs of the people of O'ahu.

31. ## The Northwestern Hawaiian Islands

The Northwestern Hawaiian Islands are a chain of small islands, atolls, reefs and shoals stretching for more than 1,000 miles northwest beyond the main Hawaiian Islands. This group begins approximately 130 miles (about 110 nautical miles) northwest of Ni'ihau, the westernmost island of the main Hawaiian Islands. According to the Hawai'i Revised Statutes, those islands extending northwest from Nīhoa to Kure Atoll, except for the Midway Islands, are part of the City and County of Honolulu. The Northwestern Hawaiian Islands are largely uninhabited and are valued for an abundance of ecological and cultural resources, including approximately 5,000 square miles of healthy coral reefs, habitats for a variety of federally protected species, Native Hawaiian archaeological artifacts and cultural sites, and World War II-related military sites. ~~This latter chain of islands and reefs is commonly referred to as the North- western Hawaiian Islands. Effective jurisdiction of these islands is currently in the hands of the federal and state governments.~~

32. The Northwestern Hawaiian Islands were designated a Marine National monument in 2006 (Presidential Proclamation 8031, June 15, 2006). Expressly created to protect an exceptional array of natural and cultural resources, the monument was officially given its Hawaiian name—Papahānaumokuākea, meaning "a sacred area from which all life springs"—in 2007 (Presidential Proclamation 8112, February 28, 2007). The monument was inscribed as a mixed natural and cultural World Heritage site in 2010 by the UNESCO World Heritage Centre.

Expansion of the Papahānaumokuākea Marine National Monument was approved in 2016, extending the protected conservation area from 139,797 square miles to 582,578 square miles. Encompassing an area nearly the size of the Gulf of Mexico, the monument is recognized as one of the largest contiguous, fully-protected conservation area under the U.S. flag, and one of the largest conservation areas in the world.

33. Both the federal government and the State of Hawai'i exercises management jurisdiction over the islands and waters of Papahānaumokuākea. Papahānaumokuākea incorporates the Federal Northwestern Hawaiian Islands Coral Reef Ecosystem Reserve, the Midway Atoll National Wildlife Refuge, the Hawaiian Islands National Wildlife Refuge, the State Northwestern Hawaiian Islands Marine Refuge, and the Kure Atoll State Wildlife Sanctuary. ~~The federal government exercises jurisdiction pursuant to numerous laws and regulations, as well as through its administration of the Hawaiian Islands National Wildlife Refuge which encompasses most of the Northwestern Hawaiian Islands.~~ All of the subject islands and archipelagic waters within the State of Hawai'i are also included in the State Land Use Conservation District and, thus, are subject to State regulation and management in the absence of federal jurisdiction.

34. **Papahānaumokuākea Marine National Monument**

GENERA

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14	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Delete this policy. It advocates transit-oriented development around bus stops, which are considered transit stations throughout the island, and also conflicts with the General Plan directed growth policy. ~~"Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~	For clarity, the statement has been split into two separate policies and the following edits have been made: "Policy 6. Facilitate ~~transient~~transit-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion. Policy 7. Encourage the clustering of development to reduce the cost of providing utilities and other public services."	**465**
72	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Delete this policy. We cannot afford rail. It should never have been allowed to pass. The politics surrounding the approval of rail have been very suspect, so the benefits we have been promised are likewise suspect. Rail will only encourage more new development, which will further deteriorate the unique environment of O'ahu, which goes against so many of the policies and aspirations already stated in the General Plan. "~~Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~	Comment noted.	**466**
36	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). The Plan should not create newly expanded areas for the Rail Project's so called transit oriented development ("TOD") beyond the Rail Route in order to allow high-density development and developer giveaways throughout O'ahu.	See response #465	**467**
14	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Replace "transit" with "rail" to recognize that transit-oriented-development belongs along the rail corridor and not in O'ahu's communities outside the rail corridor. "Facilitate transient-oriented-development in rail ~~transit~~ station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."	See response #465	**468**
33	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). This new policy allows for short-term vacation rentals in TOD areas, which the Sierra Club does not support. There are many values of TOD, one of those being its power to control sprawling and uncontrolled growth by placing our residents closer to where they live, work and play. Taking away more of the available area in TOD neighborhoods for to non-residents does not facilitate this. This type of activity should be strictly prohibited outside of our resort areas and Waikiki, as it is counterproductive. ~~"Facilitate transit-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~	Comment noted.	**469**
39	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). This policy introduces and promotes TOD urbanization everywhere across the island.	See response #465	**470**
34	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). This policy invites urbanized high-density invasion of established lower-density areas by high-density transit-oriented development around any bus transit stop anywhere on the island. Revise as follows: "Facilitate transient-oriented development in rail ~~transit station~~ areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."	See response #465	**471**

104	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). Delete this policy. It advocates transit-oriented development around bus stops, which are considered transit stations throughout the island, and also conflicts with the General Plan directed growth policy. ~~"Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion."~~ Opposes facilitating transient-oriented development in transit station areas to create live/work/play multi-modal communities that (supposedly) reduce travel and traffic congestion which are in residential areas.	See response #465	**472**
84	ROW 284. CHAPTER VII, Objective A, Policy 6 (page 50). The Plan should not create newly expanded areas for the Rail Project's so called transit oriented development ("TOD") beyond the Rail Route in order to allow high-density development and developer giveaways throughout O'ahu.	See response #465	**473**
13	ROW 285. CHAPTER VII, Objective A, Policy 6 deleted (page 50). Add the deleted Policy 6 to the new Policy 6 (ROW 284). "Policy 6. Facilitate transient-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion. Encourage the clustering of development to reduce the cost of providing utilities and other public services."	Concur that the deleted Policy 6 is distinct in meaning but complementary to the revised Policy 6. The suggested edit has been made: "Policy 6. Facilitate transient-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion. Policy 7. Encourage the clustering of development to reduce the cost of providing utilities and other public services."	**474**
34	ROW 286. CHAPTER VII, Objective A, Policy 7 (page 50). Industries and commercial areas are not compatible with established residential areas and thus were never zoned for same. Further, this policy clearly conflicts with Policy 9 (ROW 288, page 50). Revise as follows: Locate any new industries and new commercial areas so that they will be compatible with their surrounding area and well related to their markets and suppliers, and to residential areas and transportation facilities.	Comment noted. The suggested change is redundant to the policy.	**475**
4	ROW 288. CHAPTER VII, Objective A, Policy 9 (page 50). Add and change word order for completeness and inclusiveness. "Exclude from residential areas, uses which are major sources of water, air, noise and light ~~noise and air~~ pollution."	Comment noted. A partial change has been made to acknowledge that light pollution should be minimized in residential areas. Residential areas in themselves can be major sources of water pollution through urban runoff, debris, and sewer overflows. This is addressed through stormwater and discharge standards, facilities management, and infrastructure upgrades. The proposed revision reads: "Policy ~~9~~10. ~~Exclude from residential areas~~ Discourage uses which are major sources of noise, ~~and~~ air, and light pollution from residential areas."	**476**
61	ROW 288. CHAPTER VII, Objective A, Policy 9 (page 50). Add the following new policy: "Policy 9.5. Ensure that tree canopy coverage in areas with new development is maintained at levels consistent with the green character of O'ahu." This is stronger wording than in ROW 148. CHAPTER III, Objective A, Policy 9 (page 34), which is also appreciated.	Comment noted. Other policies that address public landscaping include Chapter VII, Objective F, Policies 8 and 9.	**477**
34	ROW 289. CHAPTER VII, Objective A, Policy 10 (page 50). Revise as follows: "Encourage increased shoreline set-backs and siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise."	Comment noted. Specific implementation measures are beyond the scope of the General Plan. Increased shoreline set-backs are one example of the "siting and design solutions" called for in the policy.	**478**

34	ROW 292. CHAPTER VII, Objective A, Policy 12 (page 50). Revise as follows: "Promote community-based planning with opportunities for the all communities ~~the community~~ to participate meaningfully in ~~and substantively contribute to the~~ planning and development processes, including new forms of communication and social media, and ensure that City and County decision-making complies with community needs and desires as well as regulatory controls**.**	Comment noted. The City and County seeks community participation in all community planning processes and is bound by public regulatory processes.	**479**
61	ROW 296. CHAPTER VII, Objective B, Policy 3 (page 51). Add the following new policy: "Policy 4. Develop innovative approaches to climate change resiliency that will be a model for communities in other states (since they will have more time than us in which to act)."	Comment noted. Objective B policies do not preclude "innovative approaches", and therefore a change is not deemed necessary.	**480**
11	ROW 296. CHAPTER VII, Objective B, Draft Policy 3: "Prepare for the anticipated impacts of sea level rise on existing communities and facilities through remediation, adaptation, and other measures", is supported by the Ala Moana - Kaka'ako Neighborhood Board No. 11 via resolution at its regular meeting on April 25, 2017.	Comment noted.	**480.a**
34	ROW 297. CHAPTER VII, Objective C (page 51). Waiʻalae-Kāhala, Diamond Head, Kapahulu, Kaimuki, Manoa, and McCully-Moʻiliʻili are established residential communities. Waikīkī is Oʻahu's established primary shoreline resort area. The Primary Urban corridor extends from Ala Moana to Pearl City. Revise as follows: "To develop the urban corridor stretching from Ala Moana ~~Waiʻalae-Kāhala~~ to Pearl City as the island's primary urban center.	Comment noted. The planning boundaries of the Primary Urban Center include Waiʻalae-Kāhala. There are varying zoning intensities within the PUC, including lower residential densities and preservation areas.	**481**
34	ROW 298. CHAPTER VII, Objective C, Policy 1 deleted (page 51). Restore the deleted policy, and revise as follows: "Stimulate development along ~~in~~ the primary urban corridor ~~center~~ by means of the City and County's capital improvement program and State and Federal grant and loan programs."	Comment noted. The policy was deleted because from the Second Public Review Draft because the vast majority of new development in the PUC will be redevelopment and in-fill projects since there is little vacant land.	**482**
34	ROW 299. CHAPTER VII, Objective C, Policy 2(page 51). Restore the deleted policy, and revise as follows: "Provide for the expanded development of low-rise multi-unit housing in established areas within the Primary Urban corridor that will ensure an attractive living environment and compatibility with surrounding land uses."	Comment noted. The policy was deleted because allowing for higher density housing in the PUC is an important strategy for meeting current and projected housing needs.	**483**
72	ROW 299. CHAPTER VII, Objective B, Policy 2 deleted (page 51). Retain this policy. Low-rise, multi-unit housing—and fewer tall buildings—is needed to preserve view place, open space, airflow, and natural lighting. Quality of life is better through low-rise development. This means that some growth in population and some high tower buildings will not be built, however, such high-density developments put greater stress on our energy production (e.g. electrical) capabilities, and water resources. Thus, higher-density development that overshoots sustainable use of our island resources should not be allowed. "Provide for the expanded development of low-rise mutli-unit housing."	See response #483. Developments cannot acquire permits without demonstrating infrastructure adequacy.	**484**
34	ROW 300. CHAPTER VII, Objective C, Policy 3 (page 51). Restore the deleted policy, and revise as follows: "Encourage the establishment of mixed-use districts with appropriate design and development controls ~~to~~ within the Primary Urban corridor that will ensure an attractive living environment and compatibility with surrounding land uses."	The substance of the stricken policy is similar to Objective A, draft Policy 5	**485**

14	ROW 300. CHAPTER VII, Objective C, Policy 3 (page 51). Delete this policy. It infers that mixed-use districts can be created in rural and suburban communities where such urban development is not desired nor feasible. ~~"Encourage the establishment of mixed-use districts with appropriate design and development controls to ensure an attractive living environment and compatibility with surrounding land uses."~~	Comment noted. This policy was already stricken from the Second Public Review Draft.	**486**
4	ROW 303. CHAPTER VII, Objective C, Policy 3 (page 51). Replace "office" with "commercial" for correctness. "Maintain and improve downtown as the financial and commercial ~~office~~ center of the island, and as a major retail center."	Comment noted. "Office" is more accurate than "commercial" in this context.	**487**
14	ROW 306. CHAPTER VII, Objective C, Policy 6 (page 52). Add "light industrial" between "office," and "commercial area." This recognizes the language in HRS 206-E that identifies industrial as one of the needs in Kaka'ako. "Facilitate the redevelopment of Kaka'ako as a major mixed-use residential, office, light industrial, and commercial area that provides housing, jobs, recreational facilities, pedestrian safety, and other amenities and services that are needed by the area's residents and workers."	See response #489	**488**
11	ROW 306. CHAPTER VII, Objective C, Draft Policy 6: "Facilitate the redevelopment of Kaka'ako as a major mixed-use residential, office and commercial area that provides housing, jobs, recreational facilities, pedestrian safety and other amenities and services that are needed by the area's residents and workers, ~~as well as commercial and light industrial area~~", is supported by the Ala Moana - Kaka'ako Neighborhood Board No. 11 via resolution at its regular meeting on April 25, 2017.	See response #489	**488.a**
34	ROW 306. CHAPTER VII, Objective C, Policy 6 (page 52). Consider deleting this policy. Kaka'ako is not under the planning and zoning jurisdiction of the City and County. This jurisdiction is held by the State's Hawai'i Community Development Authority. ~~"Facilitate the redevelopment of Kaka'ako as a major mixed-use residential, office, and commercial area that provides housing, jobs, recreational facilities, pedestrian safety, and other amenities and services that are needed by the area's residents and workers."~~	Concur that this policy is no longer needed in the General Plan both because the area is not under City and County planning jurisdiction, and because it is no longer in special need of redevelopment.	**489**
94	ROW 306. CHAPTER VII, Objective C, Policy 6 (page 52). How is this to comply with Objective B earlier in this section to plan and prepare for the long-term impacts of climate change?	Comment noted. Climate change and sea level rise may be mitigated through site design measures as well a locational considerations. See also the above response.	**490**
39	ROW 307. CHAPTER VII, Objective D (page 52). Why is the name "Ewa" being DELETED and everything called "East Kapolei." NOTHING in DPP TOD City, RAIL is preserving "Ewa" – it's a BIG LIE. It NEVER WAS "East Kapolei" and it is a Soviet-Nazi tactic to bulldoze cultures and names so that developers can give areas totally new FAKE NAMES like Hoopili.	Comment noted.	**491**
39	ROW 307. CHAPTER VII, Objective D, Policy 4 (page 52). Waipahu now looks like S**t! This is why the recent poll on rail was 78% AGAINST with the largest ethnic group Filipino AGAINST RAIL.	Comment noted.	**492**
4	ROW 310. CHAPTER VII, Objective D, Policy 3 (page 52). Change reference of "Kalaeloa Harbor" to "Kalaeloa Barbers Point Harbor (KBPH)" as this term is used in the Hawaii Department of Transportation – Harbors Division Master Plan. "Encourage the continuing development of the greater Campbell Industrial Park and Kalaeloa Barbers Point Harbor area as a major industrial center."	The following changes have been made: "Encourage the continuing development of the area encompassing ~~greater~~ Campbell Industrial Park, ~~and~~ Kalaeloa Barbers Point Harbor ~~area~~, and West Kapolei as a major industrial center."	**493**
94	ROW 313. CHAPTER VII, Objective D, Policy 6 (page 53). Does this include boat repair facilities included in the maritime commercial center? May need further clarification as to what is meant by this statement.	Comment noted. The question is too specific in scope to apply to the General Plan.	**494**

84	ROW 314. CHAPTER VII, Objective E (page 53). The Plan should not provide new allowances for development outside of the existing urban core. The Plan should retain the current protections for rural communities.	Comment noted. City and County policy provides for development, subject to existing zoning, within the Community Growth Boundary.	**495**
13	ROW 314. CHAPTER VII, Objective E (page 53). Replace “make them” to “keep them” and change “to live” to “to live and farm.” “To maintain those development characteristics in the urban-fringe and rural areas which keep ~~make~~ them desirable places to live and farm.”	Comment noted. Not all urban fringe and rural areas are farm areas; "make" vs. "keep" is a style preference.	**496**
13	ROW 315. CHAPTER VII, Objective E, Policy 1 (page 53). Revise to reflect original policy from the 2002 General Plan. “Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low- ~~to mid-~~ rise, low- ~~to medium-~~density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.”	Concur that the GP should support development levels determined through the DP and SCP process and has made the following edit: "Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally lower ~~to mid-~~rise, lower ~~to medium-~~density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households."	**498**
14	ROW 315. CHAPTER VII, Objective E, Policy 1 (page 53). Change “generally low- to mid-rise, low to medium-density development” to “low-rise, low-density development.” Urban fringe areas are not slated for population growth so there is no need to increase the height and density in the General Plan. If height and density increases are needed and desired, that change should be evaluated in the Development/Sustainable Communities Plans. “Develop and maintain urban-fringe areas as predominantly residential areas characterized by low-rise, low-density ~~generally low-to mid- rise, low-to medium density~~ development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.”	See response #498	**499**
13	ROW 316. CHAPTER VII, Objective E, Policy 2 (page 53). #316: Move Policy 2 to Objective D. Current policy reads: “Coordinate plans for developments within the ‘Ewa and Central O‘ahu urban-fringe areas with the State and Federal governments, major landowners and developers, agricultural industries, and the community.	Comment noted. This policy belongs in Objective E because it concerns urban fringe areas and rural lands.	**500**
94	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Is this goal for other communities on the island, or only ‘Ewa and Central O‘ahu? It calls for maintaining not establishing…is maintenance not required elsewhere?	See response #504	**501**
13	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Move Policy 3 to Objective D. Current policy reads: “Maintain a green belt system in the ‘Ewa and Central O‘ahu areas of O‘ahu.”	See response #500	**502**
4	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Provide a short description of what the “green belt system” is for clarity. The current policy reads: “Maintain a green belt system in the ‘Ewa and Central O‘ahu areas of O‘ahu.”	The draft policy has been revised to: "Maintain a “green belt” of open space ~~system~~ around developed communities in the ‘Ewa and Central O‘ahu areas of O‘ahu."	**503**
14	ROW 317. CHAPTER VII, Objective E, Policy 3 (page 53). Add “Establish and” at the start of this statement. This acknowledges that a greenbelt does not exist and that the creation and maintenance of a greenbelt is an objective. “Establish and maintain a green belt system in the ‘Ewa and Central O‘ahu areas of O‘ahu.”	Comment noted. The proposed Objective E, Policy 3 was revised from the 2002: "Establish a green belt in the ‘Ewa and Central O‘ahu areas of O‘ahu in the Development Plans". It was revised for the Second Public Review Draft because the DPs for these areas do identify green belts/open space surrounding developed communities for recreational, ecological and open space purposes.	**504**

14	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). Delete “vibrant.” It is subjective and infers that areas that are not exciting or not worth maintaining. “Maintain ~~vibrant~~ rural areas that reflect a relatively open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and which allows modest growth opportunities to address area residents’ future needs.	The following edits have been made: "Maintain ~~vibrant~~ rural areas that reflect an ~~relatively~~ open and scenic setting..."	**505**
13	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). Retain this policy from the 2002 General Plan. “Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate-size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.”	See response #505	**506**
22	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). Delete the revised policy and retain the original policy from the 2002 General Plan, with modifications (omitting “and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses). Merriam-Webster Dictionary defines rural as “of or relating to the country, country people or life, or agriculture.” So removing from the original policy the reference to “town, density/rise and mix use” keeps with what rural districts are. Revised Policy 4 introduces urban terms such as “vibrant” and “growth opportunities;” rural districts may have town centers and these should be addressed in the district SCPs and not the broad vision of the General Plan. “Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate-size agricultural pursuits, and a relatively open and scenic setting ~~Maintain vibrant rural areas that reflect a relatively open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and which allows modest growth opportunities to address area residents’ future needs.”~~	See response #505	**507**
36	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). What does " relatively" mean? How does this policy work with the above policies regarding visitor accommodations? Those policies seem to conflict with this policy.	See response #505	**508**
34	ROW 318. CHAPTER VII, Objective E, Policy 4 (page 53). “Relatively” is open-ended and subjective. Revise as follows: “Maintain vibrant rural areas that reflect an ~~a relatively~~ open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low density and low rise character, and that ~~which~~ allows modest growth opportunities to address area residents’ future needs..	See response #505	**510**

34	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Does replacing “lost housing inventory” mean that TVU’s and B&Bs are intended to take over Oahu’s rural communities? This is an inappropriate consideration unworthy of suggestion. Revise as follows: “Encourage the development of a variety of housing choices including affordable housing in rural communities to ~~to replace lost housing inventory, and~~ give people the choice to continue to live in the community that they were raised in.	The following edit has been made: "Encourage the development of a variety of housing choices including affordable housing in rural communities ~~to replace lost inventory, and~~ to give people the choice to live in the community they were raised in".	**511**
22	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Delete this policy. Revisions to ROW 318 (see above) encompass similar issues. In addition, the General Plan is to be a broad, visionary planning document, and the content area of this policy should be determined at the SCP/DP level. ~~“Encourage the development of a variety housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.”~~	Comment noted. Chapter VII, Objective E, Polices 4, 5 and 6 all address components of livability, economic vitality, and preservation of character for rural and semi rural communities. This policy is concerned with allowing modest growth in rural communities to allow generations the option to remain in place. Any form it takes should be decided upon at the DP/SCP level.	**512**
13	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Delete this policy. ~~“Encourage the development of a variety (of) housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.”~~	See response #512	**513**
21	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). “Encourage the development of a variety housing choices including visitable affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.”	See response #44	**514**
27 and 37	ROW 319. CHAPTER VII, Objective E, Policy 5 (page 53). Delete this policy. It is NOT sustainable development to take everything and develop it for this generation’s wants. We must consider future generations needs and the removal or use of resources that this much development already is having on O‘ahu. Affordable housing and all infrastructure is in ‘Ewa by design of directed growth. It may very likely NOT be in the community we were raised in on O‘ahu. People need to plan for this reality. ~~“Encourage the development of a variety housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.”~~	See response #512	**515**
27 and 96	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete this policy. No growth boundary adjustments are desired, not large or modest ones; nor changes to Land Use Ordinances that would allow them. “~~Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations.~~”	The following edit has been made: "Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible~~; and modest adjustments to growth boundaries~~ to maintain an adequate supply of housing for future generations." See also response #512	**517**

61	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete "…; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations." Given the allowances made earlier in this statement for increased height around town areas, and the replacement of any housing inventory in the Policy 5 immediately preceeding this statement, it is inappropriate to increase density by altering growth boundaries. Both rural residents and people in town appreciate the open land in the country! "Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible ~~; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations~~."	See response #512	**518**
13	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete this policy. "~~Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations.~~"	See response #512	**520**
22	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). Delete this policy. Revisions to ROW 318 (see above) encompass similar issues. In addition, the General Plan is to be a broad, visionary planning document, and the content area of this policy should be determined at the SCP/DP level. ~~"Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing for future generations."~~	See response #512	**521**
36	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). How does this work with the North Shore Sustainable Communities Plan? Who decides on the modest adjustments to the growth boundaries? Who decides what constitutes a modest increase in height and density?	See response #512	**522**
34	ROW 320. CHAPTER VII, Objective E, Policy 6 (page 54). This policy opens the floodgates to compromised urban boundaries, higher density development, and commercialization of established rural communities. This is unacceptable as it redefines "rural" by morphing it to "urban," thus creating an oxymoron. "Adequate" is also open-ended and subjectively invites urban sprawl and sub-urban housing tracts into rural communities. As properly rewritten, this policy belongs under Chapter IV, Housing and Communities. Revise and move to Chapter IV: "Ensure the social and economic vitality of rural communities by maintaining the established character ~~supporting infill development and modest increases in heights and densities around~~ of their existing rural town and residential areas ~~where feasible; and modest adjustments to growth boundaries to maintain an adequate supply of housing~~ for future generations."	See response #512	**523**
84	ROW 322. CHAPTER VII, Objective E, Policy 1 deleted (page 54). This deleted policy calls for a comprehensive urban design plan. We need good comprehensive planning now more than ever.	Comment noted. Because of the size of the City and County of Honolulu and the diversity of community development patterns and unique geography, the DPP pursues regional and area planning, with attention to alignment between Plans.	**525**
94	ROW 324. CHAPTER VII, Objective F, Policy 1 (page 54). This has not been done even though there are these types of visions for various communities that have been in existence for years. Is this primarily for the newer developments to establish "communities" in these new developments?	Comment noted. Additional clarification is needed to address your question.	**527**

21	ROW 325. CHAPTER VII, Objective F, Policy 2 (page 54). 321. "Require the consideration of urban design and universal design principles in all development projects." "Universal design" refers to making environment and structures as usable as possible by people of all ages and abilities. A curb cut is a well-known universal design feature (a sloping break in a concrete curb that enables baby strollers, roller blades, bicycles, and wheelchairs to move smoothly between roads and sidewalks. Visitable housing also adheres to universal design principles.)	Comment noted. The proposed change is too specific and beyond the scope of the General Plan.	**528**
34	ROW 325. CHAPTER VII, Objective F, Policy 2 (page 54). Revise as follows: "Require the consideration of compatible urban design principles in all development projects within the Primary Urban corridor, including, but not limited to, the national planning standard of 2 to 2-1/2 acres of urban recreational park open space per 1,000 capita."	Comment noted. This policy applies to any development projects, not just those occuring within the Primary Urban Center. Specific implementation measures are beyond the scope of the General Plan.	**529**
94	ROW 326. CHAPTER VII, Objective F, Policy 3 (page 54). How committed is the City to this? There are instances where this has not been followed because the City Council or Administration believes they know what is best for a specific community without even living there or knowing the specific situation.	Comment noted. Specific examples would be helpful to address your question/comment.	**530**
14	ROW 328. CHAPTER VII, Objective F, Policy 5 (page 54). Delete "seek to" and "to." This reflect that it is a guiding principle of the General Plan policy to protect resident's quality of life. "~~Seek to protect~~ Protect resident's quality of life and ~~to~~ maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities."	Comment noted.	**531**
34	ROW 328. CHAPTER VII, Objective F, Policy 5 (page 54). Revise as follows: "Protect ~~Seek to protect~~ residents' quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities."	Comment noted.	**532**
30	ROW 329. CHAPTER VII, Objective F, Policy 7 deleted (page 54). Reinstate deleted policy regarding beautification programs. "Promote public and private programs to beautify the urban and rural environments."	Concurs. The policy has been reinstated in the proposed GP as Objective F, Policy 6.	**533**
34	ROW 329. CHAPTER VII, Objective F, Policy 7 deleted (page 54). Restore the deleted policy: "Promote public and private programs to beautify the urban and rural environments."	See response #533	**534**
34	ROW 330. CHAPTER VII, Objective F, Policy 8 deleted (page 54). Restore the deleted policy, and revise as follows: "Dedicate, protect, preserve and maintain ample public park beneficial open space in urbanized areas."	Comment noted. The stricken policy is redundant with Chapter X, Objective D, Policy 4.	**535**
34	ROW 331. CHAPTER VII, Objective F, Policy 6 (page 55). Revise as follows: "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that reflects the community's values ~~enhance a community's social capital~~."	Comment noted. Objective F, Policy 6 has been deleted because of its close similarity to Objective G, Policy 6. The following edit has been made: "~~Policy 6. Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability that enhance a community's social capital~~."	**536**
4	ROW 333. CHAPTER VII, Objective F, Policy 8 (page 55). Include "Complete Streets" concept of a comprehensive, integrated network of streets that are safe and convenient for all people whether traveling by foot, bicycle, transit or automobile, and regardless of age or ability. The current policy reads: "Design public streets to be safe and accessible for all users, to be visually attractive, and to support sustainable ecological processes."	Concur that further description of Complete Streets concepts is compatible with this policy. The draft policy has been edited: "Design public street~~s~~ networks to be safe and accessible for ~~all~~ users of all ages and abilities, to accommodate multiple modes of travel, to be visually attractive, and to support sustainable ecological processes."	**537**

21	ROW 338. CHAPTER VII, Objective G, Policy 2 (page 55). "Encourage, wherever desirable, the rehabilitation of existing substandard structures, including the addition of visitability features when feasible."	See response #44	**538**
14	ROW 342. CHAPTER VII, Objective G, Policy 6 (page 56). Change "promote vibrant community life, and enhance livability" to "promote livable communities." As it reads now, only communities that are vibrant deserve support. "Support and encourage cohesive neighborhoods which foster interactions among neighbors and promote livable communities, ~~promote vibrant community life, and enhance livability~~.	Comment noted. The proposed changes are a style preference.	**539**
21	ROW 342. CHAPTER VII, Objective G, Policy 6 (page 55). "Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability, all of which will be promoted through increasing the proportion of homes that are visitable."	See response #44	**540**
VIII. Public Safety and Community Resilience			
41	ROW 344. CHAPTER VIII, Objective A, Policy 1 (page 57). Change laws to reduce incarceration rates for non crimes and reduce prison population.	Comment noted. The proposal is beyond the scope of the General Plan.	**541**
4	ROW 345. CHAPTER VIII, Objective A, Policy 2 (page 57). Create a separate policy or bullet for "…adequate training and staffing for City and County law enforcement agencies." as this is a separate focus from "criminal justice facilities". The current policy reads: "Provide adequate, safe and secure criminal justice facilities and adequate training and staffing for City and County law enforcement agencies."	Concur that the two related but distinct objectives in Policy 2 should be separated for proper emphasis. The proposed policies have been revised to: "Policy 2. Provide adequate, safe and secure criminal justice facilities. ~~and~~ Policy 3. Provide adequate training and staffing for City and County law enforcement agencies."	**542**
1	ROW 345. CHAPTER VIII, Objective A, Policy 2 (page 57). Expand the current policy "Provide adequate, safe and secure criminal justice facilities and adequate training and staffing tor City and County law enforcement agencies" by adding several policies: • "Provide adequate, safe and secure criminal justice facilities to accommodate juvenile offenders and adult detention, prison and pre-release populations." • "Support development of modem, new facilities to house current and future adult detention, prison and pre-release populations including plans for a new O'ahu Community Correctional Center and improvements to the Women's Community Correctional Center, Waiawa Correctional Facility, and Halawa Correctional Facility." • "Support policies intended to return inmates from private prison facilities located on the mainland to state-run facilities in Hawai'i. • "Provide adequate staffing, training, equipment, and resources for State of Hawai'i and City and County law enforcement and corrections agencies." • "Encourage and support communication and coordination across federal, state, city and county law enforcement and corrections agencies.	Development of specific facilities and specific implementation actions is beyond the scope of the General Plan. Concur that the final bullet point is sufficiently broad and not covered under other policies. It has been incorporated into Chapter VIII, Objective A, draft Policy 10: "Cooperate with other law-enforcement agencies to develop new methods of fighting crime. Support communication and coordination across Federal, State and County law enforcement and corrections agencies."	**543**

1	ROW 350. CHAPTER VIII, Objective A, Policy 7 (page 57). Expand the current policy "Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values" by adding a new policy: • "Support reforms to criminal laws and policies to emphasize treatment, diversion and rehabilitation programs for adult and juvenile offenders as alternatives to incarceration."	Comment noted. See response #545	**544**
1	ROW 352. CHAPTER VIII, Objective A, Policy 9 (page 57). Expand the current policy "Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders" by adding several policies: • "Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders." • "Provide for the improvement, expansion, innovation and development of rehabilitation programs to include re-entry programs which aim to reduce recidivism." • "Encourage the improvement, expansion, renovation, innovation and development of treatment, rehabilitation, and re-entry facilities for adult and juvenile offenders."	Most of these policies are beyond the scope of the General Plan. Concur that "Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders" is sufficiently broad and not covered in other policies. It has been included under Objective A as draft Policy 5.	**545**
14	ROW 353. CHAPTER VIII, Objective B (page 57). Change "residents and visitors" to "residents of O'ahu." This change reflects that the objective of the General Plan is to protect the property of O'ahu residents. "To protect residents of O'ahu ~~residents and visitors~~ and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions."	Comment noted. Our public agencies are tasked with maintaining public safety for everyone.	**546**
94	ROW 353. CHAPTER VII, Objective B (page 57). Nowhere is there any discussion regarding communication to the residents or visitors regarding natural disasters or other emergencies. There should be some acknowledgement that this needs to be managed not just on a State level but a City level.	Comment noted. This is addressed in Objective B, Policy 4, Policy 11 and Policy 12. See also response #551.	**547**
10	ROW 355. CHAPTER VIII, Objective B, Policy 2 (page 58). Move this policy to Chapter VII , Physical Development and Urban Design. Physical design requirements should be determined at the planning stages of a project. Additionally, the developer should be responsible for compliance with all of the rules and regulations, and the specifications should be implemented before beginning construction at the project area.	Comment noted. The policy is located here because development standards and codes updates need to work together with natural disaster and hazards mitigation planning.	**548**
10	ROW 356. CHAPTER VIII, Objective B, Policy 3 (page 58). Move this policy to Chapter VII Physical Development and Urban Design, per justification for ROW 355 above.	Comment noted. The DPP believes that it is an appropriate placement for highlighting flood hazard control measures which may involve more than site-level physical design decisions.	**549**
34	ROW 356. CHAPTER VIII, Objective B, Policy 3 (page 58). Revise as follows: "Participate with State and Federal agencies in the funding and construction of flood-control projects, and prioritize the use of ecologically- and environmentally-sensitive flood control strategies when feasible."	Comment noted. The proposed change is redundant to the policy.	**550**

4	ROW 357. CHAPTER VIII, Objective B, Policy 4 (page 58). Revise for correctness, completeness and clarity. "Collaborate with ~~Help~~ State and Federal agencies to provide emergency warning, plan for the prevention, ~~provide emergency warnings,~~ protection, ~~and~~ mitigation, response and recovery before, during and after ~~major~~ emergencies such as tsunamis, hurricanes, and other hazardous ~~high-hazard~~ events."	The following edits have been made to the draft policy: "Policy 4 ~~Help~~ Collaborate with State and Federal agencies to provide emergency warnings, protection, ~~and~~ mitigation, response, and recovery, during and after major emergencies such as tsunamis, hurricanes, and other high-hazard events."	**551**
61	ROW 361. CHAPTER VIII, Objective B, Policy 7 (page 58). Add the following new policy: "Policy 7.5. Establish adequate hurricane shelter designated locations, and keep the public informed of the nature and extent of hurricane disaster readiness."	Comment noted. The proposed addition is a specific implementation and therefore beyond the scope of the General Plan. See response #551 for new language on hazard response.	**552**
10	ROW 365. CHAPTER VIII, Objective B, Policy 3 (page 58). Move this policy to Chapter VII Physical Development and Urban Design, per justification for ROW 355 above.	See response #549	**553**
14	ROW 365. CHAPTER VIII, Objective B, Policy 9 (page 59). Add "and sea level rise" after "climate change." "Plan for the impacts of climate change and sea level rise on public safety, in order to minimize potential future hazards."	Concur that "climate change and sea level rise" is a common usage and has incorporated the change to the draft policy: "Plan for the impacts of climate change and sea-level rise on public safety, in order to minimize potential future hazards."	**554**
34	ROW 365. CHAPTER VIII, Objective B, Policy 9(page 59). Revise as follows: "Plan for the impacts of climate change and sea-level rise on public safety, in order to minimize potential future hazards."	See response #554	**555**
4	ROW 368. CHAPTER VIII, Objective B, Policy 11 (page 59). Revise for completeness. "Develop emergency management ~~civil defense~~ plans, policies, ~~and~~ programs, and procedures to protect and promote public health, safety, and welfare of the people."	The suggested edits have been made: "Develop emergency management ~~civil defense~~ plans, policies, ~~and~~ programs, and procedures to protect and promote public health, safety, and welfare of the people."	**556**
4	ROW 368. CHAPTER VIII, Objective B, Policy 11 (page 59). Delete "civil defense" throughout this document. The correct term is "emergency management" as in the City Department of Emergency Management (name change from O'ahu Civil Defense in 2007), Hawai'i Emergency Management Agency (name change from Sate Civil Defense in 2013), and Federal Emergency Management Agency (name change in 1979). The name change and focus is on an all-hazards approach to emergency and disaster preparedness, mitigation, response and recovery.	Reference to "civil defense" was edited in proposed Policies 10 and 11 to reflect the City Department of Emergency Management name change.	**557**
4	ROW 369. CHAPTER VIII, Objective B, Policy 12 (page 59). Revise for correctness and completeness, per ROW 368 above. "Provide educational materials on emergency management ~~civil defense~~ preparedness, mitigation, response and recovery, fire protection, traffic hazards, and other unsafe conditions."	Comment noted. See the above response.	**558**
	IX. Health and Education		
94	ROW 370. CHAPTER IX, Objective A (page 61). Nowhere in this section is there mention of providing better services than ambulances from remote areas of the island. There was a past agreement with DOD to provide air helicopter service for severe emergencies where ambulances where marginal in being able to transport individual(s) to better medical care, quicker. This should be explored and considered again.	Comment noted. Objective A Policy 2 calls for adequate ambulance and first-aid services without specifying the type of ambulatory service.	**559**

4	ROW 373. CHAPTER IX, Objective A, Policy 3 (page 61). Delete “pollution” and replace with “quality.” “Coordinate City and County health codes and other regulations with State and Federal health codes to facilitate the enforcement of air-, water-, and noise-quality ~~pollution~~ controls.”	Comment noted. This is a style preference and not a substantive change to the policy.	**560**
4	ROW 374. CHAPTER IX, Objective A, Policy 4 (page 61). Delete “pollution” and replace with “quality”. “Integrate public health concerns such as air and water quality ~~pollution~~ as a consideration in land use planning decisions.”	See above response.	**561**
34	ROW 375. CHAPTER IX, Objective A, Policy 5 (page 61). Revise as follows: “Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of safe, fresh, locally grown foods.”	Comment noted. There is no need to qualify "safe" ahead of "fresh, locally grown foods" in this policy, as it is already implicit.	**562**
34	ROW 376. CHAPTER IX, Objective A, Policy 6 (page 61). Revise as follows: “Encourage healthy lifestyles that protect pedestrians and bicyclists through walkable communities, safe street crossings, safe routes to schools, and safe public parks and open spaces ~~for pedestrians and bicyclists~~.”	This policy is primarily concerned with conveying support for active lifestyles through walkable streets and parks and pathways access for pedestrians and cyclists. Parks safety is addressed in Chapter X, Objective D, Policy 12. An edit has been made to this draft policy to read: "Encourage healthy lifestyles through walkable communities, safe street crossings, safe routes to schools, and parks and pathways for pedestrians and bicyclists."	**563**
1	ROW 377. CHAPTER IX, Objective A, Policy 7 (page 61). Expand the current policy “Support efforts to make health care more accessible for everyone” by adding a new policy: • “Support efforts to improve and expand access to mental health, drug treatment, community based programs and other similar programs for those requiring such services.”	Concur that the proposed policy is not covered under existing policies and has incorporated it as a new draft Policy 8: "Support efforts to improve and expand access to mental health, drug treatment, community based programs and other similar programs for those requiring such services."	**564**
21	ROW 378. CHAPTER IX, Objective A, Policy 8 (page 61). “Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multimodal transportation options, that provides an adequate supply of visitable affordable housing, that encourages growth in needed and desirable jobs, that provides quality health care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.” An action plan currently being implemented to make Honolulu an age-friendly city includes the recommendation “Promote basic accessibility requirements” through the action “Adopt ‘visitability’ regulations in new construction” (page A15) (www.honolulu.gov/rep/site/dts/dts_docs/Honolulu_Age-Friendly_City_Action_Plan_2015.pdf). An age-friendly city will also support aging in place. A 2011 report from the State Legislature’s Home for Life Task Force identified visitable housing as critical for enabling the aging-in-place for Hawai‘i’s seniors. (http://lrbhawaii.info/reports/legrpts/legis/2012/scr7_sd1_09.pdf).	See response #44	**565**

4	ROW 382. CHAPTER IX, Objective B, Policy 2 (page 62). Change to "…informal educational lifelong learning programs…" as lifelong learning is defined as ongoing, voluntary, and self motivating pursuit of knowledge for either personal or professional reasons. "Encourage the provision of informal educational lifelong learning programs for people of all age groups."	Comment noted. The concept of 'lifelong learning' is already adequately expressed in the policy.	**566**
94	ROW 383. CHAPTER IX, Objective B, Policy 3 (page 62). This is not something the City controls. Should it be here, unless the City is going to work with the State to make this happen, without additional cost, for the community?	Comment noted. This policy encourages cooperation and coordination with DOE to complement City and County public facilities uses and seek mutual benefits.	**567**
4	ROW 386. CHAPTER IX, Objective B, Policy 6 (page 62). Revise to "…native Hawaiian host culture" as that may be a more acceptable reference. "Encourage outdoor learning opportunities and venues that utilize our unique natural environment and native Hawaiian host culture."	The draft policy has been edited as follows: "Encourage outdoor learning opportunities and venues that ~~utilize~~ reflect our unique natural environment and ~~native~~ Native Hawaiian culture."	**568**
34	ROW 390. CHAPTER IX, Objective C, Policy 3 (page 62). We do not want to encourage any bio-hazard labs in or near our urban and visitor centers. Revise as follows: "Encourage safe, non-hazardous research institutions to establish branches on O'ahu."	Comment noted. This education policy generally supports increased academic research activities but does not specify individual activities. Project reviews, zoning, environmental reviews (if triggered), and other regulatory safeguards would apply for any project.	**569**
	X. Culture and Recreation		
14	ROW 393. CHAPTER X, Objective A, Policy 1 (page 65). Change "Encourage the recognition of" to "Recognize." "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture, including its customs, language, history and close connection the natural environment as a dynamic, living culture and as an integral part of O'ahu's way of life."	The following edit has been made: "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture…"	**570**
27 and 37	ROW 393. CHAPTER X, Objective A, Policy 1 (page 65). Change "Encourage the recognition of" to "Recognize." "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture, including its customs, language, history and close connection the natural environment as a dynamic, living culture and as an integral part of O'ahu's way of life."	See response #570.	**571**
34	ROW 393. CHAPTER X, Objective A, Policy 1 (page 65). Revise as follows: "Recognize ~~Encourage the recognition of~~ the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O'ahu's way of life."	See response #570	**573**
34	ROW 396. CHAPTER X, Objective A, Policy 3 (page 65). Revise as follows: "Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawai'i made by O'ahu's ~~the City's~~ various ethnic groups."	Concur. The following edit to the draft policy has been made: "...to Hawai'i made by O'ahu's ~~the City's~~ various ethnic groups."	**574**
94	ROW 404. CHAPTER X, Objective B, Policy 5 (page 66). Currently, the City has a funding source via the Clean Water and Natural Lands Fund. Should this policy recognize that the "public" is already participating?	The proposed policy has been revised to: "Seek public and private funds, and encourage public participation…"	**575**
4	ROW 405. CHAPTER X, Objective B, Policy 6 (page 66). Add "enhancement" to convey the thought of improving (bettering) where applicable. Provide incentives for the restoration, preservation, ~~and~~ maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources."	The DPP agrees with the suggested change and the following edit has been made to the draft policy: "Provide incentives for the restoration, preservation, ~~and~~ maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources."	**576**
34	ROW 406. CHAPTER X, Objective B, Policy 7 (page 66). Revise as follows: "Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices for future generations."	Concur with the suggested change and the following edit has been made to the draft policy: "to further preserve and continue these practices for future generations."	**577**

93	ROW 411. CHAPTER X, Objective D (page 66). How much is enough? As more recreational "facilities" are opened up, how do we protect and balance access while continuing to protect that area beyond the short-term dollar?	Comment noted.	**578**
34	ROW 411. CHAPTER X, Objective D (page 66). Revise as follows: "To provide a wide range of recreational facilities and services that are readily available to all residents and visitors alike, and to balance ~~and that balances~~ access to natural areas with the protection of those areas."	Change made.	**579**
14	ROW 411. CHAPTER X, Objective D (page 66). Delete the new wording. The O'ahu General Plan is a long-range planning guidance document for O'ahu residents and should be reflected as such. "To provide a wide range of recreational facilities and services that are readily available to all residents of O'ahu ~~residents and visitors alike and that balances access to natural areas with the protection of those areas~~."	Comment noted. This broad Objective does not make a distinction between recreational facilities and services for residents or visitors.	**580**
34	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). "Specialized" recreational facilities based on "cumulative demand" indicates monopolization of public recreation facilities in favor of one interest and at the exclusion of others. "Develop~~, and~~ maintain, and expand a system of regional parks and ~~specialized~~ recreation facilities~~,~~ based on sustainable practices and in the greater public interest ~~the cumulative demand of residents and visitors."~~	Comment noted. This policy calls for a well maintained regional park system that responds appropriately to areas and activities of intensive use and high demand.	**581**
84	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). Does this policy mean money will be spent on the North Shore to ensure our parks in maintained? Previous statements indicate more money will be spent in Waikiki.	See response #581	**582**
14	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). Delete the new wording. It should not be a policy of the General Plan to advocate for more parks based on cumulative demand. "Develop and maintain ~~Develop, maintain, and expand~~ a system of regional parks and specialized recreation facilities~~, based on the cumulative demand of residents and visitors~~."	See response #581	**583**
36	ROW 413. CHAPTER X, Objective D, Policy 2 (page 67). Does this policy mean money will be spent on the North Shore to ensure our parks in maintained? Previous statements indicate more money will be spent in Waikiki.	See response #581	**584**
84	ROW 421. CHAPTER X, Objective D, Policy 8 (page 67). Our beaches are overcrowded. This goes back to the population numbers. For example, Kaena Point used to be a quiet area, now on any weekend it is very busy and no longer a quiet community respite.	Comment noted.	**585**
36	ROW 421. CHAPTER X, Objective D, Policy 8 (page 67). • Our beaches are overcrowded. This goes back to the population numbers. For example, Kaena Point used to be a quiet area, now on any weekend it is very busy and no longer a quiet community respite.	Comment noted.	**586**
30	ROW 423. CHAPTER X, Objective D, Policy 10 (page 68). Add "practices," after "cultural." "Utilize our unique natural environment in a responsible way to promote cultural practices, events and activities."	The following edit has been made: "Utilize our unique natural environment in a responsible way to promote cultural events and activities, and maintain cultural practices."	**587**
34	ROW 423. CHAPTER X, Objective D, Policy 10 (page 68). "Promote" conveys commercialization. Revise as follows: "Utilize our unique natural environment in a responsible way to include ~~promote~~ cultural events and activities."	Comment noted. See the above response for proposed edits to this draft policy.	**588**
94	ROW 425. CHAPTER X, Objective D, Policy 11 (page 68). Schools are under State control…what does the City think it can do to increase use of public school facilities for recreation, without charge to the community?	See response #567	**589**

34	ROW 426. CHAPTER X, Objective D, Policy 12 (page 68).Add new policy: "Ensure conformance with the national planning standard of 2 to 2-1/2 acres of urban recreational park open space per 1,000 capita within the Primary Urban center."	Comment noted. The General Plan does not propose specific implementation measures that are more suitable to the DPs and SCPs.	**590**
34	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). "Promote" conveys commercialization. Revise as follows: "Create and support ~~promote~~ recreational venues for keiki and kupuna and for kama'āina and malahini."	Comment noted. The proposed change is a style preference.	**591**
30	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). Correct spelling of "malahini" to "malihini."	Correction made.	**592**
6	A. ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). Correct spelling of "malahini" to "malihini."	Correction made.	**593**
12	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). This policy calls for promoting recreational venues for residents and visitors; however, time and time again it is clear that the City (and State) are unable to provide for safe and clean infrastructure to accommodate large visitor numbers, and the community pays the price.	Comment noted. Providing examples would be helpful in addressing your concerns.	**594**
14	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). Delete this policy. It is impossible to understand the differences between the various recreational venues. In addition, the O'ahu General Plan is to reflect the long-range aspirations of O'ahu's residents and not promote recreational venues for tourists. "~~Create and promote recreational venues for keiki and kupuna and for kama`aina and malahini.~~"	Comment noted. This policy supports recreational venues that can be enjoyed by all people of all ages.	**595**
39	ROW 427. CHAPTER X, Objective D, Policy 13 (page 68). This policy calls for promoting recreational venues for residents and visitors; however, time and time again it is clear that the City (and State) are unable to provide for safe and clean infrastructure to accommodate large visitor numbers, and the community pays the price.	See response #594	**596**
XI. Governement Operations and Fiscal Management			
no comments listed			
General Comments by Topic			
Chapters			
69 and 108	CHAPTER I. POPULATION (page 21). Concurs with comments from Larry McElheny (comment #73 below). Retain the population policies that appear in the current Plan and strongly encourage the regulatory agencies to comply with those policies. Any plan that does not address issues of carrying capacity, unbridled population growth, deficient and inadequate infrastructure and changing sea levels, is not a plan at all, but is a recipe for disaster. Population is the foundational issue from which all other issues grow. Therefore, it rightly appears first and foremost in the current Plan, with statements in Chapter I such as: "To control the growth of Oahu's resident and visitor popula ons....." "Publicize the desire of the City and County to limit population growth....." "Reduce inmigration....." "Control population growth....." It is disturbing that the current draft Plan eliminates references to limiting population growth, makes no mention of over population or carrying capacity, and allows for unfettered growth. -	Comment noted. The City and County does not have any legal authority to control population flows in and out of O'ahu. See response #103	**597**

74	CHAPTER I. POPULATION (page 21). Population should be "controlled," which is a level higher than "manage."	See the above response.	**598**
74	CHAPTER II. AGRICULTURE. Agriculture deserves its own set of considerations (separate from Chapter II). Sustainability is as important as the IAL designation. Enforcement of conservation plans and best management practices is very important. Also there should be some metric tied to some percent of food production grown on O'ahu to be sold in Hawai'i (not just seeds for pig food for a farm in the Midwest).	Comment noted. Agriculture does have its own Objective and set of 16 Policies in Chapter 2. Metrics and percentage targets for food production would be more appropriate to a specific plan at the State level.	**599**
2	Chapter II Economy (pages 25-31). In formulating the economic policies for the General Plan, the City should review the Hawaii Statewide Comprehensive Economic Development Strategy (CEDS), 2016-2020 Strategic Plan developed by OP. Appendix 7, the O'ahu CEDS, may prove valuable information.	Comment noted.	**600**
33	CHAPTER II. Other sections of the General Plan have useful language that should be added to the Economy chapter when evaluating maintenance requirements and proposed construction in resort areas and Waikiki, especially in relation to sea level rise. The addition of such language could help prevent significant financial cost and damage to the environment. ROW 191, CHAPTER IV, Objective C, Policy 6 (page 38); ROW 239, CHAPTER V, Objective D, Policy 5 (page 43); and ROW 345, CHAPTER VIII, Objective A, Policy 2 (page 57) contain language addressing the proper evaluation of variables surrounding climate change and development such as: "topography that could be difficult or dangerous, sewer capacity, utility capacity, extreme cost and potential environmental damage." In these sections, these variables are framed around simply being bad growth that should not be encouraged or which could potentially incur the City large costs - this framing of perspective should be taken for our tourism economy. This is especially true when establishing beach preservation funds which would use transfer of development rights or purchase of development rights which could be exorbitantly more costly for the City if not guided by language and policy which expects these same considerations from the tourism industry.	Comment noted. The climate change and coastal hazards objectives and policies are meant to apply to all new development, including in Waikiki. See also Chapter 3, Objective A, draft policies 4 & 5 & 12.	**601**
12 and 39	CHAPTER III, Natural Environment and Resource Stewardship (page 27). Add a policy addressing invasive species prevention and/or biosecurity. The threat of invasive species and the importance of biosecurity is missing in Chapter III (and not found in the Revised General Plan), despite recent and ongoing city issues concerning little fire ants and the coconut rhinoceros beetle.	Addressing invasive species is a State function and beyond the scope of the General Plan.	**602**
39	CHAPTER IV. HOUSING AND COMMUNITIES. Objectives and policies have been changed to allow for higher-density housing, smaller or zero parks, narrow streets, no parking for developer profits via TOD schemes.	Comment noted.	**603**
2	CHAPTER V. ENERGY HRS § 196-9 - Energy efficiency and environmental standards for state facilities, motor vehicles and transportation fuel; acknowledges specific rating systems, and states that the design and construction of State buildings and facilities should meet the LEED silver or two green globes rating system.	Comment noted.	**604**
41	CHAPTER VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN. It would be good if the major mistakes made in developing Kapolai could be eliminated in future developments. All housing should be within walking distance to neighborhood stores and walkways provided. Cul-de-sacs should be eliminated in subdivision street design.	Comment noted.	**605**

1	CHAPTER VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE. While Chapter XIII addresses criminal justice facilities and the need for improvements to rehabilitation programs and facilities, additional policies are necessary to address the future needs of O'ahu's criminal justice system, including: • A new O'ahu Community Correctional Center (OCCC) to replace the current facility and that planning for a new OCCC is currently underway • Upgrading and expanding the Women's Community Correctional Center to accommodate the existing/growing female inmate population • The likely eventual need to upgrade Waiawa Correctional Facility • Expansion of State prison facilities on O'ahu or development of a new prison (on O'ahu or other islands) to support the goal of returning inmates that are currently housed in mainland private prison facilities to Hawai'i . • Expand access to mental health, drug treatment, community based programs and other treatment programs and services to reduce the reliance on the criminal justice system to provide such services.	Comment noted. Expansion and upgrades of specific facilities is beyond the scope of the General Plan. See responses #545 and #564 for new policy language on access to mental health, drug treatment and community based programs.	**606**
10	CHAPTER VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE. Replace "Community Resilience" with "Emergency Preparedness" which pertains to "disaster-ready communities." Preparations for disasters and emergencies are a cooperative, joint endeavor with the City Department of Emergency Management to coordinate the protection of people and property during a crisis situation. Together we can coordinate the emergency management activities and functions of the city with those of the state and federal governments and other public or private organizations during natural disasters and other emergencies to assist the community.	Comment noted. The title for Chapter VIII was revised in the second public review draft to cover not only public safety and emergency response, but also the ability of the community to rebound after a disaster.	**607**
36 and 84	CHAPTER X. CULTURE AND RECREATION. Combining "recreation" with "culture" as a single category was inappropriate. They are both important and often not related. The Plan should use Hawaiian words in the document or both English and Hawaiian words (e.g. Diamond Head/Leahi).	Comment noted. For document purposes, "culture and recreation" are grouped together as are "health and education". This is not meant to suggest that these subjects always overlap.	**608**
41	CHAPTER X. Culture and Recreation. Provide suitable space for organized motor sports.	Comment noted.	**609**
74	CHAPTER X. CULTURE AND RECREATION. The 11 areas of concern should be looked at again. Uncouple "Recreation" and "Culture" because they have more that are not in common.	Comment noted. See response #608	**610**
94	CHAPTER XI (page 69). Add another statement regarding better, more open communication of policies, plan modifications, information regarding transparency in government operations **before** plans are implemented within a community so the community is not caught blind-sided by City operations/plans.	Comment noted. See Second Public Review Draft Chapter 11 Objective A Policies 3, 4 & 5, and Objective B, Policy 3	**611**
	Carrying Capacity		
17	Board supports a motion to consider a cap on tourism numbers based on O'ahu's carrying capacity. There is too much emphasis on the visitor over the resident, as evidenced in the General Plan revisions that include the visitor as co-equal with the resident. Too many beaches, parks, and natural attractions are being stressed and the current infrastructure is inadequate to handle the increasing numbers. The North Shore is not ready to accommodate more visitors much less the projected population growth.	Comment noted. See response #27	**612**

45	Carrying Capacity. Projections for O'ahu need to be added. Carrying capacity for the scenic two-lane, Kamehameha Highway from Kahalu'u-Ko'olau Loa-North Shore needs to be taken into consideration- the road is already at capacity. NO additional housing/commercial developments should be allowed in this area.	Comment noted. See response #27	**613**
46	Carrying Capacity. State and County need to do a better job of limiting growth. Right now the cry is BUILD, BUILD. Set strict density standards. Where will our water come from? Where will our food come from? Will tourists who are our major source of income (besides military) stop coming because of a disease like Zika? Will they stop coming if this island is concrete?	Comment noted. See response #27	**614**
63	Carrying Capacity. Complaints about too many tourists and people using parks, beaches and trails are plentiful at Kuli'ou'ou / Kalani Iki Neighborhood Board meetings. Creating and promoting recreational venues in the natural environment will ruin its uniqueness, and they are already at risk for staying "natural." Governor Ariyoshi said that carrying capacity goes to the heart of everything. O'ahu has become overrun with tourists, rampant development, and foreign investment that has been detrimental to residents and the things we love about O'ahu.	Comment noted. See response #27	**615**
64	Population Growth and Carrying Capacity. Recent development across the island, particularly in the Primary Urban Center, is not good for the future of the people of Hawai'i, even if it is to accommodate rail. Too much building and skyscrapers, not enough open space for common people. Development seems to be an attempt to pack too many people onto an island with limited land and water resources; O'ahu may not have the sustainable carrying capacity of resources for all. Implement the controls on population growth that were written into the Plan decades ago. Strategies may involve: limiting future construction; rent control; more affordable housing units in new residential and mixed use developments; political courage and leadership; individual sacrifices.	Comment noted. See response #27	**616**

34	CARRYING CAPACITY. Develop and include carrying capacity as the first chapter in the Plan. The glaring omission of O'ahu's carrying capacity and conflagration of several established priority land use and transportation objectives and policies diminishes the draft revision to a deplorable outcome. Together with the foundation of carrying capacity, population size is the determining factor for sustainability of the island and its resources. Unbridled population growth is the antithesis of sustainability on an island of finite land mass and resources. Add the following: "Carrying Capacity of Finite Land Base - Because O'ahu is an island surrounded by water, it is a finite land base. Global warming and its associated sea-level rise will reduce this land base further within the next several decades. Population increases and visitor inundation must be properly evaluated and mitigated to prevent all-consuming impacts to O'ahu's land and natural resources. Carrying Capacity of Finite Fresh Water Supply - Global warming is causing shifting weather impacts that will increasingly affect O'ahu's finite fresh water supply. The island's fresh water supply is also threatened by leaking fuel tank toxins percolating into the aquifer, and by proposed geothermal industrial pursuits proven to cause seismic instability and injection of toxins into groundwater. Carrying Capacity of Limited Infrastructure for Sewerage and Solid Waste Disposal - Additionally, there are clear carrying capacity limitations on O'ahu s wastewater transport infrastructure and processing capabilities, and near-capacity landfills. Limited and faulty wastewater infrastructure has been one of the greatest challenges for the new high-density urban community of Kaka'ako. Therefore, Carrying Capacity objectives and policies must be defined before all else, as so aptly and insightfully stated by Hawaii's former Governor George Ariyoshi in 2004: "What deeply concerned me as governor continues to concern me these many years later: …the No. 1 item on the public agenda should be carrying capacity. The question of carrying capacity goes to the heart of everything, and precious few people want to face it …all the more reason for the public to get involved in such issues as infrastructure, resource distribution, equitable taxation, air and ground transportation, and the impact of ever-growing numbers on recreation, scenic and cultural resources. Hawaii is ours to take care of."	Comment noted. See response #27	**617**
	Climate Change		
13	CLIMATE CHANGE. Planning needs to address the uncertain sustainability of coastal highways, as well as incorporate the "new" high water marks attributed to rising sea level. Concerns include roadways; water resources, sewer lines, critical coastal zone management areas, and electrical utilities.	Comment noted. The coastal highway system is managed by the State. See Chapter V Objective A, Policies 4 & 9 for policies that address this issue, and Objective D, Policy 5 on other public and private utilities.	**618**
23	Climate Change/Sea Level Rise. Add a new objective under Chapter VII. Physical Development and Urban Design that requires a plan be created for each of the susceptible Development Plan/Sustainable Communities Plan areas to evaluate the vulnerability of public infrastructure to sea level rise. Add a new policy that requires the findings to be incorporated into the appropriate Development Plan/Sustainable Communities Plan. The General Plan should reflect the reality of climate change and sea level rise on our islands homes and public infrastructure – sewer treatment plants, roads, utilities, parks.	Comment noted. The City and County is working to incorporate climate change and coastal hazard policies in the Development Plan and Sustainable Communities Plan updates.	**619**

27, 37 and 96	Climate Change/Sea Level Rise. Sea level rise is threatening low lying housing. Shoreline setbacks need to increase for all new construction so that population potential is also adjusted, growth discouraged, and safety is emphasized. Temporary emergency fixes to Kamehameha Highway, the sole single access road, are being overwhelmed by rapid high wave erosion. Sea level rise will make the conditions worse.	See responses #618 and #621	**620**
39	CLIMATE CHANGE/SEA LEVEL RISE. A forward looking Oahu General Plan should be mapping sea level rise inundation zones around the island, limiting low rise buildings and forbidding high rise buildings in low-lying coastal areas subject to the variety of likely natural disasters. It should provide a plan to elevate coastal highways, airports, power plants, sewage treatment plants before disaster hits, and where ground water in the lowlands allows septic tanks to leach raw sewage into streams and public beach areas.	Comment noted. The General Plan does not go into the level of detail of specific plans, or regulatory codes and standards.	**621**
Consistency of Policies			
6	While the planning issues addressed are quite comprehensive, each planning issue should be considered in correlation with other issues identified. Each issue identified does not occur without impacting another issue, and it must therefore be considered more holistically as well.	Comment noted. The policies in the General Plan are considered together and meant to work together.	**622**
74	Plan includes internal contradictions and/or ambiguities between policies. Statements both support a proposed project and state reasons why it should not happen (i.e. conflict between discouraging urban sprawl and encouraging housing and/or economic development). These internal contradictions make it hard for the staff of our permitting agencies. It tends to put issues up for debate that become political in nature and do not serve harmony in communities. Less ambiguity/contradictions makes it easier on everyone.	Comment noted. The General Plan is a document that guides development. Directing development while maintaining certain restrictions and limits for that development does not make the GP internally inconsistent. Benefits and drawbacks of any project need to be evaluated on an individual basis. The General Plan provides guidance for weighing those trade-offs based on established regulatory direction as well as the priorities and aspirations from the community.	**623**
24	Contradictions or conflicts between policies. Revise the Plan to address potential contradictions or conflicts that may arise through general policies without specific recommendations. For example, urban growth and housing comes at the expense of food security and agriculture. "Full" development of the urban core places unbearable pressures on existing neighborhoods, community services, open space and historic resources. Conflicts can be addressed by analyzing issues (e.g., preserving agriculture and food security; watershed management; location of waste facilities and infrastructure; link between land use, transportation and urban design; housing for all income levels, including the middle class; and boundary justifications for urban growth boundaries).	See response #623	**624**
24	Guiding Principles. Add guiding principles to address core values that should frame important decisions. Elements of those core values are scattered through the document, but it would be useful to make them explicit. For example, Environmental Sustainability and Economic Opportunity are embedded in the Objectives. Other guiding principles that should be explicit include Stewardship of Legacies and Civic Engagement.	Comment noted. The eleven areas of concern of the General Plan are outlined in the Preamble. The Premble also recognizes the elements of sustainability: environmental protection, economic health, and social equity as key considerations of the General Plan.	**625**

24	Vision Statement. Add a vision statement that describes a long-term vision, or proposed end state, and explains the larger intent for physical assets, infrastructure, livability, and quality of life. The vision statement should acknowledge that O‘ahu is a special place that provides many benefits to residents, and address the aspirations for the long-term physical and human environments for O‘ahu. The Plan should address ways in which this special place can be preserved, protected, enhanced and celebrated. Suggested additions include: • Historic preservation of significant buildings, structures, features and landscapes contributes to the distinctive character, environment, culture, economy and quality of life. Honolulu will be vibrant with well-preserved and appropriately used structures representing every era of O‘ahu’s history. Quality of life will be enriched by a built environment that demonstrates the continuity and evolution of O‘ahu as a unique place rich in history. • Preservation and respectful urban design will reinforce the distinctive identities of each community and district, including buildings, structures, landscapes and views. • By policies that link the values of historic preservation with economic development, Honolulu will create jobs, stimulate related retail and services, generate tax revenues and shine as a business location and tourist destination. • O‘ahu will be a living classroom that teaches history and architecture to children and all others who want to learn.	II. Economy Objective B, draft Policy 3 has been edited as follows: "Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and infrastructure, ~~and~~ which ~~also~~ respects existing lifestyles, cultural practices, and natural, ~~and~~ cultural, and historic resources."	**626**
Directed Growth Policy			
27 and 96	Directed Growth Policy. Opposes changing the focus of the General Plan from directed growth areas of Honolulu to all of O‘ahu and allowing development of the “Third City” in Ko‘olauloa. The Association of Hawaiian Civic Clubs supported no development of a 'Third City' in Ko'olauloa by Resolution also. Opposes all changes to the Urban Growth Boundaries at Mālaekahana ahupua‘a in Ko‘olauloa in particular, and in this Plan generally. Directed growth to the PUC and ‘Ewa within the 2035 time frame is all that KCA supports. The General Plan needs language to support the Hawaiian sustainable planning to the seventh generation ...of having a beautiful natural rural, agricultural (and scenic open space) is an integral part of this culture. The as yet not passed Ko'olau Loa Sustainable Communities Plan has BYUH doubling its student body (plus staff). If allowed, this should be on-campus (100 acre campus) housing only.	Comment noted. The draft General Plan directed growth policy to encourage development within the secondary urban center at Kapolei and the ‘Ewa and Central O‘ahu urban-fringe areas is the same emphasis as the 2002 version.	**627**
35	Directed Growth Policy. The plan must reaffirm that any and all future growth and development protect rural o‘ahu by keeping large-scale development and commercialization within designated urban boundaries: • Retain and restore references to limiting O‘ahu's population growth in the current Plan; • Do not newly designate Lā‘ie as an official “resort” area for O‘ahu; • Do not provide new allowances for development outside the existing urban core; and • Retain current protections for rural communities in the current Plan.	Comment noted. A secondary resort area in Lā‘ie is not a new designation; see Chapter II. Economic Activity, Objective B, Policy 6 of the existing 2002 General Plan. See response #103 on population growth. See above response on directed growth policy.	**628**

Endangered Species			
38 and 73	PUEO. Do not advance the General Plan until the State DLNR concludes its islandwide survey of the endangered Pueo. Findings about the number of pueo remaining on O'ahu and their habitat are pending. (SEE COMMENTS FOR OVERVIEW OF PUEO STATUS AND VIDEO LINKS). A Pueo sanctuary, park, refuge, preserve or designated territory for the endangered species must be identified and included in the General Plan. Until a Pueo habitat conservation plan is executed within the Honouliuli Ahupua'a, the General Plan stands to extirpate the Pueo and this must be prevented.	Comment noted. The General Plan supports the protection of O'ahu's plants, birds, and animals and their habitats (See III. Natural Environment and Resource Stewardship, Objective A, Policy 8), but does not list individual species as a State conservation plan would.	**629**
39	PUEO AND ENDANGERED SPECIES. Insufficient protection for endangered native Hawaiian species such as the Pueo and migratory birds that are never found or identified in developer-sponsored EA and EIS, but are seen in video and photo documentation.	Comment noted.	**630**
38 and 73	ENDANGERED SPECIES. An islandwide survey of where endangered and threatened flora and fauna are located, and an idea of how many of each species are left at these locations must be made known and included in the decision making process. The eminent loss of habitat for the endangered Hawaiian Duck, Coot, Hoary Bat, Pueo, and various species of endangered bees, migratory birds, and various species of insects on the verge of extinction is missing from the General Plan map.	See response #629	**631**
Film Industry			
45	Film Industry. Importance for Hawai'is film industry of keeping the country, country in Ko'olau Loa, Kahalu'u and North Shore needs be incorporated into the Plan. Plan also needs to look at the needs of the film/tv industry. Hollywood films very extensively in the scenic mountains, valleys and coast of the country. The film industry provides many modern, higher income jobs, and is a way to diversify Hawai'i's economy with more 21st century jobs that fit the gifts and talents of our local communities.	Comment noted.	**632**
Higher Density and Mixed-Use Development			
27, 37 and 96	Higher-Density and Mixed-Use Development. Opposes the promotion of higher-density and mixed-use development as a policy for all areas regardless if the community is rural.	Comment noted.	**633**
14	Higher-density and mixed-use development. Opposes promoting higher density and mixed-use development as a policy for all areas, regardless if the community is rural or suburban and not in the district Development/Sustainable Communities Plans. KNB opposes changing the focus of the General Plan from directed growth areas of Honolulu to all of O'ahu.	Comment noted. The focus of the directed growth policy has not been changed. See response #627.	**634**
23	Higher-Density and Mixed-Use Development. Delete any reference to higher density and mixed-use development outside of the Primary Urban Core and the Second City. The Second Public Review Draft promotes higher density and mixed-use development for all areas of the island regardless of the character and nature of the area. This new non-directed growth policy, if adopted, will invite urban sprawl, put a massive strain on already inadequate infrastructure and change the character of rural and suburban communities.	Comment noted. See response #627	**635**
74	Higher-density and mixed-use development. Opposes promoting higher density and mixed-use development as a policy for all areas, regardless if the community is rural and not in the Sustainable Communities Plan. The Revised Plan should not create any conflicts with the approved Sustainable Communities Plans.	Comment noted. See response #627	**636**

Historic Preservation			
24	Historic Preservation. Integrate a commitment to historic preservation, natural resource conservation, agricultural land and watershed protection, and urban design excellence into other chapters of the Plan beyond the single, subject-area chapter.	Comment noted. The General Plan policies are meant to work together and be applied broadly. For simplicity, the General Plan policies avoid duplication.	**637**
24	State Constitution. The State Constitution provides direction for all comprehensive plans with a firm commitment to conserving historic and cultural property for the public good. The General Plan should address historic and cultural properties throughout the land use recommendations and not only in the chapter on Culture and Recreation.	Comment noted. See above response.	**638**
34	Historic Preservation and Resource Stewardship. Add new chapter specific to historic preservation and resource stewardship after Chapter III. Use the applicable policies from Chapter X, Objective B.	Comment noted.	**639**
Homelessness			
45	Homelessness. Homelessness is ballooning, and we have a growing population of working homeless- especially in the Country, where TVU have grown exponentially!	Comment noted.	**640**
46	Homelessness. What will we do with the homeless population? We need to get the homeless off the streets but at the same time ensure we don't encourage more from the mainland.	Comment noted. The General Plan supports taking steps to solve homelessness as a broad policy (see Chapter IV. Housing and Communities, Objective A, draft policies 16 & 17). Specific implementation actions are beyond the scope of the General Plan.	**641**
Implementation			
74	IMPLEMENTATION. Funding is required for many things referenced in this Plan. Getting funding for projects on the North Shore has been an ongoing problem. Prioritizing CIP funding is a concern. How can funding be equitable, and how can sequencing of development be determined?	Comment noted. CIP funding is indirectly linked to the General Plan. CIP spending needs to be supported by the Development Plans and Sustainable Communities Plans which are the next planning tier down from the General Plan.	**642**
36 and 84	Infrastructure Investments. • Plan talks about planning an orderly sequence for future development. What does that mean? Recommend infrastructure come first. • Allocate funds from the City and County's capital improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei. Add in a fair and equitable way. Along with the funding to Waikiki, it would appear there will be nothing left for the rest of the communities on Oahu.	Comment noted. See above response on the CIP funding process and response # 171.	**643**
8	Objectives are specific, measurable, agreed upon, realistic, and time-bound; which does not align with the objectives in this plan. We recommend replacing the word "objective" with "goal" throughout the document.	Comment noted.	**644**

26	Requests designation of a business/mixed use area along School Street in the vicinity of the Houghtailing Street intersection. This would allow for small retail development and neighborhood revitalization.	Comment noted. The proposed action is more appropriate to the Primary Urban Center Development Plan or a special area plan, rather than the General Plan.	**645**
In Support			
33	Organization is generally pleased with the proposed changes in the General Plan update. Positive inclusions have been added for new areas: climate change, sea level rise, and renewables. Additionally, the increased focus on mass transit, transit-oriented development, and an Age-Friendly/Complete Streets development approach is welcomed, as is the stronger language surrounding the urban growth boundary, preserving the character of certain neighborhoods while recognizing the need for density, and the inclusion of language promoting agriculture. The language proposed in these areas should be preserved in the final draft.	Comment noted.	**646**
Multi-Modal Transportation			
12 and 39	MULTI-MODAL TRANSPORTATION SYSTEM. Define a “multi-modal transportation system” and how “transit-oriented development” fits into that. Throughout the Revised General Plan, “multi-modal transportation system” is used and is not defined (e.g., Chapter V. Objective A “To create a multi-modal transportation system…”; Chapter VI. Objective B, Policy 4 “Promote further progress in the development of a multi-modal transportation system …”	Comment noted. See response #57 for a definition of multi-modal transport.	**647**
Native Hawaiian Concerns			
6	How will the affordable housing policies benefit native Hawaiians?	Comment noted. Specific housing policies are not covered in the General Plan.	**648**
6	DHHL highly encourages all agencies to consult with Hawaiian Homestead community associations and other native Hawaiian organizations to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.	Comment noted.	**649**
Neighborhood Board Concerns			
13	Supports the comments of the Kailua Neighborhood Board.	Comment noted.	**650**
18	Board Chair participated in the May 4, 2017 conversation with Neighborhood Board members and other concerned citizens to discuss the Second Public Review Draft. Concern is for the future of this beautiful ‘aina that people have been stewards of for generations.	Comment noted.	**651**
27 and 37	KCA supports the recommendations of Kahalu'u Neighborhood Board , Kailua Neighborhood Board, and others on many points provided in their General Plan comments.	Comment noted.	**652**

69	The following concerns were discussed at a Joint Special Meeting of four Neighborhood Boards (May 5, 2017), and should be addressed in the revised General Plan: • Exceeding the island carrying capacity • Future problems caused by world population explosion, including mass starvation • Providing for local food security and sustainability, and using Hoʻopili lands for agriculture • The need to limit in-migration on Oʻahu • Preserving our fresh water supply and resisting the move to desalinated water • Traffic on the H-1 freeway for West side commuters and impacts of additional housing development • Taking a more proactive stance on climate change and sea level rise	Comment noted.	**653**
51	Concurs with comments submitted by Makakilo-Kapolei-Honokai Hale Neighborhood Board from the Joint Special Meeting on May 5, 2017.	Comment noted.	**654**
	Population Growth		
34	This draft requires major revisions and corrections to remove arbitrary additions and return unwarranted eliminations from the existing General Plan. Foremost faults of the draft revision include the following: • Neglect and denial of Oʻahu's Carrying Capacity • Indifference to population increase impacts • Invasion of established low-density areas by urbanized high-density (TOD) • Invasion of established residential areas by tourist vacation units (TVUs) • Broken urban growth boundaries enabling infill and increased heights and densities in rural areas.	Comment noted.	**655**
23	<u>Population Growth.</u> Retain statements from the 2002 General Plan that seek to control resident and tourist population growth. The Plan should recognize that Oʻahu is an island with finite land and resources.	See response #103	**656**

44	Concerned about the organization and arbitrary management of DPP. There is no consistent adherence or respect for existing Sustainable Communities Plan or the General Plan. Other development plans and sustainable plans have been approved BEFORE the General Plan is updated. Let's all cultivate a sincere desire to plan well for our island's future and for its public good. Adhere to the General Plan and not turn Oahu into New York. The current (draft) version of the General Plan is DRASTICALLY changing the Plan that the public has appreciated and loved, and is opening the floodgates to untethered development. Deletion of the population control fact, additional weight given to tourists, floodgates to transient accommodations, "organic growth of housing in communities," hotels in communities, or zone "resort" in rural areas are alarming and not preserving the diversity and sustainability of O'ahu. Allowing TOD around bus terminals further proves that the Honolulu Rail is not needed for TOD and yet we're incurring immense costs and debt to our residents and our children's future.http://www.civilbeat.org/2015/03/oahu-general-plan-provides-diversification-and-sustainability/	Comment noted. There is never a point where all the Development Plans, Sustainable Communities Plans and the General Plan are updated simultaneously. Although the plans do function together, each plan has an independent update process and schedule.	**657**
3	Acknowledges that the population projections have been extended from 2025 to 2040.	Comment noted.	**658**
Public Process / Update Process			
39	PUBLIC COMMENTS. Concern that HHF may trash comments. All original documents should be on a website like City and State testimony so the public knows their testimony is not just "considered." Would like a democratic process the public can believe they had some real input into with evidence shown in the documented comments.	Comment noted. All comments received are on the DPP's General Plan Update webpage.	**659**
58	Has the media been involved in encouraging community feedback? I would not have heard about this had I not been involved in the neighborhood board.	Comment noted. The City and County issues press releases for all draft and final plan releases.	**660**
65	A plan is only relevant if it is a guide to action. It should reflect choices made by the community in significant policy areas. If the community is not ready to make a decision, the plan should say so. But retreating from controversy or making no decisions, or making only minor tweaks, in pursuit of issuing a consensus document means the plan is irrelevant. It is not useful to issue a plan that is merely a wish list or compendium of "apple pie" aphorisms. It should not serve as a Rorschach for decisionmakers to justify any decision they make. In the presentation, Mayor Fasi's quote that plans should not identify how goals are to be achieved only confirmed my conclusion. It seems the City has long had a different view. As a planner, that's disappointing.	Comment noted. Different plans have different functions. The General Plan needs to take an islandwide perspective and balance the needs and aspirations of all of O'ahu's diverse communities. This plan is meant to serve as a common ground for subsequent policy direction, not to be an overly proscriptive document. The General Plan affords the requisite flexibility that the Development Plans, Sustainable Communities Plans, and elected officials need to respond to local residents and area conditions while still ensuring a shared basis to work from. For those who depend upon the General Plan to seek to evenhandedly advance the common good, it remains relevant.	**661**

71	Update Process. Page 16 of the original General Plan indicates that the City Council can amend the General Plan. Yet, the Council has no mechanism in place to identify problems with the Plan. It is unwise to give the Council the ability to amend the Plan, without proper safeguards as to when the Plan needs to be amended and the process the City Council will use to amend it. Go back to the system of orderly 10-year updates, or even 15-year updates.	Comment noted. City Council has always reserved the right to initiate plan updates. More often, the Department of Planning and Permitting initiates the updates which are then subject to approval by the City Council.	**662**
74	UPDATE PROCESS. Plan should be reviewed every ten years ... obviously sometimes it takes longer.	Comment noted.	**663**
	Rail Transit		
39	RAIL TRANSIT. SEE COMMENTS for arguments in opposition to rail and information about alternatives to rail, including: Malaysia's electric buses running on elevated fixed guideways; smart (driverless) electric bus and vehicle technology; over exaggerated projections for Honolulu rail ridership; mismanagement of the rail project; support for TOD at Aloha Stadium; reinstatement of the Pearl Harbor vehicle ferry; environmental and cultural impacts resulting from rail line development.	Comment noted.	**664**
	Sustainability Index		
73	"World's Top Cities for People and the Planet" (National Geographic, May 2017) provides perspectives that could help Honolulu move forward from a global perspective. The Arcadis Sustainable Cities Index ranks 100 major cities based on three sustainability factors: • Social—health, education, income inequality, work-life balance, ratio of wage earners to dependents, crime, housing, and living costs • Environmental—energy consumption and renewable energy share, waste management, green space, sanitation, water, greenhouse gas emissions, natural catastrophe risk, and air pollution • Economic—transport infrastructure, ease of doing business, tourism, GDP per capita, the city's importance in global economic networks, Internet connectivity, and employment rates	Comment noted.	**665**
	TOD		
23	Transit-Oriented Development. Delete any reference to TOD other than along the rail corridor. Disconnecting TOD from the rail corridor and promoting TOD island wide does not follow the City Charter policy of directed growth and is not good comprehensive land use planning. Second Public Review Draft policies are written to promote TOD at any transit station island wide (i.e. bus stops), which encourages helter-skelter, unplanned-for high-density development island wide without any connection to infrastructure capacity, community identity and quality of life, population growth pattern or protection of natural and cultural resources.	Comment noted. "TOD" is promoted for rail station areas as defined by the TOD neighborhood plans.	**666**
2	A. HRS § 226-63 (c)(l), Transit-Oriented Development (TOD) 2 is responsible for coordinating with the counties on strategic planning for TOD. The General Plan should explicitly address how the County supports interagency TOD coordination and strategic planning between State and County agencies, and include specific TOD policies that encourage mixed-use development, affordable housing and walkable density within ½-mile of rail stations and transit stops island-wide.	Comment noted. The GP does not as a general rule incorporate specific policies from the development plans which are subject to more frequent changes.	**667**

2	The County's TOD plans should be referenced as the guiding documents that provide policy direction and vision for neighborhood TOD areas. Specific Transit-Ready Development (TRD) policies should also be developed for areas outside of the rail corridor, directing any growth within one-half mile of bus stops. Development of mixed-use projects for new and infill development should be located in transit corridors in the State Urban District.	See above response.	**668**
12	TRANSIT-ORIENTED DEVELOPMENT. "Transit-oriented development" in the Plan is inconsistent with the existing East O'ahu Sustainable Communities Plan. The Board seeks to maintain no change. The General Plan pushes TOD and "kiss-and-ride stations" or other transportation stations which could be categorized as areas for TOD years from now. Mr. Hata said that TOD refers only to rail stations, and no rail stations are planned for Hawai'i Kai.	See response #47	**669**
39	TRANSIT-ORIENTED DEVELOPMENT. Transit-oriented development" as used in the General Plan is inconsistent with other Sustainable Communities Plans. The General Plan pushes TOD, and "kiss-and-ride stations" or other transportation stations could be categorized as areas for TOD many years from now. If rail isn't build, developers may sue to develop next to a rail station parking lot.	See response #47	**670**
14	Transit-oriented Development. Concerned that TOD will be detached from the rail corridor and allowed in every community around the island; that it will not be strictly around the rail line or rail stations but developed around any bus stop, which could be considered a transit station. By definition, TOD is a mixed-use residential/ commercial area designed to maximize access to public transport. A typical TOD neighborhood centers on a transit station (train, metro or bus) surrounded by relatively high-density development with progressively lower-density spreading outward. TODs generally are located within a ¼ to ½-mile radius from a transit stop.	See response #47	**671**
22	Change all references from "transit-oriented development" and "transit stations" to "RAIL transit-oriented development" and "RAIL transit stations." Bus stops in rural districts should be excluded from TOD.	See response #47	**672**
35	Transit-Oriented Development. The Plan should not create newly expanded areas for the Rail Project's so-called TOD beyond the rail route in order to allow high-density development throughout O'ahu.	See response #47	**673**
41	TRANSIT-ORIENTED DEVELOPMENT. Bigger picture development along the rail corridor: housing should be built vertically as moderate high rise with shopping in the lower levels. Land that would have been used for suburban sprawl could be agriculture and parks. Minimum park space should be 2 times the building footprint.	Comment noted.	**674**
45	Transit-Oriented Development: NO greater density developments should be allowed around bus stops in the Country: Ko'olauLoa, Kahalu'u and North Shore.	See response #47	**675**
104	Transit-oriented Development. Concerned that TOD will be detached from the rail corridor and allowed in every community around the island; that it will not be strictly around the rail line or rail stations but developed around any bus stop, which could be considered a transit station. By definition, TOD is a mixed-use residential/ commercial area designed to maximize access to public transport. A typical TOD neighborhood centers on a transit station (train, metro or bus) surrounded by relatively high-density development with progressively lower-density spreading outward. TODs generally are located within a ¼ to ½-mile radius from a transit stop.	See response #47	**676**

Traffic			
39	TRAFFIC. West Oahu H-1 traffic problem needs honest, realistic mitigation with active consideration of a Pearl Harbor tunnel, causeway or floating bridge, not rail. Another extremely logical transportation plan with low cost and proven application is a trans-Pearl Harbor ferry which could move thousands of electric smart vehicles and buses directly from West O'ahu to Joint Base Pearl Harbor – Hickam jobs in a matter of minutes.	Comment noted. See the Oahu Metropolitan Planning Organization's Oahu Regional Transportation Plan 2040 (ORTP) for current recommended transportation projects.	**677**
69	Traffic. Daily commute to Honolulu for residents from Central and West O'ahu is a major concern that affects quality-of-life. Makakilo-Kapolei-Honokai Hale Neighborhood Board adopted a resolution (April 27, 2016) demanding that DPP cease issuing all fuure permits for construction of housing developments, time-shares and hotels in Leeward and Central O'ahu until rush-hour traffic on all segments of H-1 Freeway can be certified to be at Level of Service D or above.	Comment noted.	**678**
TVU			
14 and 104	Vacation Rentals. Opposes allowing short-term vacation rentals in residential/apartment zoned non-resort areas. Simply concluding that there is a demand for vacation rentals is an insufficient basis for DPP to conclude that short-term vacation rentals are appropriate.	See response #204	**679**
23	Vacation Rentals. Delete any reference to short-term vacation rentals in residential and apartment areas not zoned for resort uses. Introducing tourism in every nook and cranny of O'ahu changes the character and livability of our island. Not everyone wants to nor should they have to live next to a vacation rental where people next door are unknown and do not contribute to the neighborhood or community.	See response #204	**680**
35	Transient Vacation Units. The Plan should not create new allowances for alternative accommodations, such as vacation rentals, in non-resort areas throughout O'ahu.	See response #204	**681**
46	Transient Vacation Units. Will tourists go to other places that embrace B&B's because they don't like staying in hotels? Will the DPP ever crack down on people subdividing their houses?	See response #204	**682**
25	Vacation Rentals. No vacation rentals.	See response #204	**683**

Visibility Standards			
21	The General Plan should consider impediments to fair housing choice for people with disabilities (SEE REPORT: "Analysis of Impediments to Fair Housing Choice with a Focus on People with Disabilities" http://www.cds.hawaii.edu/sites/default/files/imce/downloads/projects/Fair-Housing-Project-Report.pdf). Given that the most substantial impediment to fair housing choice for disabled people is the severe lack of housing that is both affordable and accessible to people with mobility difficulties, the current draft could take a stronger position on accessible housing. Add the concept of "visitability" to the term "affordable housing," and replace "affordable housing" with "visitable affordable housing" (or "affordable visitable housing"). The term "visitable housing" is preferred to "accessible housing," in line with a national trend towards a broader perspective that gives priority to promoting strong interpersonal relationships within communities. Everyone, including people with mobility challenges, should be able to easily visit each other in their homes. Currently, many people with mobility challenges are unable to visit or be welcomed by their neighbors and suffer from social isolation as a result. If "accessible" is more readily known and understood, an alternative might be "accessible affordable housing" which is used by the non-profit Housing Hawaii organization in the introduction to its platform statements (http://www.housinghawaii.org/UserFiles/File/HHplatforms.pdf) and in Housing Oahu: Islandwide Housing Strategy 2015 (www.honolulu.gov/rep/site/ohou/ohou_docs/Housing_Strategy_Draft_9-8-15). Visitable housing also provides an alternative for elderly unable to care for themselves living in institutions. Visitable homes—with accessible features like zero-step entrances, 32-inch interior doors, accessible bathrooms,, etc.—allow elderly to age-in-place. The Honolulu City Council Zoning and Housing Committee passed Resolution 17-113 (May 10, 2017) "Urging the City Administration to Incorporate Visitability Standards in the City's Building Code for New Residential Construction."	See response #333	**684**
Visitor Industry			
35	Visitor Industry. The plan should not alter and expand the purpose of the document from primarily serving the needs of O'ahu residents - to addressing the needs of visitors.	See response #86	**685**
45	Visitor Industry. Importance for O'ahu's tourist Industry of keeping the country, country in Ko'olau Loa, Kahalu'u and North Shore needs to be fully understood and added. More than 3.5million tourist visit our scenic Country area- and it's often the highlight of their trip.	Comment noted.	**686**

Water Supply			
12 and 39	Water Supply. Safe and sustainable fresh water supply is not mentioned as an objective or policy under Section III, Natural Environment and Resource Stewardship, or under any other section. Water supply should not be under Chapter V. Transportation and Utilities.	See response #410	**687**
Windward O'ahu			
15	Comments are based on the content of the Koʻolaupoko Sustainable Communities Plan, and are intended to advocate the concerns and aspirations for Windward Oʻahu, as incorporated into the General Plan. Expressed desires relative to the General Plan include: • preserving the current urban areas • limiting future growth in Koʻolaupoko • providing for food, water and shelter sustainability • mitigating sea-level rise impacts on Kamehameha Highway and coastal areas of Koʻolaupoko, including possible realignment • maintaining Kahekili Highway as a two-lane road • ensuring preservation of open space areas and agricultural lands • adequate park space • addressing impacts of military land use and activities • minimum stream flows to protect nearshore estuaries • regular maintenance for channelized streams • placing overhead utility lines underground • free wi-fi and backup power for communication systems • providing recycling centers and solid waste processing centers in each district • addressing homelessness • adequate emergency shelter staffing and training • creation of local community resilience plans • ensuring that plans are implemented without any modifications; also adding safeguards to address trade-offs to preserve carrying capacities of each SCP area.	Comment noted. The General Plan is an islandwide plan and does not contain the same level of detail as the area plans.	**688**
22	Organization's goal is to protect the rural nature of Koʻolau Loa and North Shore communities from the dangerous effects of large scale development, and ensure that open spaces and shorelines are a resource for future generations.	Comment noted.	**689**
No Comment			
5	No comments at this time.	Noted.	**690**
7	No comment.	Noted.	**691**
9	No significant impacts to fire department services.	Noted.	**692**

GP 2nd PRD Comments Appendix – Key to Comment Sources:

State Agencies

1. Department of Public Safety
2. Office of Planning

City Agencies

3. Board of Water Supply
4. Department of Emergency Management
5. Department of Design and Construction
6. Department of Hawaiian Home Lands
7. Department of Parks and Recreation
8. Department of Transportation Services
9. Honolulu Fire Department
10. Honolulu Police Department

Neighborhood Boards

11. Ala Moana-Kakaʻako NB No. 11
12. Hawaiʻi Kai NB No. 1
13. Kahaluʻu NB No. 29
14. Kailua NB No. 31
15. Kāneʻohe NB No. 30
16. Kuliʻouʻou-Kalani Iki NB No. 2
17. North Shore NB No. 27
18. Waiʻanae Coast NB No. 24

Community and Professional Organizations

19. Aina Haina Community Association
20. Backpackers Hawaiʻi
21. Center on Disability Studies, UH Manoa
22. Defend Oʻahu Coalition
23. Hawaiʻi Thousand Friends
24. Historic Hawaiʻi Foundation
25. Hoʻomana Pono LLC
26. JYM Investment LLC
27. Kaʻaʻawa Community Association
28. Kamehameha Schools
29. Keep It Kailua
30. Koʻolaupoko Hawaiian Civic Club
31. Outrigger Enterprises Group
32. Save Our Neighborhoods
33. Sierra Club of Hawaiʻi, Oʻahu Group

Group Comments

34. Choon, James
    Frazer, Neil
    Frith, Cynthia
    Matson, Michelle
    McElheny, Blake
    Radke, Mo

Individuals

35. Aeto, Dorothy
36. Anderson, Diane
37. Anixt, Andrea
38. Berg, Tom
39. Bond, John
40. Campbell, Lyle
41. Carpenter, Dan
42. Carstairs, Gundrun

43. Chumsley, Chumsley
44. Choon, James
45. Connors, K.C.
46. Crozer, Lois
47. Davis, Andrea
48. Dixon, Mike
49. Evans, Dale
50. Frazer, Neil
51. Freed, Ann
52. Godwin, Chris
53. Goldsmith, Jo
54. Goody, Christopher
55. Goody, John
56. Gray, Laura
57. Hagstrom, Richard and Francine
58. Hayakawa, Mitsuko
59. Higgins, Dianne
60. Hinsvark, Vern
61. Hori, Nicole
62. Hyde, Millie
63. Johnson, Jeannine
64. Johnson, Matthew
65. Kaisan, Ivan
66. Kaleokai_96795@
67. Kim, Gwendolyn
68. King, Mary
69. Kioni, Dudley
70. Kobayashi, Dawn
71. Koff, Joan
72. Laurence, Andrew
73. Lee, Michael
74. Leinau, Bob
75. MacNeil, Pauline
76. Marten, Lisa
77. McIlroy, Cheryl
78. McNulty, Michael
79. McNulty, Kandis
80. Mick, Judy
81. Mulkern, Kevin
82. Murai, Daisy
83. Nichols, Norm
84. Pahinui, Kathleen
85. Parsons, Teresa
86. Pillen, Michelle
87. Pyles, Lucinda and John
88. Rappolt, Miriam and Ken
89. Rebman, Alethea
90. Reppun Carney, Nina
91. Ress, Alex
92. Ress, Paula
93. Retherford, Ursula
94. Rezentes, Cynthia
95. Shadday, Allision
96. Shafer, Ben
97. Simmons, Stu
98. Spriggs, Paul
99. Tenabadu, Shiyana
100. Webster, Claudia
101. Whetten, Derek
102. Whittington, Hank and Ronalee
103. Wilson, Joe
104. Wong, Linda
105. Wong-VanHaren, Nerissa
106. Wurtzburg, Susan
107. Yamanoha, Theresa
108. McElheny, Larry

Planning Commission
Meeting of March 21, 2018

Written testimonies of concerns and/or comments

From: Paulette Tam [mailto:tampaulette@gmail.com]
Sent: Sunday, March 18, 2018 6:27 PM
To: DPP
Subject: Proposed Revised O'ahu General Plan Comments

2018 MAR 19 PM 3 50
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

General Plan Comments

To: info@honoluludpp.org
From : tampaulette@gmail.com

The Planning Commission Public Hearing date for March 21, 2018 at 1:30 PM in the ground floor Mission Memorial Conference Room at 550 S. King Street in Downtown Honolulu.

Re: Comments on the Proposed Revised O'ahu General Plan of December 2017

Aloha and Peace Be Within To Whom it May Concern at Department of Planning and Permitting of the City and County of Honolulu:

My name is Paulette-A Tam a concerned Kane'ohe resident and Former Kane'ohe Neighborhood Board Member Sub District Representative from 1989 to 2005 with breaks in between 2 two year terms.

I support the Proposed Revised O'ahu General Plan Your Island, Your Future of December 2017 intent and in its entirety. Please Malama Aina (Land) and Kai (Water).

Mahalo and Aloha, Paulette-A Tam.

Joan Koff, PhD
2611 Terrace Drive
Honolulu, Hawaii 96822

2017 JAN 29 AM 10 58

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

January 22, 2018

City and County of Honolulu
Department of Permitting and Planning
650 S. King St.
Honolulu, Hawaii 96813

Honolulu City Council Members : Pine, Martin, Anderson, Ozawa, Kobayashi, Fukunaga, Manahan, Elephante, and Menor

To Whom It May Concern:

I offer this written testimony about the Proposed General Plan (2017).

I am writing today to voice my concern about II.Economy, Objective B, Policy 8. This policy directs to "Facilitate the development of secondary resort areas: Ko'olina, Turtle Bay Resort, Hoakelei Resort at Ocean Point. Makaha Valley and Laie ." Each of these proposed secondary resort areas lie in a rural area. According to other features of the Proposed General Plan, the City Council is directed to establish geographic growth boundaries to provide for incremental growth in the rural areas over time....protecting valuable agricultural lands, environmental resource and open space. The low population densities of these areas (generally less than 5%), their ocean front locations, their placement on outdated road systems, and their agricultural significance, requires that these secondary tourist designations not be allowed an independent designation with encouragement to develop. This is exactly the kind of poor land stewardship that has plagued Oahu before. Indeed, these secondary visitor destinations should have to fit into the communities they reside in. The current proposal gives developers a legal platform for consolidating their interests, with no concern for the existing communities that host them. As an aggregated group, these secondary tourist designation developers could sue the city to require that the city build a road, fix up the infrastructure and overpopulate rural areas to serve these corporate developers. We must be very clear to separate the functions of business and government. Government hopefully seeks to rule by policies concerned with all the people of this community. Business fundamentally seeks profits irrespective of the people of this community. This distinction is important to maintain in our proposed General Plan.

Therefore, I propose that II. Economy, Objective B, Policy 8 be removed from the Proposed General Plan of 2017.

Yours truly,

Joan Koff

Takara, Gloria C

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Friday, March 16, 2018 10:19 AM
To: Takara, Gloria C
Subject: FW: O'ahu General Plan comments for Planning Commission hearing
Attachments: Oahu General Plan comments 3.18.pdf

From: Jodi Malinoski [mailto:jodi.malinoski@sierraclub.org]
Sent: Thursday, March 15, 2018 3:10 PM
To: info@honoluludpp.org
Subject: O'ahu General Plan comments for Planning Commission hearing

Aloha,

Please see the attached written testimony from the Sierra Club O'ahu Group in regards to the Proposed Revised General Plan (December 2017), which has a public hearing before the Honolulu Planning Commission on Wednesday, March 21, 2018.

Mahalo,

Jodi Malinoski

--

SIERRA CLUB OF HAWAI'I O'AHU GROUP

Jodi MalinoskiO'ahu Group Coordinator

sierracluboahu.org

SIERRA CLUB OF HAWAI'I
O'AHU GROUP

To: Honolulu Planning Commission
% Department of Planning and Permitting
650 South King St.
Honolulu, HI 96813
info@honoluludpp.org

2018 MAR 16 AM 10 27

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Aloha Honolulu Planning Commission,

On behalf of our 8,000 members and supporters, mahalo for considering the comments of the Sierra Club O'ahu Group regarding the December 2017 Proposed Revised General Plan. Our previous comments of May 2017 are below, as our comments remain the same for the revised version:

In general, it should be said that we are pleased with the proposed changes in the General Plan update as many of the Sierra Club O'ahu Group's concerns have been given attention. We found the addition of new areas focusing on climate change, sea level rise and renewables to be positive inclusions. Additionally, we welcome the increased focus on mass transit, transit-oriented development, and an Age-Friendly/Complete Streets development approach. Finally, stronger language surrounding the urban growth boundary, preserving the character of certain neighborhoods while still recognizing the need for density, and the inclusion of a substantial amount of language promoting agriculture are appreciated. We hope that the language proposed in these areas is preserved in the final version. However, we do have some concerns.

First, in the Economy section (Objective B, Policy ~~7~~ 8) language has been changed from "manage" to "facilitate" with regards to secondary resort areas and the specific destinations of Ko'olina, Turtle Bay, Hoakalei, Mākaha and La'ie. The Sierra Club O'ahu Group is concerned with the stronger encouragement of development in these areas which we believe to be inappropriate. We see this as promoting development outside the primary urban areas and providing a justification for intruding in currently undeveloped areas. This will necessitate further investment of scarce taxpayer resources on infrastructure in rural areas. Given that the city is investing 8 billion dollars on infrastructure in order to concentrate development on the Leeward coast, we believe this encouragement of development in the rural area to be misguided. Moreover, encouraging such increased visitor activity in the Country will place further stresses in areas that have already reached their capacity. For these reasons we strongly recommend that the draft revert to the original language to "manage" these activities.

On a related note, other sections of the General Plan draft have useful language that should be added to the Economy section when evaluating maintenance requirements and proposed construction in resort areas and Waikiki, especially in relation to sea level rise. The Housing and Communities section (Objective C, Policy 6), the Transportation And Utilities section (Objective D, policy 5) and the Public Safety and Community Resilience section (Objective A, Policy 2) contains language addressing the proper evaluation of variables surrounding climate change

and development such as: "topography that could be difficult or dangerous, sewer capacity, utility capacity, extreme cost and potential environmental damage." In these sections, these variables are framed around simply being bad growth that shouldn't be encouraged or which could potentially incur the City large costs - this framing of perspective should be taken for our tourism economy. This is especially true when talk of establishing beach preservation funds which would use transfer of development rights (TDR) and purchase of development rights (PDR) which could be exorbitantly more costly for the City/State if not guided by language and policy which expects these same considerations from the tourism industry. The addition of this language could help prevent significant financial cost and damage to the environment.

In the Physical Development and Urban Design section, the new addition of Policy 6 on page 50 allows for short-term vacation rentals in TOD areas - the Sierra Club O'ahu Group does not support this. The O'ahu Group understands the many values of TOD, one of those being its power to control sprawling and uncontrolled growth by placing our residents closer to where they live, work and play; taking away more of the available area in TOD neighborhoods and giving it to non-residents does not facilitate this. This type of activity should be strictly prohibited outside of our resort areas and Waikiki, as it is counterproductive.

Language relating to deregulation exists in both the Housing Communities section (Objective A, Policy 2) as well as in The Economy section (Objective C, Policy 4). The O'ahu Group recognizes that some regulation is indeed burdensome, especially for the farmers mentioned in Objective C, Policy 4. We strongly support an increase in local agricultural production, however we would welcome additional language to clarify that this increased activity would not fly in the face of environmental impact, pesticide, water quality, and invasive species regulations.

Finally, the Energy section (Objective A, Policy 6) promotes an impressive suite of renewable energy resources and the Sierra Club O'ahu Group supports the emphasis on producing renewable energy for O'ahu. However, it should be mentioned that with regards to geothermal and its listed prospects in both Wai'anae and Windward, the national Sierra Club supports geothermal, but not hydraulic stimulation or "fracking" which the newest forms of geothermal now use. If language can be added that steers O'ahu away from this process which can pollute groundwater and increase seismic activity, then it should be done.

Again, the Sierra Club O'ahu Group thanks you for your time and interest in our comments. If you have additional questions please do not hesitate to contact our staff and board at your convenience.

Mahalo,

Jodi Malinoski

Jodi Malinoski
Sierra Club O'ahu Group Coordinator

Larry McElheny
59-272 Pupukea Road
Haleiwa, Hawaii
96712
(808) 638-8484
March 19, 2018

2018 MAR 19 PM 3 50
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CITY & COUNTY OF HONOLULU

City and County of Honolulu Planning Commission
March 21, 2018 1:30 PM
Mission Memorial Auditorium
550 South King Street
Honolulu, Hawaii

Testimony in strong support of retaining the current language in the Population section of the Oahu General Plan

In light of the numerous challenges we face as an island community, with limited capacity for additional growth, achieving the objectives expressed in the current General Plan Population language becomes even more essential.

Traffic, pollution from sewage spills, long time residents being displaced by illegal rentals/gentrification, excessive reliance on tourism, increasing numbers of tourists, loss of agricultural lands.....These are some of the increasingly daunting issues our unique island community faces today.

In addressing these issues responsibly, population size is the foundational issue--------that's why it is addressed first in the Oahu General Plan.

While critically important, all other issues are subordinate to and dependent upon population size.

The current General Plan language relating to population size wisely and prudently advocates for controlling and limiting population growth.

The proposed language, on the other hand, does just the opposite.

Implementing the proposed language would abdicate our responsibilities and empower forces beyond our control.

This would create a situation analogous to the captain of a ship being unable to limit the number of people boarding his ship to a safe and reasonable number.

Our elected/appointed representatives and the "powers that be" must face the cold hard fact that we are operating under an unsustainable economic model---------a model that is destroying our precious island environment.

They must muster the political will and intestinal fortitude to limit the unsustainable growth in population and tourist numbers. Unless they do, all subordinate issues become irrelevant and our quality of life, health and safety will continue to seriously erode.

I strongly encourage the Planning Commission and City Council to retain the current language in the Population section of the Oahu General Plan and to help our community work toward achieving the objectives therein.

March 19, 2018

City and County of Honolulu Planning Commission

2018 MAR 21 AM 10 23

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March 21, 2018 1:30 PM

Mission Memorial Auditorium

550 South King Street

Honolulu, Hawaii

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I strongly encourage the Planning Commission and City Council to retain the current language in the Population section of the Oahu General Plan and to help our community work toward achieving the objectives therein.

please see attached:

From: Barbarak [barbarak@hawaii.rr.com]
Sent: Monday, March 19, 2018 1:04 PM
To: info@honoluludpp.org
Subject: Wednesday, March 21 hearing on Honolulu General Plan

Aloha,

Please delete, or substantially change, Objective B, Section 11 of the Honolulu General Plan. To delete this section would benefit the residents of Oahu on many fronts. If it is only possible to alter this section, then please focus on having the city enforce the current number of legal short term rentals before considering expanding that number. Residents of Oahu need some relief from the staggering number of illegal tourist rentals in our residential communities.

Thank you.
Barbara Krasniewski
124 Kuulei Road
Kailua
808 261-8133

2018 MAR 19 PM 3 51
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CITY & COUNTY OF HONOLULU

From: Lynn [hi2lc@yahoo.com]
Sent: Monday, March 19, 2018 12:09 PM
To: info@honoluludpp.org
Subject: ** SPAM ** Testimony on general pPlan

I am asking the Honolulu Planning Commission to change Objective B, Policy 11 to reflect a way to develop and enforce laws against illegal short-term rentals, which have negatively affected our Kailua neighborhoods, traffic and crime rate, so that there are more housing options available to current residents...many of whom are now priced out of the Hawaii real estate market.

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Mahal,
Lynn Carey
531 Kaiemi St.
Kailua, Hi 96734
808.349.8053

"Third generation Kailua resident."

From: Phil Pearson [philpearsons@gmail.com]
Sent: Monday, March 19, 2018 10:54 AM
To: info@honoluludpp.org
Subject: OBJB Policy 11 testimony

Please consider wording this policy to reflect the intent of the following:
Rigorously enforce current law regarding illegal short term rentals in residential neighborhoods as a precursor to considering policy or regulatory changes related to short term vacation rentals in residential neighborhoods.

Regards,
Philip J Pearson
323 Kuukama St
Kailua, Hi
96734

2018 MAR 19 PM 3 51
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AND PERMITS
CITY & COUNTY OF HONOLULU

From: Pyles [kahalabob@aol.com]

Sent: Monday, March 19, 2018 10:28 AM

To: info@honoluludpp.org

Subject: Honolulu General Plan - Objective B, Policy 11 testimony

We are 45 year residents of Kahala. We have been impacted directly by the increase in illegal vacation rental units and have been frustrated by DPP's difficulty with enforcement and apparent inability to detour the proliferation of illegal transient rental units. The majority of the owners we are aware of are not residents of Hawaii and most operate multiple units. We oppose the proposed wording of OBJECTIVE B, Policy 11, as it opens the door to more transient use of residential property in our already very limited supply of residential properties available to locals. In addition, we can, from experience, speak to the incompatibly issues that vacationing occupants unleash on neighbors. **We urge you to adopt language that calls for effective enforcement against transient rentals in our residential neighborhoods returning our neighborhoods to local residents**. After all, the word residential has at its root "reside" which according to Webster's dictionary is defined as, "to dwell permanently or for a considerable time; to live, to be present habitually". Zoning was established to designate, protect and preserve areas for specific use, in this case we are asking you to protect and preserve the areas designated for us to reside in.

Regards,

John and Lucinda Pyles
Kahala Ave
Honolulu, HI 96816

2018 MAR 19 PM 3 51
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CITY & COUNTY OF HONOLULU

From: Susan Dowsett [sdowsett@hawaii.rr.com]
Sent: Monday, March 19, 2018 7:18 AM
To: info@honoluludpp.org
Subject: Objective B, Policy 11

Before you do anything to add or potentially add anymore "small scale community oriented visitor accommodations", please, please have some sort of EFFECTIVE enforcement in place.

DPP is absolutely ineffective in the enforcement of illegal vacation rentals as the laws and their procedures now stand. I have reported an illegal vacation rental for MONTHS and all I get is "we can't actually catch them in the act" and "we have left door hangers." Needed adjustment of working hours to actually catch them early in the morning or evening when the illegal renters are actually at home…i.e. more effort on the investigator's part, as well as creative "undercover" type of operations. When I suggested this to the investigator, all I got was that we don't have any funding…As a retired assistant chief for the Honolulu Police Department, their excuses for not doing anything are appalling!

Do not add anymore vacation rentals to our neighborhoods. I don't live anywhere near the ocean and imagine my shock at finding two suspected rentals near my home!! This creates fewer opportunities for local families to find affordable rentals.

Susan Dowsett
1329 Maleko Street
Kailua, HI 96734
(808) 2611841

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From: Teresa [tapaka53@aol.com]
Sent: Monday, March 19, 2018 8:19 AM
To: info@honoluludpp.org
Subject: Proposed Honolulu General Plan

2018 MAR 19 PM 5 05
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and PERMITTING
CITY & COUNTY OF HONOLULU

Aloha kakou,

I am writing in response to my review of the proposed changes to the Honolulu General Plan. Despite public opposition to the spread of commercial activity into Oahu neighborhoods and the significantly negative impact to affordable housing for locals, the push by off-island entities to expand the reach of illegal vacation rentals continues. I see it in the proposed changes to the Honolulu General Plan, specifically **OBJECTIVE B, Policy 11**, which states: ***"Consider small scale community oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively."***

I strongly OPPOSE this type of language in the proposed changes. We must preserve housing availability for local residents over the interests of mega-companies. The resort areas were established to cater to the tourism trade. Keep the residential neighborhoods intact. I recommend replacing Objective B, Policy 11 with verbiage which supports neighborhood integrity and bolsters the ability of C&C inspectors to ENFORCE current laws. I suggest replacing the above change with ***"Establish effective enforcement to prevent non-permitted short-term vacation rentals in residential neighborhoods and create more affordable housing for the benefit of residents"***.

Mahalo for considering this testimony on the Honolulu General Plan proposed changes.

Teresa Parsons

Kailua, Oahu resident and homeowner

Sent from Mail for Windows 10

From: farwest [farwest@hawaii.rr.com]
Sent: Monday, March 19, 2018 6:53 AM
To: info@honoluludpp.org
Subject: Policy 11

I object to Policy 11 with out the Establishment of effective enforcement against illegal short-term rentals in residential neighborhoods to create public confidence in the city's ability to regulate the visitor industry for the benefit of residents, with to date it has never done.

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CITY & COUNTY OF HONOLULU

From: Susan Wurtzburg [susan.wurtzburg@gmail.com]
Sent: Monday, March 19, 2018 5:46 AM
To: info@honoluludpp.org
Subject: Honolulu General Plan —Planning Commission

Aloha,
I live in Kailua & rent. I would like to see enforcement of the current law & closing of illegal BnB short-term rentals. My entire street is full of them (entire structures) & the rental inventory is incredibly low. I have no sympathy with the argument that people need to rent to pay mortgages. In my region people are renting illegally to make $$$. Please increase enforcement (currently nonexistent) across the island.

Sincerely Susan Wurtzburg, PhD

Sent from my iPhone

2018 MAR 19 PM 3 51
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& PERMITTING
CITY & COUNTY OF HONOLULU

From: Paul Klink [kahuna8899@gmail.com]
Sent: Monday, March 19, 2018 12:46 AM
To: info@honoluludpp.org
Subject: Stop this insanity and harm to our Aloha Communities!

Aloha!

Stop this scheme ASAP and help protect our community! Homelessness, shrinking the already small rental pool, bringing strangers in our condos/homes, while helping the wealthy minority to hurt the vast lower income majority. Please stop!!! □

We already know that enforcement is woefully lacking and that effective enforcement must come before any consideration of promoting more negative impacts on residential neighborhoods.

I request that you **change** Obj. B, Policy 11 to something meaningful such as:

OBJECTIVE B, Policy 11 - ***"Establish effective enforcement against illegal short-term rentals in residential neighborhoods to create public confidence in the city's ability to regulate the visitor industry for the benefit of residents"***

Anything to the contrary will be greatly publicized and all who hurt us in the majority will be held professionally and socially responsible and accountable. Mahalo

Live Aloha,

Paul

Speaking as an individual not as a duly elected City and County Neighborhood board Vice President.

www.LiveAloha.org to view quick
TED City 2.0~TEDxHonolulu Talk

Paul L. Klink, PhD, DD (Hon.), Chaplin
Dad, Humanitarian, & Philanthropist
PO Box 8948
Honolulu, HI 96830
(808) 721-7777
Paul@PaulKlink.com

If this is an emergency please call 911.

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Quick Klink Links:
www.LiveAloha.org
www.4HWC.com
www.HonoluluWellnessCenter.com
www.PreachOnTheBeach.com
www.Hawaiian.com

Sent from my iPhone and Siri has her own ideas of spelling and grammar.

From: leslie foster [mamaleslief@gmail.com]
Sent: Monday, March 19, 2018 8:41 AM
To: info@honoluludpp.org
Subject: RE: Objective B, Policy 11

Aloha DPP,

Mahalo for your hard work and your efforts to tackle the multitude of difficult decisions to both protect the beauty of neighborhood feel of our communities while allowing residents to create income with their properties. Some of these owners are generating much needed income and while sadly many land owners are multiple property investment entities.

Please consider adjusting **OBJECTIVE B, Policy 11** to a pro-active approach of establishing stronger and more effective enforcement before considering how to allow more visitor accommodations in neighborhood communities.

I realize that to truly meet this request requires more hiring, which may be beyond the C&C's budget, but I trust our legislature is doing it's best to create funding for much needed positions.

Mahalo nui loa,

Leslie Lam Foster

2018 MAR 19 PM 3 51
DEPT OF PLANNING
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CITY & COUNTY OF HONOLULU

pComm

KAILUA NEIGHBORHOOD BOARD NO. 31

WILLIAM M. HICKS, CHAIRMAN • 923 AKUMU STREET • KAILUA, HAWAII, 96734-4004
PHONE (808) 230-2293 • E-MAIL hicksw001@hawaii.rr.com

2018 MAR 19 PM 1:59
CITY & COUNTY OF HONOLULU
DEPT OF PLANNING AND PERMITTING

City & County of Honolulu
Planning Commission
650 South King St., 7th Floor
Honolulu, HI 96813

Comments by the Kailua Neighborhood Board
on the Draft Oahu General Plan
March 14, 2018

Aloha,

The comments and questions contained in this letter were unanimously approved by the Kailua Neighborhood Board at its regular meeting on March 1, 2018. Approved MOTION: The Kailua Neighborhood Board supports the PZ&E Committee's recommendations on the Proposed General Plan.

The Kailua Neighborhood Board has reviewed the Draft Oahu General Plan and submits the following comments.

II. THE ECONOMY Objective B
To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates our unique sense of place, natural beauty, Native Hawaiian culture, and multi-cultural heritage

RECOMMENDATION 1:
Policy 3 – DELETE the word [Guide] replace with word [Avoid]: Avoid the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing public services and infrastructure, and which respects existing lifestyles, cultural practices and natural, cultural, and historic resources.

Reason: The word Avoid indicates a course or principle of action adopted or proposed by a government...

RECOMMENDATION 2:
DELETE [Policy 5 – Provide related public expenditures for rural and urban-fringe areas that are highly impacted by the visitor industry]

Reason: Language is too vague and should be deleted until specifics and definitions of "public expenditures" and "highly impacted by the visitor industry" are included in the General Plan.

RECOMMENDATION 3:
DELETE [Policy 11 - – Consider small-scale community-oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively.]

Reason: The General Plan should not advocate for short-term vacation rentals when short-term vacation rentals are not permitted in residential and apartment districts. Residential and apartment districts should be reserved for residential use only.

Reason: Policy 11 contradicts Policy 5 – Seek to protect resident's quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities. (VII. Physical Development and Urban Design Objective F – To create and maintain attractive, meaningful, and stimulating environments throughout Oahu)

Previously the KNB recommended that the underlined wording in the Koolaupoko Sustainable Communities Plan (KSCP) be deleted and it was deleted.

QUESTION:
The ongoing General Plan review is evaluating the appropriateness of vacation rental units outside of resort areas. Should an adopted General Plan policy support vacation rentals outside resort areas, then it follows that more specific policies and guidelines be established at the regional planning level. These policies and guidelines should be devised to allow vacation rental in areas other than resort zoning, such as residential areas, while protecting current residential character. Thus, regional policies and guidelines should be established to limit their scale, location, design, and operations, and approvals should be required via discretionary permits process, which involves community participation.

If Kailua and other communities do not want short-term vacation rentals in residential districts why and who put this statement in the General Plan?

Mahalo nui loa for addressing our recommendations and question. A response is requested.

Aloha,

William M. Hicks

William M. Hicks
Chairman

NORTH SHORE NEIGHBORHOOD BOARD NO. 27
C/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD SUITE 160 • HONOLULU, HAWAII 96819
TEL: (808) 768-3710 • FAX: (808) 768-3711 • INTERNET: http://www.honolulu.gov

For Planning Commission Mtg 3/21/18

May 4, 2017

Kathy Sokugawa
Acting Director
Department of Planning and Permitting
650 S. King St
Honolulu, HI 96813
RE: Oahu General Plan – North Shore Neighborhood Board Comment

Aloha Acting Director Sokugawa:

At a Special Board Meeting held on April 25, 2017, the North Shore Neighborhood Board supported a motion to have our elected officials look at putting a cap on tourism numbers based on our island's carrying capacity. There was strong sentiment that we are putting too much emphasis on the visitor over the resident. This is evident in the revised language in the plan that now includes the visitor as co-equal with the resident.

Too many of our beaches, parks, natural attractions are being stressed and the current infrastructure is inadequate to handle the increasing numbers. The North Shore definitely is not ready to accommodate more visitors much less the projected population growth.

Mahalo for your time and consideration of our concerns.

Kathleen M. Pahinui
Chair, North Shore Neighborhood Board #27

2018 MAR 19 PM 12:18
DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

From: andrea anixt [andreapeatmoss2@gmail.com]
Sent: Monday, March 19, 2018 4:15 PM
To: Takara, Gloria C; Martin, Ernie
Subject: Fwd: 3/10/18. 51-636 Kam hwy, Kaaawa

Attachments: 20180310_143141.jpeg; 20180310_143149.jpeg; 20180310_143151.jpeg; 20180310_143208.jpeg

2018 MAR 19 PM 4 24
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CITY & COUNTY OF HONOLULU

20180310_143141 .jpeg (274 KB)

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TESTIMONY FOR THE HONOLULU PLANNING COMMISSION MEMBERS
Meeting March 21, 2018 Mission Memorial 1:30pm Regarding the O'ahu General Plan update proposed by DPP.

Aloha Commissioners,

The pictures are of the area 'fixed' about 2 years ago in Ka'a'awa, near Crouching Lion and Kahana Bay. We had a ONE lane road 24 hours a day, 7 days a week for a total of about 5 months start to finish. This is due to the nearly 100 year old seawall collapse. Our Ka'a'awa Community Association wants all Planning bodies to be aware of all the major sole access road for 35 + miles' problems.
There are many more high wave erosion areas on Kamehameha Highway Route 83 from Kahalu'u to Haleiwa.

All Plans need to be aware of, and not consider so lightly, these problems, and the sea level rise study recently released by NOAA, plus there is more information on the 2003 Shoreline Protection study update to come out soon from the Army Core of Engineers, (Casey Abe, HDOT source); this is more short or 'medium' term repairs until the long term HDOT plan in the Oahu Regional Transportation Plan starts in 2029. We feel that the population increase that the O'ahu General Plan as proposed envisions for Ko'olau Loa is far beyond infrastructure capacity.

We have millions of residents and tourists a year on this ONLY thru North Shore/Ko'olauloa road from Kahalu'u to Haleiwa.
The bus has to stop IN the middle of the road about 15 feet distance away from its undermined stop location. This is across from a condominium complex. It is an ADA nightmare (near a curve to be dropped on the road in a wheelchair ...). Legal liability? There are other spots in TIP OS38, 39, and 40, OS 65, etc. that get delayed and/or deleted while we are waiting on repairs and solutions.

Ka'aawa Community wonders what the OGP/ HDOT Plan is for our road that is good for resident's quality of life? The sole road Maintenance has not kept up with the road problems. The DPP is trying to pass the Ko'olau Loa 'Sustainable' Communities Plan and an update to the O'ahu General Plan that would put thousands of more housing units in Malaekahana, (to be determined exactly how many still today, but on DPP's Proposals for up to 5,000 more in Malaekahana/Envision Laie 2040; proposes increased commercial expansion of Kualoa Ranch on its 4,000 acres (the Ranch seeks 'unlimited numbers' of visitors allowed and permitting is being sought for immediate build-out, with danger that this sets precedents and gives entitlements to our detriment as a residential neighborhood and there exists already entitlement for two new hotels and 100 resort residential units (duplex, quads, whatever?) at Turtle Bay Resort which is due to start this year. 12 years estimated construction on failing road!

There was also a PARTIAL count by DPP in 2013 to this Planning Commission of over 4,350 already zoned as Urban lots in Ko'olauloa from Kawela Bay to Kualoa Ranch 20 degree slope or less, buildable today, owned by individuals mostly. The U.S. Census family size figures would be about 22,000 population increase for this area!

The continuous deterioration of the existing Route 83 will be sped up with all the heavy construction building supplies, and this increase in tourists we have had that is estimated at 9.5 million in the state this year. We get more than half of the ones that come to O'ahu on our North Shore and Ko'olauloa,etc.sole access road.

A moratorium on All subdivision development from Haleiwa thru Kahalu'u is needed immediately. The few monster houses in Honolulu are no comparison to hundreds or thousands of these mainland -style houses; and their extra traffic crowded onto the sole access road in this irreplaceable scenic rural area, and would be a huge mistake on many levels. The infrastructure to support it does not exist now and won't until 2040 as planned. (See ORTP info below). Definitely these short-term solutions are not enough, proof is the photo's a resident sent me because I am Ka'a'awa Community Association's Representative to the O'ahu Metropolitan Planning Organization's Citizen's Advisory Committee.

(Besides the road issue, the Laie Sewer Company has released raw sewage into the nearshore waters used for recreation and fishing...this further affects the 'fabled North Shore' economic brand of the area, Turtle Bay Resort and its soon to be 3 hotels and resort residential units). Over capacity before adding development...what's the logic?

The O'ahu Regional Transportation Plan (ORTP) does not begin the long-term solution study and building of permanent highway here until
2029 thru 2040. The
completion of that viable road is logically when development should be considered, not before.
No growth boundary changes to add population make sense now when the State's goal of 'banking' Important Agricultural Land (IAL) is short by thousands of acres already. Yet there is the KLSCP set to do just that. Too much going against DPP's own rules like in the Kyo-Ya Hotel court case has required citizen's to sue for reason to apply. There are proposals in the OGP before this Planning Commission that need to limit DPP's capricious decision possibilities, not increase them.

We give developers too much;and taxpayers pick up the infrastructure tab already. The OGP changing all of Laie to Resort designation will allow more hotels and Transient Vacation Units, plus up to 5,000 students at BYU, plus more faculty and staff NOT counted as part of the 1% population goal for Ko'olau Loa in the OGP.
This is all in addition to the 22,000 on Urban Zoed infill mentioned above.
With Resort designation in Laie for MORE than the current massive Polynesian 'Cultural Center' and the 1 hotel, a new Third City is allowed...

Please make changes to the intent of this OGP 'update' to change our island's rural agricultural area into urban sprawl, ruining the countryside for us and future generations...

Please acknowledge receipt of this letter and the pictures.

Andrea Anixt at: andreapeatmoss2@gmail.com
Mahalo for all you do towards serious Planning for our residents .

---------- Forwarded message ----------
From: helen matheus <helenmatheus@hotmail.com>
Date: Sun, Mar 11, 2018 at 2:51 PM
Subject: 3/10/18. 51-636 Kam hwy, Kaaawa
To: Andrea Anixt <andreapeatmoss2@gmail.com>

Sent from my T-Mobile 4G LTE Device

Takara, Gloria C

From: andrea anixt [andreapeatmoss2@gmail.com]
Sent: Monday, March 19, 2018 4:17 PM
To: Takara, Gloria C
Subject: Add my address to testimony please .Andrea Anixt.

2018 MAR 19 PM 4 24

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CITY & COUNTY OF HONOLULU

P.O. Box 646 Ka'a'awa, Hawai' 96730. 237 8595.
Mahalo

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SCHOOL BUS
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Hawaii's Thousand Friends

2018 MAR 21 AM 10:00
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

March 21, 2018

Planning Commission
Fax 768-6743
(6 pages)

A RESOLUTION TO ADOPT THE PROPOSED REVISED GENERAL PLAN
FOR THE CITY AND COUNTY OF HONOLULU (THE OAHU GENERAL PLAN)

Hawaii's Thousand Friends comments and recommendations on the 2018 Proposed General Plan for the March 21, 2018 Planning Commission public hearing.

The proposed the General Plan is way to wordy. The General Plan, which sets forth Oahu resident's long-range goals and objectives should be comprehensive but concise, easy to read and understand.

Preamble

Add which do not have the force of law at the end of the last sentence in the first paragraph. To read: The General Plan and its revisions are adopted by the Honolulu City Council as a resolution which do not have the force of law.

Content of General Plan

The section on sustainability, while important, is out of place, too wordy and lacks context to the General Plan.

Instead of the disconnected section on sustainability and the stand-alone bullet points - Environmental protection, Economic health, Social equity, sustainability principles, goals and objectives should be incorporated into each of the eleven areas of concern.

Bullet #3 – Social equity add *well-being and* in between social and equity to read:
Social wellbeing and equity

Examples of what sustainability means in practice are change the following
Bullet #2 add *land* after agricultural to explain what agricultural resource the General Plan seeks to preserve and protect.

Delete bullets #5 (~~Greater public awareness of and actions to reduce waste and excessive consumption)~~ and #6 (~~Increase participation and scope of recycling and waste stream reduction)~~ because creating awareness and participation in something does not create the ability to maintain something at a certain level or avoid the depletion of natural resources in order to maintain an ecological balance

Create a new bullet #5 to read: Reduction of waste and increased recycling

Population:
Keep the language in the current General Plan, below, because it is concisely identifies the population objectives of the General Plan.

The population objectives and policies encompass three distinct thrusts: First, to control population growth to the extent possible to avoid social, economic, and environmental disruptions, Second, to plan for anticipated future population growth. And, finally, to maintain a pattern of population distribution that will allow people to live and work in harmony,

Transportation and Utilities:

- Define multi-model
- Delete ~~and processing certain needed permits~~ in the last sentence in the 2nd paragraph. This statement is neither an objective nor a policy.

Implementation

First paragraph states "...one of its [the General Plan] purposes is to establish a comprehensive vision for the City and County of Honolulu ..." Yet, there is no statement in the General Plan articulating the City and County's vision for Honolulu and the entire island.

Fourth paragraph - define lower tiers of plans.

Delete the last paragraph ~~The City and County government is not the only entity responsible for the general welfare of the residents of Oahu. The State and Federal governments also have an important influence on the life of the community, with responsibilities that include the freeway system, public health and education, criminal justice, natural and cultural resource management, environmental protection and disaster preparedness in addition, the private sector contributes significantly to Oahu's economy as the primary leaders in development, construction and health care industries, thereby providing jobs and employment for many residents. The City and County recognize the need for close collaboration among the public and private sectors in order to meet the objectives of the General Plan.~~

This general statement is neither an objective nor a policy and is better suited for each of the Development/Sustainable Communities Plan.

I. Population

Objective A Keep the current language in Objective A.
To control the growth of Oahu's resident and visitor populations in order to avoid social, economic and environmental disruptions.

The proposed new language changes the objective of controlling growth to planning for uncontrolled growth. It is no secret that Oahu's natural resources, environment and residents are stretched thin and encouraging more and more growth without regard for our island's limitations is reckless

It is irresponsible to suggest unlimited resident and tourist population growth without understanding the implications and impacts from growth that has no boundaries on Oahu's finite natural and cultural resources, environment, quality of life and residents.

At the very least a carrying capacity study should be done before the current limited growth objective is deleted. A carrying capacity study for the island of Oahu will help guide population growth so that cumulative and negative impacts on Oahu's resident's quality of life and natural and cultural resources are avoided.

Why was the current objective of *population control* changed to encouraging population growth?

When does population and tourism growth become unsustainable? What are the islands limits?

Policy 1 Keep the current language
Participate in State and Federal programs, which seek to develop social, economic, legal and environmental controls over population growth.

The existing language is an action towards the goal of controlling unlimited population growth while the new language *Allocate efficiently* is subjective and appears to advocate for uncontrolled growth on our 597 square mile island.

Policy 4 add cultural resources after environmental resources to read:
Establish geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands, environmental and cultural resources, and open space.

Objective B
To establish a pattern of population distribution what will allow the people of Oahu to live, work and play in harmony

Policy 3 add a letter c. urban sprawl is prevented

II. The Economy [Economic Activity]
Objective A
To promote [employment] economic opportunities that [will] enable all the people of Oahu to attain meaningful employment and a decent standard of living.

Policy 5 delete ~~by streamlining regulatory process and~~ to read:
Foster a healthy business climate by encouraging complementary policies that support access to capital and markets and protection of the natural environment.

Regulatory permits and processes should be evaluated on an individual basis and should not be a standard policy that pertains to all permits and processes.

Objective B
Maintain a successful visitor industry that creates meaningful employment, enhances quality of life and celebrates our unique sense of place, natural beauty, native Hawaiian culture, and multi-cultural heritage.

Support Policy 3

Guide the development and operation of visitor accommodations and attractions in a manner which avoids unsustainable increases in the cost of providing services and infrastructure and which respects existing lifestyles, cultural practices, and natural, cultural, and historic resources.

Delete ~~Policy 5 Provide related public expenditures for rural and urban-fringe areas that are highly impacted by the visitor industry.~~

This statement is unclear and subjective. What are related public expenditures? Who will determine that areas are highly impacted by the visitor industry? What guidelines, rules or laws will be used to make such a determination that rural and urban-fringe areas are highly impacted by the visitor industry?

A carrying capacity study could predict impacts from the visitor industry before public expenditures are necessary to try and fix the problems.

Policy 7 Delete ~~rather than on development densities~~ at the end of the sentence to read:
Concentrate on the quality of the visitor experience in Waikiki.

Ignoring impacts from increased development density should not be a policy in the General Plan but each development should be evaluated for its singular and cumulative impact on the human, built and natural environment.

Delete Policy 11

~~Consider small-scale community-oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively.~~

The General Plan should not advocate for a use or uses that are illegal. According to county zoning short-term vacation rentals are not permitted in the residential district.

The General Plan should not advocate for something that is not enforceable.

Since the late 1980's when the City Council placed a moratorium on any new short-term vacation rentals in residential communities the Department of Planning (DPP) has not enforced that moratorium. Instead short-term vacation rentals in residential communities have increased without regard of the negative impacts on residents and their communities.

For years residents have complained to DPP about residential houses and units within houses being rented short-term, less than 30 days, with little or no adequate enforcement action from DPP.

Increased and effective enforcement against illegal vacation rentals is what is needed, not a General Plan policy that would lead to further proliferation of illegal vacation rentals in residential communities.

Policy 11 contradicts (VII. Physical Development and Urban Design Objective F– *To create and maintain attractive, meaningful, and stimulating environments throughout Oahu*

Policy 5: –
"Seek to protect resident's quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities."

Objective C
To [maintain] ensure the long-term viability and continued productivity of agriculture on Oahu.

Policy 2 reinstate the wording in all agricultural areas on Oahu to read:
Support agricultural diversification in all agricultural areas on Oahu to help strengthen the agricultural industry and to make more locally grown food available for local consumption.

Keeping the existing language shows that all types and locations of farming efforts help strengthen the agricultural industry and ...will make more locally gown food available....

Policy 9 What are the City's growth boundaries? If this policy refers to each Development/Sustainable Communities Plan growth boundaries then the policy should read – Prohibit the urbanization of agricultural land located outside of each of Oahu's Development Plan and Sustainable Communities Plans growth boundaries.

IV. HOUSING AND COMMUNITIES
Objective A
To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford

Delete Policy 2 ~~Streamline approval and permit procedures for housing and other development projects.~~

The action of streamlining permits should not be a policy or an objective of the General Plan. Each permit should go through the process and be evaluated on its own merit in order to protect natural and cultural resources from negative impacts and protect the safety of Oahu's residents.

A new policy should read: It is a policy of the City and County to encourage the building of more affordable housing on Oahu.

VII. PHYSICAL DEVELOPMENT & URBAN DESIGN
Objective B
To maintain those development characteristics in the urban fringe and rural areas which make them desirable places to live

Policy 1 – Keep the word low in both cases and delete ~~lower~~ in both cases to read: Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low [lower]-rise, low [lower]-density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households

It is clear that the intent of this objective is for low rise and low-density development in urban-fringe areas. Using the word lower confuses the intent, is open to interpretation and is unclear. Lower than what?

Objective [E] F
To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.

Support Policy 5

Seek to protect residents' quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities.

CITY & COUNTY OF HONOLULU
PLANNING COMMISSION
Hearing of: March 21, 2018
Subject: Proposed revision of Oahu's General Plan

2018 MAR 23 AM 11 42

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

Aloha Commissioners,

My name is Ursula Retherford, a long-time resident of Kailua.

I have over the years attended most, if not all, community meetings on the proposed General Plan held in my area by the City's planning consultants and have commented extensively in writing on the proposed changes to the plan.

Much time at these presentations was taken up by the public's negative reaction to the proposal in Economic Objective B, Policy 10 to "permit small-scale community- oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively."

In spite of major public opposition to this proposal expressed at meeting after meeting, this objective, to my great consternation, continues to appear in the final draft.

Resort accommodations and activities are not compatible with residential living. As Judge Sabrina McKenna determined in the Cummings versus Roth's case, these operations alter the residential character of a residential neighborhood. Our residential communities are not market places. They are where we live and bring up our families and perpetuate our culture in wholesome, safe surroundings supported by a sense of community and safety net. This is also where many of us seek respite and refuge from the nine million visitors that descend on our islands annually.

Are we to sacrifice the safety and quality of life of our neighborhoods and housing for our people, as "warranted by market demand" ? Are we to satisfy this worldwide, insatiable demand no matter what the price to our communities and residents? After seeing the persistence of the language in Economic Objective B 10, it is very doubtful that the public input, beyond that of individuals and entities with a direct financial interest, will ever be considered. Given the City's lack of political will and disgraceful enforcement record, it would also be naive to believe that it would effectively enforce regulations in the future.

It is not only audacious to make the proposal in Economic Objective B 10 at a time when vacation rentals have already severely impacted the housing supply for our people. It is shows a lack of vision and social responsibility.

Once again. It would behoove us all to pause and examine more carefully the long-term costs of the relentless push for more and more visitors versus the loss of housing and quality of life for our people, loss of neighbors and sense of community, and other social, environmental and cultural losses.

Thank you for the consideration of my thoughts.

Ursula Retherford

Ursula Retherford
42 N. Kainalu Dr., Kailua, HI 96734, tel 808 261 4537

Encl. : Copy of my letter of January 25, 2015 to Councilman Anderson, outlining my objections to visitor accommodations in residentially zoned neighborhoods.

January 30, 2015

The Honorable Ikaika Anderson
Chair, City Council Committee on Planning and Zoning
530 S. King Street
Honolulu, HI 96813

Subject: Transient Vacation Rentals

Dear Councilmember Anderson,

This is in response to the Star-Advertiser article (1/3/15) in which you solicited public input regarding transient vacation units operating in our residentially zoned neighborhoods.

I have been involved in this issue since 1989, and over the years I have testified on the subject numerous times. As you therefore are already aware, I believe these resort activities are incompatible with residential zoning and the needs and rights of permanent residents. They impact the very core values of residential living. In the Cummings versus Roth case, Judge Sabrina McKenna (now a Hawaii State Supreme Court Justice) referred to the fact that Roth's illegal bed-and-breakfast operation altered the residential character of a residential neighborhood and ruled that "the public interest clearly supports the granting of injunctive relief."

The demand by the transient vacation rental industry, the Star-Advertiser, and seemingly also some members of the City Council, that the moratorium on new permits be lifted, clearly does not support the public interest, nor does it grant relief to the impacted neighborhoods. These resort activities have the same negative impacts on residents and their communities whether they are legal or illegal. They belong in resort zoning.

The Star-Advertiser editorial of 1/4/15 stated that "Technology has made it all but impossible for the city to enforce the ban that's been on the books – for more than 25 years, since a moratorium on new permits for vacation rentals was enacted." I would first like to correct the notion that there ever was a moratorium. A "moratorium" is a temporary suspension of activity, which is not what the 1989 legislation was about. The reason for issuing Non-Conforming Use Certificates (NUCs) in 1989 to operators who could show that they had been in business since 1986 was that, because there was no specific language in the law forbidding such rentals at that time, the City feared legal action if it closed them down. The City Council, however, acknowledged the negative impacts of these short-term visitor accommodations on residential neighborhoods and promised us that no more NUCs would be issued in the future, and that those issued at the time would be phased out by attrition. This is a far cry from a moratorium.

Contrary to the claim that technology (internet advertisements) has made it more difficult for the City to enforce the ban, in reality it has made it easier by better enabling the City to trace and apprehend violators. The City, however, opted not make use of the help offered by the new technology. It ignored proposed legislation which would have required that the Non-Conforming Use Certificate number and the address of the vacation rental unit be listed in internet advertisements. Such a listing would have been a great help to the City in sorting legal operations

from illegal ones and effectively enforcing the law. The City lacked the political will to enact this helpful legislation and to make use of still other available tools to successfully prosecute violators. Instead it let the industry proliferate. It closed its eyes and ears and ignored the pleas and complaints of residents and the deterioration of their neighborhoods. While lamenting the lack of housing for our local people, it stood by, watching the selling out of thousands of housing units in our neighborhoods to higher-bidding visitors in search of alternative vacation experiences and thereby contributing to soaring rents for local residents.

Although acknowledging the supposed impotence of the City to enforce its own laws, the Star-Advertiser in its January 4th editorial calls for a pathway to give the "scofflaws" legal status, "one that emphasizes strict rules about how these accommodations should be maintained and supervised." I strongly disagree with this proposal. What would make anyone think that the City would do a better job in enforcing future laws than it does present laws? Where would the strong supervision come from? An e-mail from an impacted resident, who has provided DPP with proof of at least twenty-five illegal stays, illustrates the present degree of enforcement. It reads in part, "Between the photographic evidence and our testimony in the past, we have given them a clear case served up on a silver platter, and they never do anything about it. I'm not optimistic that they ever will." There are, indeed, no indicators that would justify thinking that the City would do a better job in enforcing future laws, especially given the City's financial predicament and budget constraints looming on the horizon. The adherence to rules and regulations would, as in the past, be left to the vacation rental operators (i.e., to the "hoteliers", as the Star- Advertiser calls them). It would be self-regulation with the same kind of benefits to themselves and negative consequences for the community that we have seen, to our sorrow, with the so-called "self-regulating" Wall Street financial industry.

While the City has not enforced the law on illegal operations, neither has it enforced the law pertaining to legal operations with 1989 NUCs, which have been violating the conditions of their certificates right and left, and this in spite of complaints by neighbors. Given the City's abysmal record of enforcement, it is clear that no matter how many illegal operations the City would legalize in the future, even more illegal ones would spring up as our residential neighborhoods continue to be advertised world-wide as playgrounds for tourists.

What seems to be uppermost in the minds of government officials is the possible lack of payment of appropriate taxes, such as TAT, by transient vacation rental operators. The Star-Advertiser editorial of 12/29/14 agrees with the statement by the president and CEO of the Hawaii Lodging and Tourism Association who said, "We aren't trying to put anyone out of business. If people want them, I say give them to them. However, they need to pay their fair share of fees and taxes. We want a level playing field."

This statement is troubling. Does the payment of fees and taxes confer the right to alter and negatively impact residentially zoned neighborhoods without going through the legally required rezoning process that must take into account infrastructure and other social, economic, environmental, and cultural impacts? This issue is about much more than fees and taxes. It is about the rights of people who bought into residential zoning and their quality of life.

On the issue of potential revenue, I believe the projected amount of GET and TAT that would be

collected if illegal operations were legalized is exaggerated. The projected collections naively assume trust and honesty, qualities that do not seem to be in great abundance in an industry that has been taking the law into its own hands for many years. Just as in the past, be it a legal or an illegal operation, the operator would decide the amount of income on which he or she would pay taxes. An illustration: As some vacation rental units are located only a few feet from neighbors with jalousie windows, a friend of mine overheard an operator discuss what portion of the collected revenue he would declare and pay taxes on. I do not believe this to be an isolated discussion. In other cases, who would check the validity of claims that the visitors were simply non-paying friends? When I found a stolen cell phone in my yard and tracked it to a family in California who had stayed at an illegal vacation rental around the corner from me, the operator of the vacation rental assured me that these were "just friends" who stayed with him. The California family informed me, however, that they were not friends and had found the rental on the internet and had payed $2400 for a five-night stay. I believe that far more TAT would be collected if these "friends" stayed at traditional hotels, virtually all of which have rigorous accounting systems entailing honest collection and payment of the TAT. Let us also not forget that the same rental units if rented long term to local residents would assure a far more reliable source of the GET. They would also be rented to people who would be able to reside and work here and pay state income tax.

A myth that seems to persist and apparently convince some Council members that we should legalize more transient vacation rentals in residential neighborhoods is that the operators of these businesses need our help with their mortgages. Of the many illegal vacation rental operators that I know of, not a single one seems to be needing our help. In my neighborhood these illegal rentals are owned by real estate professionals, a restaurant owner, a contractor, investors, and other well established persons. On the whole, illegal vacation rentals do not tend to be located in neighborhoods where the biggest help with mortgages is needed, but rather in neighborhoods where people are already doing pretty well and do not need the City to help them do even better. That is, unless they bought a property that they knew they could not afford without running an illegal vacation rental, and bought it anyway because they were confident, given the City's enforcement record, that they could get away with it. I am familiar with some fine examples of such behavior by leaders in the illegal vacation rental industry.

One also hears of cases where owners, especially older owners, allegedly cannot afford the high taxes on their properties without operating a vacation rental business. Therefore some think we should help them by legalizing their operations. But these same older people could rent out the same units longer term to local residents. A reverse mortgage is also an option. And in any case it is not the City's responsibility to safeguard inheritances by sacrificing the quality of life of our residential neighborhoods.

There is concern by some about the effect on retail businesses if the many illegal vacation rentals were not allowed to continue. Yes, there probably would be some effect. But then, are we in the business of subsidizing with our quality of life businesses that speculated by setting up shop based on income from illegal vacation rentals? Anybody who after 1989 started a tourist-dependent business in the high impact areas of Kailua and the North Shore knew, or should have known, what the law was and the risks involved. Unless, of course, they too knew that they could out-smart the City. The City officials should feel, if not angry, at least embarrassed to be taken

for fools so often.

Another justification cited for allowing more vacation rentals in our residential neighborhood is that it creates jobs. Yes, it creates some jobs, mostly jobs without benefits of any kind, while taking away many good and stable hotel jobs that provide workers with health insurance, sick leave, vacation time, employer contributions to Social Security, and other benefits.

The Star-Advertiser (1/4/15) points out that as a result of the vacation rental industry, communities have changed, and goes on to say, "Their permanent residents, who deserve some measure of control over their own living conditions, are powerless to act against it." This is a sad commentary on a City government that, by its lack of political will and inaction, has rendered its citizens powerless against the forces that destroy their quality of life and taken away needed housing from them.

Many of us do not intend to remain powerless. We, too, want a level playing field. We do want a measure of control over our living conditions. We do not want additional transient vacation rentals beyond those presently holding Non-Conforming Use Certificates. We do not want our neighborhoods to be tourist industry market places and playgrounds. We do not want mini hotels and "hoteliers". We want neighborhoods where we have neighbors, a social safety net, a safe place to bring up our children, and a place of respite from the impacts of the 8+ million tourists that descend on our small island every year. We want to retain some sanity. We want nurturing, neighborhoods of caring and engaged citizens. We want cohesive, neighborhoods that provide our communities with volunteers, not profiteers. We want harmonious neighborhoods that don't pit neighbor against neighbor. We want rentals in our neighborhoods that provide homes for our local people. We do not want our housing inventory eviscerated in order to accommodate the wishes of the tourist industry and associated interests, while relegating our local people to crowded living conditions or living on the street.

The above can be accomplished by simply enforcing existing laws. This would free up thousands of rental units at lower rents for our local people, serve the public interest, and bring relief to our impacted neighborhoods and communities.

We should pay far greater attention to the cultivation of positive experiences for our visitors in our resort-designated areas, such as Waikiki. It is no wonder that many visitors seek to have a Hawaiian experience by seeking alternative accommodations in our residential neighborhoods, as they cannot find it in the overbuilt, crowded, and depersonalized Waikiki. But we do not want our residential communities to become the next victims and before too long be stripped similarly of our Hawaiian sense of place and identity.

Much thought and work by good men and women of long-range vision went into our development plans that divide the island into zoning categories and call for the protection of our residential communities. The spot zoning, the "laissez faire" attitude, and the "if people want them, give them to them" philosophy fly in the face of our development-guiding documents and sound planning. In fact, they represent no planning at all, which for a small island of limited and fragile resources is not a wise path to take.

B&Bs/Short term vacation rentals make sense in many parts of our country and the world. However, we are not like any other place. Hawaii's many unique characteristics and differing circumstances and needs make resort accommodations in our residential neighborhoods incompatible with the quality of life that local residents deserve and that is mandated by current law.

Our quality of life, the very quality of our citizens, and the survival of native culture and its aloha spirit all depend on safe, healthy, and wholesome neighborhoods and communities.
It is not the exploitation for financial gain, but the protection of our residential neighborhoods and investments in their social capital that will promote the general welfare of all of us on this island, including the tourist industry.

I believe that it would behoove all of us to pause and examine more carefully the long-term benefits of the relentless push for more and more visitors versus concomitant social, environmental, and cultural losses.

I shall close with excerpts from an e-mail to DPP, a copy of which I received this morning: "Today another group of renters from Canada, approx. 14-16 people checked in. . . The owner is becoming more bold in his defiance of the law having had 4 separate renters since Xmas. I have been at this for a number of years, with no results and would love to have my neighborhood back."

I hope that you and the other members of the Council and our Mayor will have the vision, wisdom, and political will to return our neighborhoods to the residential use for which they are zoned and confine transient vacation rentals to resort-zoned areas.

Thank you very much for considering my input.

With my aloha,

Ursula Retherford
42 N. Kainalu Drive
Kailua, HI 96734
e-mail: robert.retherford@hawaiiantel.net

cc: The Honorable Councilmembers:
Ernie Martin, Chair
Kimberly Pine
Trevor Ozawa
Ann Kobayashi
Carol Fukunaga
Joey Manahan
Brandon Elephante
Ron Menor

Honolulu Mayor, the Honorable Kirk Caldwell

2018 MAR 23 AM 11 42
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

TESTIMONY BEFORE THE PLANNING COMMISSION
March 21, 2018
Dr. Kioni Dudley

Aloha, Commission Members. I am Dr. Kioni Dudley.

My concern is that we are facing devastation on four fronts in just thirty years. This plan does not show awareness of any of the four problems. It needs to recognize these impending disasters and give us directions to minimize their effect or avoid them completely.

The first of these disasters is Sea Level Rise. The University of Hawaii School of Oceanography has been putting out warnings for several years that by mid-century much of Kaka'ako, Ala Moana, Waikiki, and Mo'ili'ili will be standing in mud. It is city policy to totally ignore these warnings. Seventeen more high-rises are planned by Howard Hughes and Kamehameha Schools in Kaka'ako and Ala Moana. It is WRONG to build those there and to sell them to unsuspecting people. In just a few decades, when the water rises above the surface and won't go away, there will be lawsuits that will bankrupt the city when we need money the most. High rises will stand for hundreds of years. They should be built on higher land above the freeway. Due to SLR, our city must grow in the direction of the mountains. This Plan totally ignores the problem.

The second great disaster is famine. We will need to produce all of our own food by 2050. The world is experiencing a population explosion. In 1940, world population was just 2 billion people. By 1980, it had doubled to 4 billion. In 2020, it will be close to 8 billion. Population is not growing 1,2,3,4. It is growing exponentially, 2,4,8, 16. No one here is paying attention to this. The United Nations says that in order to feed everyone in 2050, we will need to double every bite of food in the world today. That will be all but impossible, and the UN warns that we will have 371 million people starving just 30 years from now. Hawaii imports 90% of our food. There will be no food to bring in. What is available will be too expensive to import. We need to be 100% food self sufficient in just thirty years. We need an agricultural revolution. This plan has lots of good statements about increasing ag production in Object C of the section on Economy. But it is not enough. The Preamble needs to clearly state this problem. Then Agriculture needs a whole section of its own. We don't just need farm crops; we need cattle farms, dairies, chicken farms, piggeries. We need land released for farming. We need to create all of the businesses that support a vibrant farming industry. We need food processing businesses. We need to educate our youth to develop these new things. We need a full-blown agriculture revolution. We have just 30 years. If we don't start now, our million people will be facing starvation. This Plan needs to give the direction.

The third great disaster is decrease in rainfall. We have lost 20% of our rainfall in the last forty years. Studies from the University of Hawaii Geography Department tell us that if we continue

Oahu General Plan for Adoption

Honolulu Planning Commission

March 21, 2018 1:30 pm

Mission Memorial Auditorium

2018 MAR 23 AM 11 42
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

"The Oahu General Plan (GP) sets the city's objectives and broad policies for the "long-range development of the city" in 11 areas - Population; The Economy; Natural Environment and Resource Stewardship; Housing and Communities; Transportation and Utilities; Energy; Physical Development and Urban Design; Public Safety and Community Resilience; Health and Education; Culture and Recreation; and Government Operations and Fiscal Management. "

The process for this updating has not been public friendly. Many people cannot take off from work to attend meetings such as these. There is not even an email for the public to submit to the Planning Commission. Request a public participant to copy 15 copies and other requirements is archaic and not encouraging convenient public participation.

"Public testimony is to be taken at the hearing by registering at the public hearing. Written testimony (15 copies) may be filed with the Planning Commission at least two business days before the date and time of the hearing. Attendance at the public hearing is not necessary to submit written testimony. One copy may be faxed to 768-6743 or mailed (Planning Commission, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813)."

The biggest concern that we have is that many public comments have not been taken into consideration. This leads us to the conclusion that the powers-that-be are simply

dragging the public through the process but are adhering to their own agenda which is contradictory to public opinions.

In other words, the public is like dogs barking at the moving train.

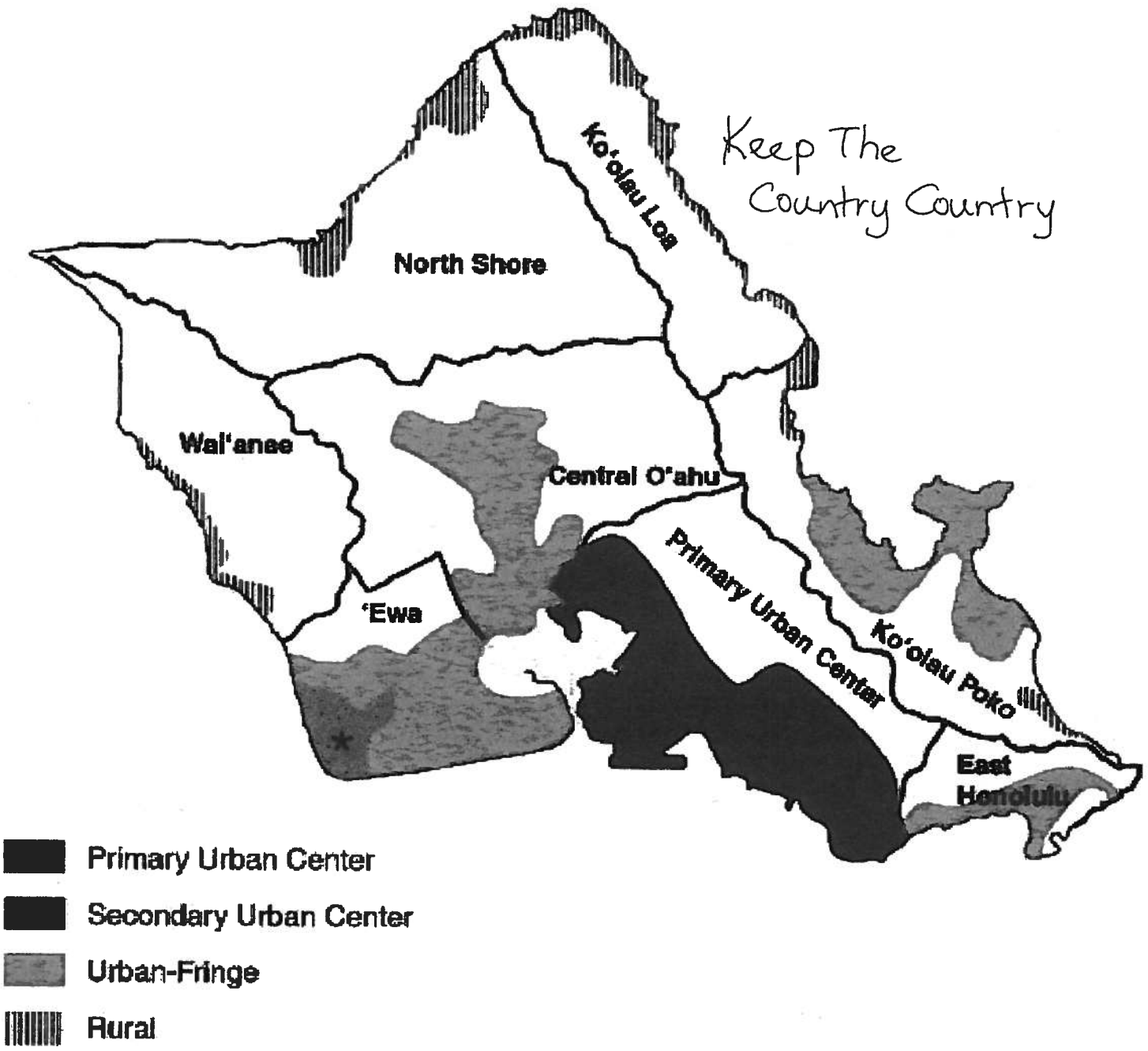
There have been too many episodes that support these sentiments. We all know the big elephants at City Hall.

I submit to you that if we are serious about providing diversity and protecting the resources of this very small island of Oahu, we will adhere to the existing Oahu General Plan and not covertly and overtly change the land-use principles and map that will open up the entire island to be paved over and the quality of life of its residents diminished at the expense of profiteers.

Submitted by

Choon James
Kahuku, Hawaii
ChoonJamesHawaii@gmail.com
808 293 9111

CountryTalkStory.com


Keep The
Country Country
North Shore
Ko'olau Loa
Wai'anae
Central O'ahu
'Ewa
Primary Urban Center
Ko'olau Poko
East
Honolulu
Primary Urban Center
Secondary Urban Center
Urban-Fringe
Rural

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 10:16 AM
To: 'Jimmy Collins'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Jimmy Collins [mailto:collinseshi@gmail.com]
Sent: Wednesday, March 21, 2018 9:37 AM
To: info@honoluludpp.org
Subject: Oahu General Plan

Do Not Change The Plan to benefit the fossil fuel industry!

It is misguided for Hawaii to invest in more fossil fuel infrastructure and projects that ultimately contribute to our own demise. We should not spend another penny on fossil fuel infrastructure. The long-term cost of delaying full use of renewable energy i.e., more rapid climate change, is already clear in our state. Any effort and expense towards fossil fuels is far better put toward reaching our renewables goal.

The original text for policy 3 in Section VI Energy should be retained with the following edit to state: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu **using non-climate harming renewable energy.**"

Jan Collins
94-1057 Po'e Place
Waipahu, HI 96797

2018 MAR 21 AM 10 28
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:15 AM
To: 'Save Oahu's Neighborhoods'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Planning Commission General Plan 3-21-18 Testimony

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Save Oahu's Neighborhoods [mailto:sonhawaii@hawaii.rr.com]
Sent: Monday, March 19, 2018 5:07 PM
To: DPP Honolulu
Subject: Planning Commission General Plan 3-21-18 Testimony

SAVE O'AHU'S NEIGHBORHOODS

SONHawai'i

2018 MAR 21 AM 10 28
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Dear Planning Commissioners,

Concerning the proposed Honolulu General Plan, please delete the current phrasing of

OBJECTIVE B, Policy 11 - ***"Consider small scale community oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively."***

[which puts the cart before the horse]

and replace it with:

OBJECTIVE B, Policy 11 - ***"Establish effective enforcement against illegal short-term rentals in residential neighborhoods to create public confidence in the city's ability to regulate the visitor industry for the benefit of visitors and residents before any consideration is given to legalizing or permitting short-term rentals"***

We already know that enforcement is woefully lacking and that effective enforcement must come before any consideration of promoting more negative impacts on residential neighborhoods. To promote any short-term rentals in residential neighborhoods is completely contrary to the mayor's and the governor's

housing agendas and contrary to the stated wishes of twelve neighborhood boards, community associations, housing advocates, and homeless advocates.

Larry Bartley
Executive Director
Save O'ahu's Neighborhoods

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:15 AM
To: 'alexress99@yahoo.com'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: ** SPAM ** Obj B, Policy 11 -enforcement first

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

-----Original Message-----
From: alexress99@yahoo.com [mailto:alexress99@yahoo.com]
Sent: Monday, March 19, 2018 7:26 PM
To: info@honoluludpp.org
Subject: ** SPAM ** Obj B, Policy 11 -enforcement first

Planning Commission,

I am concerned about the language of Objective B, Policy 11. The county should not consider any scale of visitor accommodation in residential areas without showing that something can be enforced. Based on the proliferation of illegal short term accommodations in residential neighborhoods, that problem needs to be fixed first.

We have a housing problem. Where are people going to live?

Mahalo,
Alex Ress

2018 MAR 21 AM 10 28
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:14 AM
To: 'lisamarten@hawaii.rr.com'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Honolulu General Plan

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

-----Original Message-----
From: lisamarten@hawaii.rr.com [mailto:lisamarten@hawaii.rr.com]
Sent: Monday, March 19, 2018 7:36 PM
To: info@honoluludpp.org
Subject: Honolulu General Plan

Aloha.

I am disturbed by Objective B, Policy 11 which opens the door to visitor accommodations in non-resort areas. Please replace this Objective / policy with a call to enforce existing residential zoning by cracking down on vacation rentals operating with impunity in residential areas.

Mahalo, Lisa Marten

2018 MAR 21 AM 10 28
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:14 AM
To: 'Manoj Yadav'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: New code for Oahu General Plan - Planning Commission Hearing (expires on 23rd Mar, 2018)

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Manoj Yadav [mailto:bizdev@allevents.in]
Sent: Monday, March 19, 2018 8:10 PM
To: info@honoluludpp.org
Subject: New code for Oahu General Plan - Planning Commission Hearing (expires on 23rd Mar, 2018)

Hi,

I have activated a new code for your upcoming event Oahu General Plan - Planning Commission Hearing.
Code: **SUPER-36EA06C**
Expires on 23rd Mar, 2018
You can use this code to purchase a **booster pack** that gives you a spotlight placement on allevents.in and on the social media in your selected area.

Simply choose your target city and stay on top across all the channels. Click here to get started.
Try going through our FAQs for any immediate assistance.
In case of any query, click here to chat with us or simply reply to this mail.
#StayHappening,
Manoj Yadav
Customer Relationship Manager

All Events in City - https://allevents.in
(100 million+ Events | 10 million+ Organizers | 30,000 cities | 30 million people)
If the event was intended to be private and not supposed to be shared publicly, you can report it by hitting this link. We will remove it within 24 hours.

If you don't want to receive future communication from me, please click this link.

2018 MAR 21 AM 10 28
DEPT OF PLANNING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:14 AM
To: 'Chumsley Chumsley'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: OBJECTIVE B, Policy 11

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Chumsley Chumsley [mailto:hichumsley@gmail.com]
Sent: Monday, March 19, 2018 10:44 PM
To: info@honoluludpp.org
Subject: OBJECTIVE B, Policy 11

Please change the language of Objective B, Policy 11 to "Establish Strict Enforcement against ILLEGAL Short Term Rentals in Residential Neighborhoods."

There are already zones that this short term rentals are legal, it should not be in residential areas. How are you letting ILLEGAL business' drive out families that would like to live in a neighborhood as just a family? This part of the problem for affordable housing. Each time a long term rental is converted to a short term rental you have removed a property from being rented to a resident. Each time you allow a business to outbid a single family from purchasing a home you have contributed to the affordable housing issue.

Please do the right thing for residents.

2018 MAR 21 AM 10 28
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:13 AM
To: 'Theresa Yamanoha'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: proposed Honolulu General Plan - OBJECTIVE B, Policy 11

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Theresa Yamanoha [mailto:terry.ac@hawaiiantel.net]
Sent: Tuesday, March 20, 2018 9:27 AM
To: info@honoluludpp.org
Subject: proposed Honolulu General Plan - OBJECTIVE B, Policy 11

To the Honolulu Planning Commission:

Regarding the proposed Honolulu General Plan before the Planning Commission for consideration, **OBJECTIVE B, Policy 11** must be changed. Any language to consider small scale community oriented visitor accommodations should not be part of the General Plan before there is an effective enforcement mechanism to prevent illegal short-term rentals in residential neighborhoods.

OBJECTIVE B, Policy 11 needs to reflect the necessary objective of **effective** enforcement of illegal activity, not the promotion of additional negative impacts on our neighborhoods.

Appropriate language will be the following:
OBJECTIVE B, Policy 11 - "Establish effective enforcement against illegal short-term rentals in residential neighborhoods to create public confidence in the city's ability to regulate the visitor industry for the benefit of residents"

Thank you for your consideration.

Theresa Yamanoha

2018 MAR 21 AM 10 27
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:12 AM
To: 'Karen Gallagher'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

-----Original Message-----
From: Karen Gallagher [mailto:karengallagher222@gmail.com]
Sent: Tuesday, March 20, 2018 2:02 PM
To: info@honoluludpp.org
Subject: Oahu General Plan

Aloha,
Thank you for allowing me the space to provide my input regarding the proposed changes to the O'ahu General Plan.
I shall keep it short and to the point:
We need agricultural lands to grow food on.
We need affordable homes.
We need quality education for our children.
We need good roads.
We need clean, safe parks.
We do not need any more luxury "homes".
We do not need any vacation rentals.
We do not need more tourists.
In short, we need to shape O'ahu into a place that can be called home by the children who were born and raised here, and have been priced out. Affordable homes and a living wage ought to be expected. We need to grow our own food and stop expensive and unnecessary imports. O'ahu has become a giant resort. On the North Shore most days the tourists outnumber the residents. This is destroying our community.
So, please stick to the original Plan. It was well thought out and it makes sense.
Aloha,
Karen Gallagher
North Shore resident since 1979

Sent from my iPad

2018 MAR 21 AM 10 26
DEPT OF PLANNING
& PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:11 AM
To: 'WAYNET@ALOHA.ORG'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: FW: O'ahu General Plan testimony
Importance: High
Attachments: Honolulu Planning Commission - Oahu General Plan 031418 FINAL.pdf

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Wayne Tanaka [mailto:waynet@oha.org]
Sent: Tuesday, March 20, 2018 5:57 PM
To: info@honoluludpp.org
Subject: O'ahu General Plan testimony
Importance: High

Aloha,

Please find attached the Administrative testimony of the Office of Hawaiian Affairs to the Planning Commission re: the O'ahu General Plan.

Mahalo nui,

Wayne Tanaka
Public Policy Advocate
Office of Hawaiian Affairs
(808)594-1945
waynet@oha.org

2018 MAR 21 AM 10 26
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CITY & COUNTY OF HONOLULU

OFFICE OF HAWAIIAN AFFAIRS

Administrative Testimony

Testimony of Kamana'opono Crabbe, Ph.D
Ka Pouhana, Chief Executive Officer

2018 MAR 21 AM 10 26
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Honolulu Planning Commission
A RESOLUTION TO ADOPT THE PROPOSED REVISED GENERAL PLAN FOR THE CITY AND COUNTY OF HONOLULU (THE OAHU GENERAL PLAN)

March 21, 2018 1:30 p.m. Mission Memorial Conference Room

The Administration of the Office of Hawaiian Affairs (OHA) offers the following **COMMENTS** on the proposed Revised General Plan for the City and County of Honolulu (The O'ahu General Plan). OHA greatly appreciates the Commission's careful consideration and adoption of our past comments, noting specifically OHA's recommended language for the Northwestern Hawaiian Islands and the incorporation of considerations for Native Hawaiian cultural practices and cultural resources in a wide array of policy areas. OHA offers the following final comments to best ensure that the O'ahu General Plan can adequately and effectively serve as a written commitment by the City and County to a desirable and attainable future for Honolulu.

OHA is the constitutionally-established body responsible for protecting and promoting the rights of Native Hawaiians. In service to our beneficiaries, Native Hawaiians, OHA maintains substantive obligations to protect the cultural and natural resources of Hawai'i. Accordingly, OHA is required to serve as the principal public agency in the State of Hawai'i responsible for the performance, development, and coordination of programs and activities relating to Native Hawaiians; assess the policies and practices of other agencies impacting Native Hawaiians; and conduct advocacy efforts for Native Hawaiians. **OHA provides the following recommendations in the hopes of strengthening the O'ahu General Plan's capacity to best reflect the current and future character, needs, and concerns of the Native Hawaiian community, whose largest population in the state currently resides on the island of O'ahu.**

1. Section 1 (Population), Objective A should include a policy to consider the impacts of military expansion and mitigate its impacts on population growth as well as its social, cultural, and economic disruptions.

OHA appreciates that Section 1, Objective A, emphasizes anticipated population growth, the limitations of O'ahu's natural resources to support such growth, and policies intended to minimize negative impacts to the existing fabric of O'ahu's society, culture, and economy.

However, missing from the discussion on future county growth are the compounded impacts of military expansion on the natural environment and the quality of life (such as rising housing costs and attendant effects on financial security and health outcomes[1]) for Native Hawaiians and others. A projection of the socio-economic and environmental impacts of military growth, and the ways these impacts may be compounded by other foreseeable changes to our environmental and socioeconomic landscape, may be critical to adequately plan for and guide population growth and distribution.

OHA accordingly recommends that a new policy be included within Section 1, Objective A, that reads:

> *Account for projected military expansion and its contribution to population growth to best plan for and mitigate impacts to natural and cultural resources, residential housing opportunities and costs, health outcomes, and other factors directly tied to Honolulu residents' quality of life.*

2. Section 2 (Economy), Objective C consider deleting Policy 11, which would consider the expansion of visitor accommodations in non-resort areas.

OHA notes that the proliferation of vacation rental units in non-resort areas has already substantially reduced Honolulu's much-needed residential housing inventory, and has likely contributed to the rapidly rising housing costs that Honolulu has experienced and continues to experience.[2] These visitor accommodations, the substantial majority of which do not appear to be owned by state residents, have not led to improved economic opportunities for Honolulu residents. Instead, transient vacation rentals have encouraged increased and unfettered speculation, primarily by nonresidents, in our limited housing stock. **Notably, data has shown that 70% of properties listed as vacation rentals in Hawai'i are owned by out-of-state property owners who do not reside in the islands.**[3] Native Hawaiians in particular are less likely to benefit directly from a transient vacation

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[1] *See* KITV News, *How the military impacts rent prices in Hawaii*, http://www.kitv.com/story/34591771/how-the-military-impacts-rent-prices-in-hawaii, *accessed on* Mar. 3, 2018.

[2] There are an estimated 45,075 total vacation rental units measured by the 2016 Hawai'i Housing Planning Study. The study estimates that at least 37% of these rentals are "commercial" rentals, or resort condominium and condominium hotel properties which are legally permitted commercial operations. As such, the study estimates that 28,397 units are non-commercial, i.e. unlawful transient vacation rentals. SMS, HAWAI'I HOUSING PLANNING STUDY, at 58 (2016), *available at* https://dbedt.hawaii.gov/hhfdc/files/2017/03/State_HHPS2016_Report_031317_final.pdf. The proliferation of such units, which generate nearly 3.5 times more income for property owners than the average long-term residential rental unit, has correlated with substantially increased housing costs throughout the islands: over the past several years. Honolulu's average monthly rent growth rate from 2010-2015 was 26.1%, and the six-year growth rate of average daily rent was 47%. During this time, the number of vacation rentals increased by 34% per year. *See* SMS, THE IMPACT OF VACATION RENTAL UNITS IN HAWAI'I (2016, *available at* http://www.hawaiitourismauthority.org/default/assets/File/Housing%20and%20Tourism%20113016.pdf.

[3] *Id.*

rental operation.[4] As such, transient vacation rental operations appear to primarily benefit nonresident property owners and real estate speculators – who may also seek to buy out any vacation rentals operated by local residents, now and in the future – and are not likely to provide meaningful and long-term economic benefits to Hawai'i or its residents, including Native Hawaiians. **In light of O'ahu's housing crisis, OHA questions whether legalizing and expanding these types of accommodations should be part of the economic development plan for O'ahu.** Notably, this Policy appears to contradict Section 4 (Housing) Objective B, to minimize speculation in land and housing.

3. Section 2 (Economy), Objective C should include two additional policies: 1) Encouraging the preservation of all lands for agricultural practices; and 2) Recognizing the viability and potentially high productivity of innovative and non-Western forms of agriculture.

Section 2 focuses specifically on O'ahu's economy and Objective C expresses the City's need to ensure long-term viability and productivity of agriculture on the island of O'ahu. The O'ahu General Plan generally emphasizes the importance of "an economy that contributes to O'ahu's long-term sustainability," while also promoting "an innovative and technically savvy economy that respects our unique traditions and cultural values."

The agricultural sector is one that has the potential to advance sustainable principles and practices and to adopt innovative technologies that uphold the state's unique traditions and cultural values. However, the O'ahu General Plan does not necessarily acknowledge this prospect.

Moreover, since the State of Hawai'i does not have a standard for productivity of agricultural lands, it has relied heavily on an antiquated soil classification system to evaluate potential productivity. This system was established in the 1960s to identify lands best suited for industrial pineapple cultivation, but it does not account for more modern and innovative agricultural practices such as aquaculture and controlled farming environments, nor does it account for traditional Hawaiian agriculture methods that have historically utilized a wide range of environmental conditions.[5] With this in mind, OHA emphasizes that with both new farming technology as well as traditional Hawaiian agricultural techniques, virtually all agricultural lands in the state may have the potential to be highly productive.

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[4] Native Hawaiians are less likely to own a home, and are more likely to live in overcrowded living situations where they would not have a spare bedroom to rent as a visitor accommodation. 24.8% of Native Hawaiian households, compared to 9.6% of state households, include more than two generations or unrelated individuals, and 14.1% of Native Hawaiian households, compared to 4.2% of state households, have a hidden homeless family member. SMS, HAWAI'I HOUSING PLANNING STUDY, at 70 (2016), *available at* https://dbedt.hawaii.gov/hhfdc/files/2017/03/State_HHPS2016_Report_031317_final.pdf

[5] For example, the Hawai'i Farm Bureau's public testimony on HB778 HD1 (Reg. Sess. 2017) stated that "agriculture has evolved. Soil classification no longer is a primary determinant of good agricultural lands. Green houses, hydroponics, aquaculture, aquaponics are just a few of the types of agriculture that occur on Class C, D or E lands. Some of the best floriculture and hydroponic operations are on these lands."

OHA accordingly recommends that a new policy be included within Section 2, Objective C that reads:

> *Recognize that both modern and traditional Hawaiian forms of agriculture may have high productivity potential despite currently outdated state soil classification ratings.*

OHA also urges the O'ahu General Plan to express a clear intent to preserve and protect Honolulu's limited remaining agricultural land for bona fide agricultural practices. The State Office of Planning itself has held the position that non-agricultural uses on agricultural lands will eventually lead to a decline in agriculture and the permanent alienation of those lands from the agricultural district.[6] The current draft of the O'ahu General Plan can better serve the City's stated desire to ensure the long-term viability and continued productivity of agriculture on O'ahu by adding an additional policy that emphasizes this commitment as distinct from the desire to limit urban sprawl, and encourages landowners to actively use agricultural lands for agricultural purposes.

Accordingly, OHA recommends that a new policy be included within Section 2, Objective C that reads:

> *Preserve and protect agricultural lands for bona fide agricultural practices.*

4. Section 3 (Natural Environment and Resource Stewardship), Objective A, should include two additional policies: 1) Recognizing the close correlation and connection between Native Hawaiian cultural practices and the natural environment, and 2) Recognizing the relationship between Native Hawaiian cultural practices and specific natural resources.

Section 3, Objective A, focuses on the preservation and the protection of the natural environment. The O'ahu General Plan notes that "[p]rotecting the island's natural resources and environmental quality is essential to ensuring the long-term health and well-being of the community."[7]

Accordingly, OHA would like to emphasize that while the O'ahu General Plan does include a section dedicated to culture, with policies directed specifically at Native Hawaiian culture, Section 3, relating to Natural Environment and Resource Stewardship, should further recognize and encourage the symbiotic connection between the natural environment and Native Hawaiian culture and land management practices. Native

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[6] The State of Hawai'i Office of Planning submitted public testimony on HB778 HD1 (2017) stating that "[a]llowing a proliferation of non-agricultural uses in the State Agricultural District could lead to the decline of agriculture due to farmers' disinvestment in their farm operations in anticipation of development. Land values would increase due to the residential allowance, making it more costly for farmers to acquire land for agricultural production."

[7] Revised O'ahu General Plan (December 2017), at 8.

Hawaiian cultural and land management practices emphasize excellent natural resource stewardship, and have been recognized as a model of best practices in sustainability and self-sufficiency.

OHA therefore recommends that a new policy be included within Section 3, Objective A that reads:

> *Recognize the close connection between the natural environment and Native Hawaiian culture.*

OHA would also like to emphasize that disrupting the integrity of and access to natural resources may have a direct impact on the perpetuation of Native Hawaiian traditional and customary practices. Historically, the loss of certain environmental resources through Western approaches to land use and development have resulted in the extinction of attendant cultural practices.[8]

OHA therefore recommends that a new policy be included within Section 3, Objective A, that reads:

> *Protect O'ahu's natural resources as Native Hawaiian cultural resources vital to the perpetuation of Native Hawaiian traditional and customary practices.*

With the above recommended amendments, OHA believes that the O'ahu General Plan will better reflect the needs of the Native Hawaiian community, and will establish a stronger and more comprehensive vision to uplift the quality of life for Honolulu's residents, and perpetuate its natural environment for present and future generations.

Mahalo for the opportunity to comment on this matter.

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[8] For example, deforestation in central O'ahu for the purpose of cattle ranching, the subsequent use for long-term agriculture, and finally real estate development, had caused the extinction of a number of cultural practices specific to the Waipi'o ahupua'a.

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:11 AM
To: 'Valerie Lawson'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: ** SPAM ** OBJECTIVE B POLICY 11

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Valerie Lawson [mailto:vglawson808@gmail.com]
Sent: Tuesday, March 20, 2018 8:51 PM
To: Info@honoluludpp.org
Subject: ** SPAM ** OBJECTIVE B POLICY 11

I am a homeowner in Makaha and sit on the Wai'anae Coast Neighborhood Board. We have a major shortage of housing in Hawaii and the cost of living is absolutely OUT OF CONTROL! There are too many of us living from pay check to pay check and only a couple paychecks away from living on the beach, at a park or at Pu'uhonua o Wai'anae.
There are enough hotels and condos for visitors to stay in. We do not need the extra traffic nor do we need random people staying in our neighborhoods where our children are playing.

Please establish effective enforcement against illegal short-term rentals in residential neighborhoods to create public confines the city's ability to regulate the visitor indusfor the benefit of the residents.

2018 MAR 21 AM 10 26
DEPT OF PLANNING
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CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:11 AM
To: 'nix@lifeislight.com'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: nix@lifeislight.com [mailto:nix@lifeislight.com]
Sent: Tuesday, March 20, 2018 8:59 PM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18

Aloha all,
Please return the original wording on page 40.
The citation I am referring to is on page 40 in the draft of the Oahu General Plan:
http://www.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/PR%20GP%20Ramseyer_web.pdf

Policy 3 under Section VI Energy is stricken and **used to say**: Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu.

NOT:
"Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

Mahalo,
John and Debra Nix, Kihei

2018 MAR 21 AM 10:36
DEPT OF PLANNING & PERMITTING
CITY & COUNTY OF HONOLULU

Confidentiality Notice: This email is intended only for the person or entity to which it is addressed and may contain confidential information. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you receive this email in error, please contact the sender by replying to this email and delete this email and any attachments from all computers without reading or saving the same in any matter whatsoever.

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:11 AM
To: 'Lorna Holmes'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Lorna Holmes [mailto:lholmes@hillsdale.edu]
Sent: Tuesday, March 20, 2018 9:13 PM
To: info@honoluludpp.org
Subject: Oahu General Plan

I protest the proposed change to Policy 3 under Section VI Energy, which **used to say**: Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu.

The new **draft text of the policy is now worded**:

"Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

Absolutely not. Hawaii should not invest another cent in more fossil fuel infrastructure and projects that ultimately contribute to our own demise. The long-term cost of delaying full use of renewable energy i.e., more rapid climate change, is already clear in our state. Any effort and expense towards fossil fuels is far better put toward reaching our renewables goal. This draft text looks like it was written by fossil fuel interests.

Mahalo for your consideration.

Dr. Lorna Holmes

Honolulu 96817

2018 MAR 21 AM 10 25
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:10 AM
To: 'Severine Busquet'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu general plan 3/21/18

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Severine Busquet [mailto:severine.busquet@gmail.com]
Sent: Tuesday, March 20, 2018 10:13 PM
To: info@honoluludpp.org
Subject: Oahu general plan 3/21/18

Hi:
While reviewing the latest draft of the Oahu general plan, I disagreed with the revision proposed for the policy 3 of the section VI Energy.
Hawaii should stop investing in more fossil fuel infrastructure and projects and focus on the ultimate 100% renewable energy infrastructure. Delaying full use of renewable energy will lead to accelerated climate change and therefore important long-term cost for the state.
The original text for policy 3 in Section VI Energy should be retained with the following edit:
"Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu **using exclusively renewable energy.**"
Thanks for your attention
Severine Busquet
Hawaii Kai

2018 MAR 21 AM 10 25
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AND PERMITTING
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From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:10 AM
To: 'Lynn Aaberg'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Lynn Aaberg [mailto:laaaberg@gmail.com]
Sent: Tuesday, March 20, 2018 10:16 PM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18

There should be no delay in full use of renewable energy in Hawaii, and no more effort, time or money should be invested in fossil fuel infrastructure.

The original text for policy 3 in Section VI Energy should be retained with the following edit to state: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu **using non-climate harming renewable energy.**"

Thank you,
Lynn Aaberg

2018 MAR 21 AM 10 25
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From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:10 AM
To: 'Harald Ebeling'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Harald Ebeling [mailto:haraldebeling@gmail.com]
Sent: Tuesday, March 20, 2018 11:13 PM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18

Dear DPP,

I would like to comment on the draft of the Oahu General Plan posted as

http://www.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/PR%20GP%20Ramseyer_web.pdf

which, under "VI. Energy, Objective A", cites the following goal as "Policy 3":

"Promote and assist efforts to establish safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches its renewable energy goals".

I find this language disturbing, since it stands in stark contrast to our state's declared goal to *reduce* all dependence on fossil fuels. Nothing is thus less needed than to *establish* fossil fuel supply reserves.

I would like to urge the DPP to rescind this change and adopt the original phrasing which defines that the goal of Policy 3 is to "Support programs and projects which contribute to the attainment of energy self-sufficiency on Oahu" with the addition "through the use of renewable energy."

Mahalo,

Harald Ebeling

2018 MAR 21 AM 10 25
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:10 AM
To: 'dave.mulinix@juno.com'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Change in Oahu General Plan to Benefit Fossil Fuel Industry is Unaccep table

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: dave.mulinix@juno.com [mailto:dave.mulinix@juno.com]
Sent: Tuesday, March 20, 2018 10:01 PM
To: info@honoluludpp.org
Subject: Change in Oahu General Plan to Benefit Fossil Fuel Industry is Unaccep table

Aloha,

I just discovered tonight that the Oahu General Plan has been edited to benefit the fossil fuel industry and move us away from the state's goal of 100% renewable energy by 2045.

Policy 3 under Section VI Energy is stricken and **used to say**: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu."

The new **draft text of the policy is now worded**: "Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

This change is madness. Climate Change is already happening. South Pacific Island Nations are already planning for the permanent evacuation of their island homes that have been home to their people for thousands of years. In Alaska Indigenous villages that have been inhabited for hundreds of years, are now falling into the sea because the permafrost is melting for the first time in thousands of years. We have already seen the death and devastation that the new super hurricanes have caused. The changing of the wording in the Oahu General Plan is like moving the deck chairs around on the Titanic as it sinks beneath the waves. That wouldn't stop the Titanic from sinking, and this new wording will do nothing to help us deal with Climate Change.

Please use common sense and put the original wording back in, i.e. "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu."

Malama Pono,
Dave Mulinix
47-185-A Hui Akepa Place
Kaneohe, Hawaii 86744

2018 MAR 21 AM 10 25
DEPT OF PLANNING
AND PERMITTING
CITY AND COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:06 AM
To: 'Sharon Williams'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18

2018 MAR 21 AM 10 23
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CITY & COUNTY OF HONOLULU

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Sharon Williams [mailto:sharonwi@hawaii.edu]
Sent: Wednesday, March 21, 2018 8:01 AM
To: info@honoluludpp.org
Subject: RE: Oahu General Plan 3-21-18

The original text for policy 3 in Section VI Energy should be retained with the following edit to state: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu **using non-climate harming renewable energy.**"

Please do not change it to promote the protection of the use of fossil fuels.
Aloha,
Sharon Ching Williams AIA

2018 MAR 21 AM 10 25
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and PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:08 AM
To: 'Terry Travis'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

2018 MAR 21 AM 10 24
DEPT OF PLANNING
CITY & COUNTY OF HONOLULU

From: Terry Travis [mailto:ttravis@hawaiiantel.net]
Sent: Wednesday, March 21, 2018 8:36 AM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18

It is misguided for Hawaii to invest in more fossil fuel infrastructure and projects that ultimately contribute to our own demise. We should not spend another penny on fossil fuel infrastructure. The long-term cost of delaying full use of renewable energy i.e., more rapid climate change, is already clear in our state. Any effort and expense towards fossil fuels is far better put toward reaching our renewables goal.

Policy 3 under Section VI Energy is stricken and **used to say**: Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu.
The new **draft text of the policy is now worded**:
"Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

Please restore the original text.

Terence & Barbara Travis
91-999 La'aulu St., Unit F,
Ewa Beach, HI 96706

2018 MAR 21 AM 10 25
DEPT OF PLANNING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:08 AM
To: 'Andrea Wagner'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan Concern

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

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CITY & COUNTY OF HONOLULU

From: Andrea Wagner [mailto:rickandrea@gmail.com]
Sent: Wednesday, March 21, 2018 7:23 AM
To: info@honoluludpp.org
Subject: Oahu General Plan Concern

I am writing to express my concerns about the proposed change to Oahu General Plan Section VI, Objective A, Policy 3. The proposed rewording contradicts other changes in the section. While other policies in the section clearly support movement to renewable energy sources, Policy 3, as reworded, opens the door to delaying the move to renewable energy.

Please reconsider the proposed change. It does not support the overall effort to move Oahu and Hawaii to energy self-sufficiency.

Mahalo for your kokua.

Andrea Wagner
672 Lawelawe St.
Honolulu, HI 96821
808-373-2817

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"You cannot escape the responsibility of tomorrow by evading it today."

2018 MAR 21 AM 10 25
DEPT OF PLANNING
& PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:08 AM
To: 'Travis Idol'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: change to Oahu General Plan

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AND PERMITTING
CITY & COUNTY OF HONOLULU

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Travis Idol [mailto:twidol@alumni.wfu.edu]
Sent: Wednesday, March 21, 2018 5:56 AM
To: info@honoluludpp.org
Subject: change to Oahu General Plan

Department of Planning and Permitting,

A friend of mine found a troubling change to the OGP. The change he found is on page 40 in the draft of the Oahu General Plan. Policy 3 under Section VI Energy is stricken and used to say: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu."

The new draft text of the policy is now worded: "Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

This change is unnecessary and appears to have been inserted to provide general plan support for the building of new fossil fuel infrastructure, specifically for the importation of liquified natural gas. It is misguided for Hawaii to invest in more fossil fuel infrastructure and projects that ultimately contribute to our own demise. The long-term cost of delaying full use of renewable energy i.e., more rapid climate change, is already clear in our state. Any effort and expense towards fossil fuels is far better put toward reaching our renewables goal.

The original text for policy 3 in Section VI Energy should be retained with the following edit to state: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu using renewable energy that reduces net greenhouse gas emissions and promotes sustainability and resiliency in Hawaii."

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CITY & COUNTY OF HONOLULU

Aloha,

Travis Idol, President
Hawaii Interfaith Power and Light
www.hipl.org
Facebook page

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:08 AM
To: 'Keep it Kailua'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Honolulu General Plan

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and PERMITTING
CITY & COUNTY OF HONOLULU

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Keep it Kailua [mailto:outlook_b9549b1df7bbb738@outlook.com]
Sent: Wednesday, March 21, 2018 5:12 AM
To: info@honoluludpp.org
Subject: Honolulu General Plan

Dear Planning Commissioners,

Concerning the proposed Honolulu General Plan, please delete:

OBJECTIVE B, Policy 11 – "Consider small scale community oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively."

This is a very slippery slope that could allow the entire Island to be turned into a resort area.

Don Bremner
Spokeperson
Keep it Kailua

Get Outlook for iOS

2018 MAR 21 AM 10 25
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:09 AM
To: 'Stu Simmons'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Planning Commission General Plan 3-21-18 Testimony

2018 MAR 21 AM 10 24
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Stu Simmons [mailto:stu_simmons@hotmail.com]
Sent: Wednesday, March 21, 2018 4:56 AM
To: DPP Honolulu
Subject: Re: Planning Commission General Plan 3-21-18 Testimony

I agree with Keep it Kailua. The residential neighborhoods of Kailua, Waimanalo and North Shore are already being negatively impacted with loss of housing and increased tourism sprawl.

It truly would create a slippery slope!

Stu Simmons
Kailua

Dear Planning Commissioners,

Concerning the proposed Honolulu General Plan, please delete:
OBJECTIVE B, Policy 11 - ***"Consider small scale community oriented visitor accommodations in non - resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively."***

This is a very slippery slope that could allow the entire Island to be turned into a resort area.

2018 MAR 21 AM 10 25
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

Don Bremner
Spokeperson
Keep it Kailua

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:09 AM
To: 'Stu Simmons'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Planning Commission General Plan 3-21-18 Testimony

2018 MAR 21 AM 10 24
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Stu Simmons [mailto:stu_simmons@hotmail.com]
Sent: Wednesday, March 21, 2018 4:48 AM
To: DPP Honolulu
Subject: Planning Commission General Plan 3-21-18 Testimony

Dear Planning Commissioners,

Concerning the proposed Honolulu General Plan, please delete:
OBJECTIVE B, Policy 11 - ***"Consider small scale community oriented visitor accommodations in non - resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively."***

This is a very slippery slope that could allow the entire Island to be turned into a resort area.

Don Bremner
Spokeperson
Keep it Kailua

2018 MAR 21 AM 10 25
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:09 AM
To: 'Respiratory&EnvironmentalDisabilitiesAssocHI'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18

2018 MAR 21 AM 10 24
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: Respiratory&EnvironmentalDisabilitiesAssocHI [mailto:redahi@hawaii.rr.com]
Sent: Wednesday, March 21, 2018 2:36 AM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18

I've been alerted to the new wording on page 40:
Policy 3 under Section VI Energy is stricken and **used to say**: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu."

The new **draft text of the policy is now worded**: "Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

Fossil fuels? We need to do our part to help our earth recovery from fossil fuels not contribute to it's destruction. No where is it more evident than in Hawaii, actual global warming is real. For those of us with respiratory and environmental sensitivities it is an even more pressing issue because it is directly affecting our health.

Let's do our part and eliminate all language in our government rules regarding fossil fuels and replace the wording with renewable energy.

Thank you for listening,
B.A. McClintock REDAHI-Respiratory and Environmental Disabilities Assoc of HI

2018 MAR 21 AM 10 25
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:09 AM
To: 'William Gosline'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu general plan 3-21-18

2018 MAR 21 AM 10 24
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: William Gosline [mailto:wgosline@gmail.com]
Sent: Wednesday, March 21, 2018 2:29 AM
To: info@honoluludpp.org
Subject: Oahu general plan 3-21-18

To Whom It May Concern,

It has come to my attention that in Policy 3, under Section VI, the Hawaii Oahu General Plan has elided references to renewable energy goals in favor of "safe and adequate" fossil fuel use.

As everyone with half a brain should have realized by now, there is no "safe" use of fossil fuels. Climate change and the danger is poses to our planet must be taken seriously, and policy on every level must reflect this new reality.

It is only the corporations and their lobbyists who have reason to keep using fossil fuels. This reason is the so-called bottom line.

Any policy that putatively represents the people of Hawaii should ratify Hawaii's move towards sustainability.

Sincerely,
William Alan Gosline

2018 MAR 21 AM 10 25
DEPT OF PLANNING
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CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 9:06 AM
To: 'Brooke Carlson'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18 and Sustainable Energy

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

2018 MAR 21 AM 10 23
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CITY & COUNTY OF HONOLULU

From: Brooke Carlson [mailto:brooke.carlson@gmail.com]
Sent: Wednesday, March 21, 2018 8:42 AM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18 and Sustainable Energy

Aloha:

I hope this message finds you well. I am writing on behalf of the Hawaiian people and the language in the proposed Oahu general Plan 3-21-18.

It is misguided for Hawaii to invest in more fossil fuel infrastructure and projects that ultimately contribute to our own demise. We should not spend another penny on fossil fuel infrastructure. The long-term cost of delaying full use of renewable energy i.e., more rapid climate change, is already clear in our state. Any effort and expense towards fossil fuels is far better put toward reaching our renewables goal.

The original text for policy 3 in Section VI Energy should be retained with the following edit to state: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu **using non-climate harming renewable energy.**"

Mahalo for your service and support.

Sincerely,
Brooke

2018 MAR 21 AM 10 25
DEPT OF PLANNING
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CITY & COUNTY OF HONOLULU

Chong, Blanche

From: Noenoe <noenoebc@yahoo.com>
Sent: Wednesday, March 21, 2018 11:04 AM
To: info@honoluludpp.org
Subject: Title: Oahu General Plan 3-21-18

We must stop our use of fossil fuels and plastic and toxic chemicals. There are plenty of alternatives and we must lead in using them. We are in the middle of the largest ocean on earth snd must learn to be independent of the outside world to survive in an unstable time. If the country or the economy of the United States collapses who will send help??? Certainly not trump as demonstrated by his treatment of Puerto Rico. We will have to rely on ourselves for our food snd energy. For us the answer is right in front of us—go solar!!! Stop relying on fossil fuels that continue to heat up the ocean and spark ever fiercer storms. We are dooming ourselves if we do not stop the use of fossil fuels NOW.
Noenoe barney-campbell
Sent from my iPhone

2018 MAR 21 PM 12 22
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CITY & COUNTY OF HONOLULU

Chong, Blanche

From: Nanea Lo <naneaclo@gmail.com>
Sent: Wednesday, March 21, 2018 10:38 AM
To: info@honoluludpp.org
Subject: O'ahu General Plan 3-21-18

Hello,

I'm writing in about a citation that is in O'ahu's General Plan draft 3-21-18, I am referring to is on page 40 in the draft of the Oahu General Plan:
http://www.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/PR%20GP%20Ramseyer_web.pdf

The Policy 3 under Section VI Energy is stricken and **used to say**: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu."

The new **draft text of the policy is now worded**: "Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

I believe that the original text was just fine and we should not be wasting our resources promoting and assisting the continued reliance on fossil fuels. Period.

It is misguided for Hawaii to invest in more fossil fuel infrastructure and projects that ultimately contribute to our own demise. We should not spend another penny on fossil fuel infrastructure. The long-term cost of delaying full use of renewable energy i.e., more rapid climate change, is already clear in our state. Any effort and expense towards fossil fuels is far better put toward reaching our renewables goal.

The original text for policy 3 in Section VI Energy should be retained with the following edit to state: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu **using non-climate harming renewable energy.**"

2018 MAR 21 PM 12 22
DEPT OF PLANNING
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Please consider changing the statement back.

me ke aloha ʻāina,

--
Nanea Lo
Phone: (808)454-3504
Email: naneaclo@gmail.com

Some people say that Hawai'i will be a better place when Hawaiians no longer stand in the way of progress. But even these people must know that at this point, this will no longer be Hawai'i.
- *Jonathan Kay Kamakawiwo'ole Osorio. The Value of Hawai'i*

Chong, Blanche

From: Parthenon X <parthenonprime@gmail.com>
Sent: Wednesday, March 21, 2018 12:02 PM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18

The general plan has new wording that calls for the attainment of enough fossil fuel energy supply reserves until it can reach it's renewable energy goals.

Policy 3 under Section VI Energy, should be changed to read: To support the transition from fossil fuels to solar and wind microgrids across the islands as soon as possible depending on and adapting to geography and climate conditions.

Fossil fuels were an essential tool in the rapid advancement of technology and civilization as a whole in our world. But just as the energy sources used before fossil fuels became obsolete, so to now have fossil fuels become obsolete. Not to mention that the engine of our progress has become the engine/tool of our planets demise.

Technology has given us the ability to now obtain energy in various forms without the use of fossil fuels. Fossil fuel was the go to energy of the last century. And Hawai'i can not continue to be dependent on outside sources of energy if it is to truly become independent and as self sufficient as possible.

Better to drastically invest in the energy sources of today and tomorrow than to stockpile the energy of the past only to have to figure out what to do with it in the future when it becomes obsolete.

Javier Ocasio
Campaign Manager
www.ernestforhawaii.com

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"*We are the consciousness of the planetary level that it has spent all of it's life evolving, each and all of us. My being is the awakening earth. As is yours. The destiny of the Earth and the destiny of Man are one. If we kill earth, we kill ourselves.*" The Master of the Key

2018 MAR 21 PM 12 22
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CITY & COUNTY OF HONOLULU

Chong, Blanche

From: Shar louis <sha8000@gmail.com>
Sent: Wednesday, March 21, 2018 10:34 AM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18

There is no safe fossil fuel plan. Fossil Fuels have been the prize wars are fought over. Fossil Fuels are unsustainable interns of the quality of the environment we need to sustain here on earth. Please don't put any reliance on Fossil Fuels.
Mahalo,
Sharon
Waianae

2018 MAR 21 PM 12 22
DEPT OF PLANNING
CITY & COUNTY OF HONOLULU

Chong, Blanche

From: Perle Besserman <psbesser@gmail.com>
Sent: Wednesday, March 21, 2018 12:54 PM
To: info@honoluludpp.org
Subject: Oahu General Plan

There is no excuse for admitting fossil fuels into Hawai'i, ever. Especially when the islands are all committed to a total renewable energy plan to be installed by 2030.
Time to exchange polluting fuels for alternatives like solar and wind— both of which are plentiful in Hawai'i.

Dr. Perle Besserman

Sent from my iPad

2018 MAR 22 AM 11 10
DEPT OF PLANNING
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CITY & COUNTY OF HONOLULU

Chong, Blanche

From: Chai Blair-Stahn <chai.blairstahn@gmail.com>
Sent: Wednesday, March 21, 2018 1:12 PM
To: info@honoluludpp.org
Subject: Comments on Oahu General Plan 3-21-18

Hello,

Regarding the draft O'ahu General Plan, I am expressing my disapproval of Section VI (Energy), Policy 3. We should NOT invest more in fossil fuel infrastructure. We need to shift our focus, priorities, and spending to energy self-sufficiency and renewable energy sources.

The original text for policy 3 in Section VI Energy should be retained with the following edit to state: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu **using non-climate harming renewable energy.**"

Thank you for your time,
Chai Blair-Stahn

2018 MAR 22 AM 11 10
DEPT OF PLANNING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 1:29 PM
To: 'John Grandinetti'
Cc: Cole, Noelle C; Takara, Gloria C
Subject: RE: bring an end to fossil fuel use in Hawaii

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: John Grandinetti [mailto:grandsolar808@gmail.com]
Sent: Tuesday, March 20, 2018 9:11 PM
To: info@honoluludpp.org
Subject: bring an end to fossil fuel use in Hawaii

2018 MAR 22 AM 10 58
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 4:25 PM
To: 'robycamibesly'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: End the use of Fossil Fuels

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: robycamibesly [mailto:robycamibesly@gmail.com]
Sent: Wednesday, March 21, 2018 1:38 PM
To: info@honoluludpp.org
Subject: End the use of Fossil Fuels

No more blah, blah we are in real trouble because of the lies that have come from the fossil fuel industry and its impact on Climate. It is time to get real and make some difficult decisions and sacrifices!! I gave up my car because I am taking this threat seriously! But still, the greedy few want to keep on using this stuff until the environment implodes around us. Clean energy must be the primary source of energy IMMEDIATELY in every situation we can use it! i am furious that we have to keep banging on about it - it's common sense to end it's use???? What is the comprehensive plan. to get off fossil fuels anyway - where are the adults in the room? Are there any??? Or is it the filthy, greedy, few that will keep winning until nature can no longer support the environment we need to survive?? Moreover, that's just us - humanity - what about deforestation, the poles that are melting, the trees that are dying, the ocean that is warming, stagnating along with desalination, and being filled with plastic, the fracking poisons that are making their way into waterways, the earthquakes resulting FROM fracking, the fossil fuel spills on the ocean and on land, the poisons in the atmosphere that we breath? What kind of IDIOT would ignore this - oh right, the filthy fossil fuel industry who from the 1970's onward who don't give a damn about, nature, quality of life for the planet? Put an end to fossil fuel use now - it is critical that we do.

Roby B

Sent from my Samsung Galaxy smartphone.

2018 MAR 22 AM 10 59
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Wednesday, March 21, 2018 4:26 PM
To: 'Brenda Shanabarger'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Fossil fuels

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

2018 MAR 22 AM 10 59
CITY & COUNTY OF HONOLULU
DEPT OF PLANNING

From: Brenda Shanabarger [mailto:brendakshanabarger@gmail.com]
Sent: Wednesday, March 21, 2018 2:29 PM
To: info@honoluludpp.org
Subject: Fossil fuels

My home state of Kentucky is a major player in the fossil fuel energy production/use! While the corrupt politician Mitch McConnel & others along with "King Coal" have lied to the public about coal being "cheap energy" I can tell you as a previous resident, coal user, land owner, generations of family working in underground mining and becoming very ill with Black Lung, coal companies have resorted to Mountaintop removal coal mining that requires huge construction equipment,the dragline that is 21 stories high,tons of dynamite that sent a boulder crashing through a residence & on a baby sleeping in his bed killing him instantly, very few workers are required for this process that has & continues to annihalate residents by dumping the mountaintop (they refer to it as overburden/valley fill) this along with the toxins from explosives are dumped over into the valleys that were once pristine, a ground water/well water resource for the residents. GW Bush changed one term in the EPA safety rules that prevented this dumping by changing the wording (behind closed door meetings with politicians/coal companies)they changed mining waste to overburden/valley fill! POTUS Obama reversed this to no dumping within a 100-foot area of a valley. T-rump reversed this as with all Obama era rules & coal companies legally can now flat out say it is ok to dump everything into the valleys! This stops the flow of water from what was once watersheds atop the Appalachian Mountain Range that really provided water for the entire east coast & beyond. The rise in cancer with this form of strip mining is so high they actually opened a special oncology unit to determine what was causing the increase? Duh! My oldest brother hauled coal (coal truck driver) from these sites as a have to make a living case since he was 16 & has had numerous rare skin cancers including 1 surgical removal that went to his eardrum! He continues to have cancer removed to this day & has been so sick he had to stop the only job he ever knew & fight for disability! Companies started strip mining in order to break the UMWA (United Mine Workers America) & this progressed to strip mining on steroids! West Virginia's Don Massey was the culprit in closing Union Mines for 6 months & reopening the mines as non-union allowing him to violate safety issues, rushed performance on the miners to produce a certain tonnage and not leaving their work shift till this was met. He also made numerous greedy cutbacks on the few underground mines he kept open in place of MTR for example on "rock dusting" that prevented the build-up of coal dust being sparked by equipment causing the Upper Big Branch explosion! Resulting in numerous deaths due to Don's personal order to cut back on rock dusting to save money! An entire mountain can be dismantled using MTR in approx. 2 yrs. which would otherwise be 20 yrs. of work for underground mining! I can give you examples of

the deadly effects of fossil fuels as it is taken from the ground but there are so many I will provide factual reports/videos as evidence.While you may be looking at the effects of fossil fuels once they are removed from the ground & actually burned/used & coal ash accumulated I believe it is extremely important to understand the catastrophic events that occur as fossil fuels are removed, washed to create "the nonexistent" fact of clean coal. Clean coal creates billions of gallons of toxic waste that are stored in coal sludge impoundment, these are earthen damns above homes/schools/communities, These have burst particularly when there have been heavy rains & in the case of Inez Ky a mining inspector Jack Spadaro was the investigator & was about to blow the whistle on the company that continued to dump coal slurry in an overfilled pond the pond that burst was quickly removed from the investigation & the wife of Senator Mitch McConnel Elaine Chaos was handed the Dept Mining Safety & ruled this an act of God! A dozer operator leveling out the coal slurry near a pond was sucked into the pond & due to the thick toxic slurry the rescuers were not able to get to him for days & had to go down into the slurry with a pipeline setup for their protection, he was in his dozer deceased & with no possible means for him to have got out or rescued immediately.Each time you purchase coal you are contributing to death & destruction before your order ever arrives! You are supporting these death producing companies & corrupt politicians!
https://www.msha.gov/data-reports/reports/Upper%20Big%20Branch%20Mine-South%2C%20Performance%20Coal%20Company
-https://www.msha.gov/data-reports/reports/Upper%20Big%20Branch%20Mine-South%2C%20Performance%20Coal%20Company-
https://www.youtube.com/watch?v=QIeUtcTIXE0https://www.youtube.com/watch?v=aeUFyg1PVo4
https://www.youtube.com/watch?v=XkDQ_UbqbG4
https://www.youtube.com/watch?v=SyFWtzTa1Go
https://www.youtube.com/watch?v=D8geiWr8b6wda
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https://www.youtube.com/watch?v=IB8WQddz8x0
https://www.youtube.com/watch?v=v9l0viDKN1U

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Thursday, March 22, 2018 7:23 AM
To: 'Tlaloc Tokuda'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

2018 MAR 22 AM 10 59
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: Tlaloc Tokuda [mailto:tlaloctt@hotmail.com]
Sent: Wednesday, March 21, 2018 7:42 PM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18

Dear Members,

I belong to 350HI and we try to assist policy makers to create bills that promote renewables, keep fossil fuels in the ground and try to make State Funds join the di-vestment movement so we support the following:
Technological development and R&D in PV, Wind generation, battery storage and driving prices down so that wind and PV are competitive with coal without all the environmental, social, health, poverty externalities. So we should try and implement the United Nations' Global Goals. 7. Hawaii is well placed to use these and other (OTEC, Geothermal & market mechanisms to transition to a 100% renewable future.

I have lived on Oahu for many years but now live in Kona, however I just read Oahu's General Plan and am very disturb at a citation on page 40 in the draft of the Oahu General Plan:

Under Policy 3, Section VI Energy is stricken and **used to say:** ***Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu.***

The new **draft text of the policy is now worded:**

"Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

Why would we on Oahu or any of the outer islands want to pursue a path of fossil fuels when renewables are better for the planet, for our pocketbooks, society and is in line with traditional Hawaiian culture?

It is misguided for Hawaii to invest in more fossil fuel infrastructure and projects that ultimately contribute to our own demise. We should not spend another penny on fossil fuel infrastructure. The long-term cost of delaying full use of renewable energy i.e., more rapid climate change, is already clear in our state. Any effort and expense towards fossil fuels is far better put toward reaching our renewables goal.

The original text for policy 3 in Section VI Energy should be retained with the following edit to state: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu **using non-climate harming renewable energy.**"

Please keep the original text! If you don't please give rational for such irrational comments!

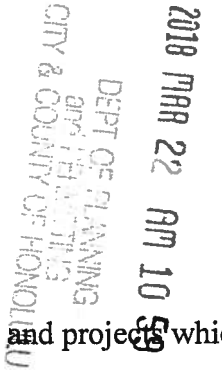
Mahalo,
Tlaloc Tokuda

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Thursday, March 22, 2018 7:23 AM
To: 'nomadjg'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18 Comment

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

From: nomadjg [mailto:nomadjg@gmail.com]
Sent: Wednesday, March 21, 2018 8:12 PM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18 Comment



Thanks for the opportunity to comment on Oahu General Plan.

I don't agree with this change in the wording about energy.
Policy 3 under Section VI Energy was stricken. It used to say: Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu.

The new draft text of the policy is now worded:

"Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

This seems like a regressive change. We should try to get away from fossil fuel as quickly as possible and this change in policy wording is going in the wrong direction.

Mahalo,
Janet Graham

From: Chong, Blanche on behalf of Department of Planning and Permitting
Sent: Thursday, March 22, 2018 7:23 AM
To: 'p tearson'
Cc: Takara, Gloria C; Cole, Noelle C
Subject: RE: Oahu General Plan 3-21-18

We are in receipt of your email and it is being sent to the Planning Commission for their review and record.

Thank you.

2018 MAR 22 AM 10 59
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

From: p tearson [mailto:tia.pearson@gmail.com]
Sent: Wednesday, March 21, 2018 11:06 PM
To: info@honoluludpp.org
Subject: Oahu General Plan 3-21-18

The citation I am referring to is on page 40 in the draft of the Oahu General Plan: http://www.honoluludpp.org/Portals/0/pdfs/planning/generalplan/GPUpdate/PR%20GP%20Ramseyer_web.pdf

Policy 3 under Section VI Energy is stricken and **used to say**: Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu.

The new **draft text of the policy is now worded**:

"Promote and assist efforts to establish a safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches it's renewable energy goals"

I'm thinking the original text was just fine and we should not be wasting our resources promoting and assisting the continued reliance on fossil fuels. We should become self-sufficient.

It is misguided for Hawaii to invest in more fossil fuel infrastructure and projects that ultimately contribute to our own demise. We should not spend another penny on fossil fuel infrastructure. The long-term cost of delaying full use of renewable energy i.e., more rapid climate change, is already clear in our state. Any effort and expense towards fossil fuels is far better put toward reaching our renewables goal.

The original text for policy 3 in Section VI Energy should be retained with the following edit to state: "Support programs and projects which contribute to the attainment of energy self sufficiency on Oahu **using non-climate harming renewable energy.**"

Malama pono,

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

TO ADOPT THE REVISED GENERAL PLAN OF THE CITY AND COUNTY OF HONOLULU (THE OAHU GENERAL PLAN).

WHEREAS, Section 6-1508 of the Revised Charter of the City and County of Honolulu provides that the General Plan shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern; and

WHEREAS, the General Plan, overhauled in 1977 to become a comprehensive policy plan (City Resolution 77-238), amended in 1979, 1982, 1985, 1987, 1989, 1990 and 1991, and was last amended in 2002; and

WHEREAS, the Planning Director has undertaken review and prepared revisions to the General Plan in accordance with Section 6-1510 of the Revised Charter, and in consultation with the agencies of the executive branch, the people of the city and with persons responsible for development activities and other governmental and private organizations operating within the city; and

WHEREAS, the General Plan revision included two rounds of public review drafts and public comment periods (2012 and 2017) and continues to focus on the general welfare of the people of the City and County of Honolulu and inclusive of the general welfare of the environment of the island of Oahu; and

WHEREAS, the Council wishes to approve the revised General Plan; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu to hereby adopt the 2017 edition of the General Plan, and to provide that it supersedes all previous editions and changes; and

DPPGP.R18

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk transmit, and is hereby directed to transmit, a certified copy of this Resolution to the Mayor, the Managing Director, and the Director of the Department of Planning and Permitting.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawaii Councilmembers