

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
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October 25, 2012

TO: CYNTHIA NAKAZAKI, COMMITTEE CLERK  
ZONING AND PLANNING COMMITTEE

FROM: IKAIKA ANDERSON, CHAIR *DA/gm*  
ZONING AND PLANNING COMMITTEE

SUBJECT: ADDITIONAL PROPOSED AMENDMENTS TO BILL 65 (2012)  
(‘EWA DEVELOPMENT PLAN)

Pursuant to my memorandum dated July 22, 2011 (Council Comm. No. 199), transmitted herewith for consideration by the Zoning and Planning Committee are five sets of forms proposing amendments to the revised ‘Ewa Development Plan attached to Bill 65 (2012). These amendments are in addition to the amendments I proposed by Council Comm. No. 310 (2012).

Also pursuant to Council Comm. No. 199 (2011), please number this communication and hyperlink it as a related communication on the agenda when the Committee considers Bill 65 (2012).

Enclosures: Amendment Worksheet and Proposals (5 sets)

## DP AMENDMENT WORKSHEET

DATE: 10/30/2012

BILL 65 (2012)

PROPOSER	BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	AMENDMENT SUBJECT
ANDERSON	PLAN	PREFACE ("AUTHORITY OF THE DEVELOPMENT AND SUSTAINABLE COMMUNITIES PLANS")	Amending language that otherwise might be construed to give the Plan regulatory force and effect.
ANDERSON	PLAN	Table 2.1 ("EWA DEVELOPMENT CAPACITY AND ENTITLEMENT STATUS")	Correct developable land area acreage estimates for University of Hawaii West Oahu.
ANDERSON	PLAN	3.1.3.5 ("Parks")	Correct error regarding Ko Olina beach parks.
ANDERSON	PLAN	Exhibit 3.1 ("Parks in the 'Ewa Development Plan Area")	Update exhibit.
ANDERSON	PLAN	Table 3.1 ("'Ewa Public and Private Parks and Golf Courses")	Correct acreage figures for Ko Olina Beach Park and Makaiwa Beach Park.
ANDERSON	PLAN	3.4.2.3 ("OR&L Historic Railway")	Policies and guidelines for OR&L Historic Railway.
ANDERSON	PLAN	3.7.2 ("Ewa Plantation Villages "GUIDELINES")	'Ewa Plantation Villages guidelines for urban form.
ANDERSON	PLAN	3.8 ("OCEAN POINTE/HOAKALEI")	Correction regarding applicable Unilateral Agreements.
ANDERSON	PLAN	3.8 ("OCEAN POINTE/HOAKALEI"); Exhibit 3.5 ("Ocean Pointe/Hoakalei Land Use Map")	Provide option for a lagoon.

PROPOSER	BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	AMENDMENT SUBJECT
ANDERSON	PLAN	3.15.2 (University of Hawaii West Oahu "GUIDELINES")	University of Hawaii West Oahu guidelines for regional integration and community orientation and service.
ANDERSON	PLAN	4.1.6 (Transportation Systems "GENERAL POLICIES")	Minimizing adverse impacts of Kualaka'i Parkway on historic railway operations and historic resources at the 'Ewa Marine Corps Air Field.
ANDERSON	PLAN	4.2 ("WATER ALLOCATION AND SYSTEM DEVELOPMENT"); TABLE 4.2 ("POTENTIAL SOURCES OF POTABLE AND NONPOTABLE WATER FOR 'EWA")	Correct errors.
ANDERSON	PLAN	4.7 ("SCHOOL FACILITIES")	Update language to reflect Board of Education's January 2012 approval of a Leeward Oahu Impact District; correct references to number of planned new elementary schools and intermediate/middle schools.
ANDERSON	PLAN	Appendix A: Urban Land Use Map and Public Facilities Map.	Adding UH symbol on UH West Oahu lands mauka of the H-1 Freeway; adjusting UH symbol on Public Facilities Map so that it is located in the area of the UH West Oahu campus.

## DP AMENDMENT PROPOSAL

DATE: 10/30/2012

BILL 65 (2012)

COUNCILMEMBER IKAIKA ANDERSON

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	PREFACE ("AUTHORITY OF THE DEVELOPMENT AND SUSTAINABLE COMMUNITIES PLANS")	ES-7	Amending language that otherwise might be construed to give the Plan regulatory force and effect.
JUSTIFICATION FOR AMENDMENT			
<p>The subject provision contains language that might be construed to give the Plan regulatory force and effect. This language is not appropriate in a document that is described by the City Charter as "conceptual" and a "policy guide."</p> <p>The DPP recommended approval of this amendment in its June 19, 2012 Memo to the Planning Commission (D-678E), and the Planning Commission subsequently voted to recommend approval of the amendment (D-678).</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend the section of the Preface entitled "<b>AUTHORITY OF THE DEVELOPMENT AND SUSTAINABLE COMMUNITIES PLANS</b>" by amending the third paragraph thereof to read as follows:</p> <p>"The Charter provides that "public improvement projects and subdivision and zoning ordinances shall be consistent with the development plan for that area." Although the Development Plans are not themselves regulatory <u>and require implementing ordinances (the "third tier" discussed in the previous section), they ["regulate the regulators" by providing] provide</u> guidance that decision makers and administrators should follow, to the extent it is sensible, in approving project development and in revising rules and regulations and standard policies. <u>They are policy tools and are to be used, in conjunction with the programs and budgets of the City, to accomplish the objectives of the City and as guides for decisions made by the private sector. Consistent with the Charter's description of the Development Plans as "conceptual schemes" and "a policy guide," the language, maps, and illustrations of the Development Plans should not be deemed to be regulatory.</u>"</p>			

## DP AMENDMENT PROPOSAL

DATE: 10/30/2012

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	Table 2.1 ("EWA DEVELOPMENT CAPACITY AND ENTITLEMENT STATUS")	2-10	Correct developable land area acreage estimates for University of Hawaii West Oahu.
JUSTIFICATION FOR AMENDMENT			
<p>The University of Hawaii West Oahu's comments to the DPP requested corrections to the acreage figures listed for its Residential, Retail, and Total developable land area.</p> <p>The DPP recommended approval of this amendment in its June 19, 2012 Memo to the Planning Commission (D-678E), and the Planning Commission subsequently voted to recommend approval of the amendment (D-678).</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend the Developable Land Area acreage figures for UH West Oahu Campus in Table 2.1 to read as follows:</p> <p>Residential: "[275] <u>184</u>"</p> <p>Retail: "[116] <u>169</u>"</p> <p>Total: "[391] <u>353</u>"</p>			

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DATE: 10/30/2012

BILL 65 (2012)

COUNCILMEMBER IKAIKA ANDERSON

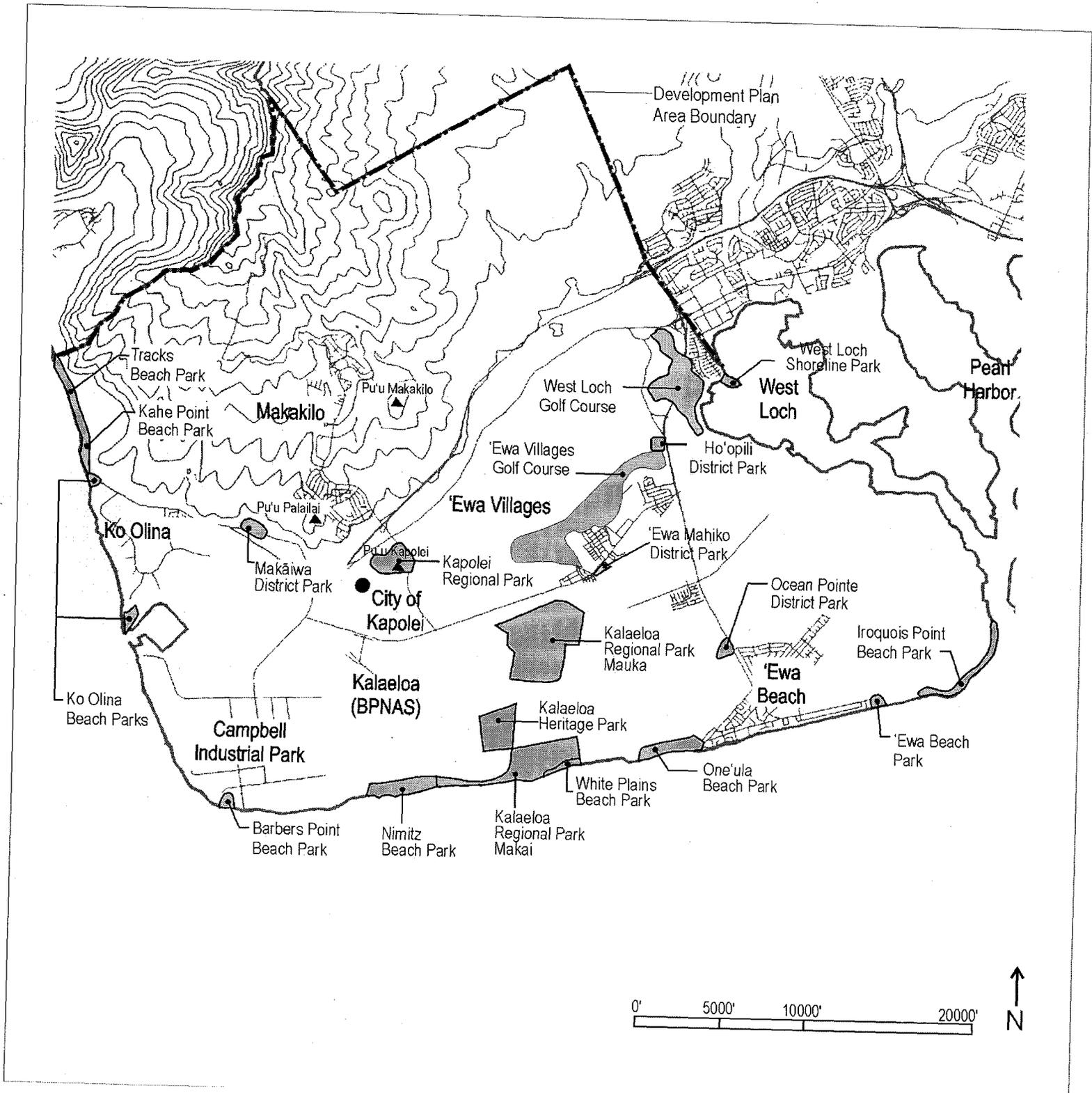
BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.1.3.5 ("Parks")	3-6	Correct error regarding Ko Olina beach parks.
JUSTIFICATION FOR AMENDMENT			
<p>The Department of Parks and Recreation's comments to the DPP requested correction of an erroneous statement regarding Ko Olina beach parks in the subject section.</p> <p>The DPP recommended approval of this amendment in its June 19, 2012 Memo to the Planning Commission (D-678E), and the Planning Commission subsequently voted to recommend approval of the amendment (D-678).</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend the second bullet point in Section 3.1.3.5 to read as follows:</p> <ul style="list-style-type: none"> <li>"• Locate other beach and shoreline parks throughout the 'Ewa coastline. [Two beach parks at either] <u>A beach park at the south end of the Ko Olina shoreline [have] has been built, and it and a shoreline park at the Kahe end of Ko Olina</u> are to be dedicated to the City at some point in the future. One'ula Beach Park will be expanded by 9.4 acres as part of the Ocean Pointe/Hoakalei project."</li> </ul>			

**DP AMENDMENT PROPOSAL**DATE: *10/30/2012*

BILL 65 (2012)

COUNCILMEMBER IKAIKA ANDERSON

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	Exhibit 3.1 ("Parks in the 'Ewa Development Plan Area")	3-6	Update exhibit.
<b>JUSTIFICATION FOR AMENDMENT</b>			
<p>The Department of Parks and Recreation's comments to the DPP requested that Exhibit 3.1 be updated to reflect the 2012 configuration of lands to be transferred from the National Park Service to the Department of Parks and Recreation for Kalaeloa Regional Park and to the Hawaii Community Development Authority for a Kalaeloa Heritage Park.</p> <p>The DPP recommended approval of this amendment in its June 19, 2012 Memo to the Planning Commission (D-678E), and the Planning Commission subsequently voted to recommend approval of the amendment (D-678).</p>			
<b>DESCRIPTION OF AMENDMENT</b>			
Replace Exhibit 3.1 with revised Exhibit 3.1 attached hereto.			



**DP AMENDMENT PROPOSAL**DATE: *10/30/2012*

BILL 65 (2012)

COUNCILMEMBER IKAIKA ANDERSON

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	Table 3.1 ("Ewa Public and Private Parks and Golf Courses")	3-16	Correct acreage figures for Ko Olina Beach Park and Makaiwa Beach Park.
JUSTIFICATION FOR AMENDMENT			
<p>Ko Olina Development LLC's comments to the DPP requested corrections to the acreage figures listed for Ko Olina Beach Park and Makaiwa Beach Park.</p> <p>The DPP recommended approval of this amendment in its June 19, 2012 Memo to the Planning Commission (D-678E), and the Planning Commission subsequently voted to recommend approval of the amendment (D-678).</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend the acreage figures for Ko Olina Beach Park and Makaiwa Beach Park in Table 3.1 to read as follows:</p> <p>Ko Olina Beach Park: "[18.0] <u>9.0</u>"</p> <p>Makaiwa Beach Park: "[47.3] <u>18.0</u>"</p>			

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.4.2.3 ("OR&L Historic Railway")	3-22 - 3-23	Policies and guidelines for OR&L Historic Railway.
JUSTIFICATION FOR AMENDMENT			
<p>The State Historic Preservation Division's comments to the DPP requested several amendments to the guidelines for the OR&amp;L Historic Railway. The DPP, in its June 19, 2012 Memo to the Planning Commission (D-678E), recommended against some of the amendments and recommended alternative language for other amendments. The Planning Commission subsequently voted to recommend approval of the DPP's alternative language (D-678). The amendments described below are the DPP's recommended alternative amendments.</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend Section 3.4.2.3 to read as follows:</p> <p><b>"3.4.2.3 OR&amp;L Historic Railway</b></p> <p><b>Method of Preservation</b></p> <ul style="list-style-type: none"> <li>• Maintain or repair the existing track to the extent feasible in order to permit its use for historic and educational rides.</li> <li>• Extend the route from 'Ewa Villages to Nānākuli.</li> <li>• To allow connectivity within the region, accommodate cross-traffic at appropriate intervals along the right-of-way[.],<u>and at sufficient distances from one another to prevent impeding normal locomotive operations.</u></li> </ul> <p><b>Adaptive Reuse</b></p> <ul style="list-style-type: none"> <li>• Encourage use of the railroad to promote the history and culture of the area.</li> <li>• Develop a parallel paved <u>pedestrian path/bikeway</u> along the length of the rail route, either within or adjacent to the right-of-way as part of the Pearl Harbor Historic Trail, even in those sections where the railroad itself is not</li> </ul>			

## DESCRIPTION OF AMENDMENT

operational. The pedestrian path/bikeway should be designed so as not to interfere with historic railway operations.

**Adjacent Uses**

- Design structures and elements related to the Pearl Harbor Historic Trail to reflect the historic nature of the railway and its surroundings.
- Set back new development a minimum of 50 feet on either side of the OR&L right-of-way, unless it is either directly related to the operation of the railroad, or reconstruction of an historic use, or is consistent with the use of the right-of-way for open space and bikeway purposes in stretches where railroad operation is not feasible, or is otherwise specified in existing land use approvals.
- Provide landscaping along the adjacent bikeway, with occasional rest stops with seating and other amenities.
- Permit railroad station platforms, maintenance and equipment buildings, kiosks and other accessory structures with a historic architectural theme (late 19<sup>th</sup> Century – early 20<sup>th</sup> Century), as well as parking and loading areas in the railroad right-of-way and setback area.
- Roadway and transit facilities should be designed to have minimal impact on historic railway operations.

**Public Access**

- Encourage public use by continuing and expanding the historic railway operations, and by providing a parallel bikeway.
- Post interpretative signs along the route to explain the historic significance of the railroad and note points of interest."

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.7.2 ('Ewa Plantation Villages "GUIDELINES")	3-35	'Ewa Plantation Villages guidelines for urban form.
JUSTIFICATION FOR AMENDMENT			
<p>The State Historic Preservation Division's comments to the DPP requested an amendment relating to the 'Ewa Plantation Villages guidelines for urban form.</p> <p>The DPP, in its June 19, 2012 Memo to the Planning Commission (D-678E), recommended approval of the amendment as consistent with the 'Ewa Villages Master Plan, and the Planning Commission subsequently voted to recommend approval of the amendment (D-678).</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend Section 3.7.2 by adding a new bullet point to the "<b>Urban Form</b>" section to read as follows:</p> <p>"● <u>Re-establish a neighborhood commercial services core within the 'Ewa Plantation Villages in order to retain both a focal point of community activities and promote village identity.</u>"</p>			

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.8 ("OCEAN POINTE/HOAKALEI")	3-37	Correction regarding applicable Unilateral Agreements.
JUSTIFICATION FOR AMENDMENT			
<p>Haseko (Ewa) Inc.'s comments to the DPP requested a correction regarding the Unilateral Agreements that are sources of guidance for Ocean Pointe/Hoakalei.</p> <p>The DPP recommended approval of this amendment in its June 19, 2012 Memo to the Planning Commission (D-678E), and the Planning Commission subsequently voted to recommend approval of the amendment (D-678).</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend the first paragraph of Section 3.8 to read as follows:</p> <p>"Ocean Pointe/Hoakalei's development is guided by the <b><u>Ocean Pointe/Hoakalei Urban Design Plan</u></b> approved by the Department of Planning and Permitting in August 2008 and by land use, environmental, and design requirements included in the Special Management Area Use Permit and in the Unilateral Agreements attached to the zone change ordinances (1985, 1993, [and] 2002, 2004, and 2007)."</p>			

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.8 ("OCEAN POINTE/HOAKALEI"); Exhibit 3.5 ("Ocean Pointe/Hoakalei Land Use Map")	3-37 - 3-43	Provide option for a lagoon.
<b>JUSTIFICATION FOR AMENDMENT</b>			
<p>Haseko (Ewa) Inc.'s comments to the DPP and Planning Commission testimony requested amendments to provide the option of developing a recreational waterfront project featuring a lagoon.</p> <p>The DPP, in its June 19, 2012 Memo to the Planning Commission (D-678E), stated that it had no objection to these amendments, and the Planning Commission subsequently voted to recommend approval of the amendments (D-678).</p> <p>The proposed recreational waterfront project will provide jobs and support development of resort units and related commercial and industrial areas in the near future and is a reasonable response to the lack of market and financing for immediate marina development. In addition, it will not preclude eventual development of a marina.</p>			
<b>DESCRIPTION OF AMENDMENT</b>			
<p>1. Amend Section 3.8.1 ("GENERAL POLICIES") to read as follows:</p> <p><b>"3.8.1 GENERAL POLICIES</b></p> <ul style="list-style-type: none"> <li>• Develop Hoakalei as the region's principal recreational marina destination for local residents and visitors. With over 1,100 acres located between Ewa Beach and Kalaeloa, the Ocean Pointe/Hoakalei community should be centered around a marina that should serve as a major recreational resource and visual amenity for the community. The marina should provide recreational boating opportunities, supported by boat slips, marine haul-out and other repair facilities, and a public boat ramp. The marina</li> </ul>			

## DESCRIPTION OF AMENDMENT

could also serve as a terminal for a commuter ferry to downtown Honolulu if such service is found to be feasible and if financing can be found for the improvements needed to serve such a ferry.

- A recreational waterfront project (consisting of a lagoon) may be developed where the marina is shown on the map (Exhibit 3.5). Such a waterfront development would similarly serve as a major recreational resource, visual amenity, and economic generator for the community, and is a compatible use that would not preclude eventual development of a marina.
- Develop Ocean Pointe/Hoakalei in ways that ensure environmental compatibility of uses.
- Provide substantial public areas at Ocean Pointe/Hoakalei through shoreline and waterfront access, expansion of One'ula Beach Park, and dedication of a District Park on Fort Weaver Road.
- Develop the public waterfront promenade at Hoakalei with a hard edge and a focus on [boating activity.] recreational water activities. Provide shoreline parks linked by pedestrian ways for public use along the entire waterway.
- Develop the golf course to provide a major open space and visual amenity while also providing detention basins to receive run-off from light storms.
- On the west, develop a mix of activities around the [marina] basin, including a **[Marina] Waterfront Mixed Use** area with resort and commercial development, a **Medium Density Residential** area, and a **[Marine Industrial] Light Industrial Mixed Use Support** area. Hoakalei is planned to have about 950 visitor units to support its [marina-oriented] waterfront-oriented activities."

2. Amend Section 3.8.2 ("OCEAN POINTE/HOAKALEI LAND USE MAP") to read as follows:

**"3.8.2 OCEAN POINTE/HOAKALEI LAND USE MAP**

The Ocean Pointe/Hoakalei Land Use Map, Exhibit 3.5, illustrates conceptual land uses described above and provides a schematic view of the roadway system within Ocean Pointe/Hoakalei.

## DESCRIPTION OF AMENDMENT

The boundaries between the golf course and the [Marina] Waterfront Mixed-Use and Low- to Medium-Density Residential areas are intended to be flexible. Integration of urban uses with the golf course area is encouraged, as long as the golf course area remains effective in retaining storm water drainage.

3. Amend Section 3.8.3 ("GUIDELINES") by amending the second bullet point in the "**Environmental Compatibility**" section to read as follows:

- "● Since airport operations have continued at Kalaeloa, [insure] ensure land uses at Ocean Pointe/Hoakalei are compatible with airport operations and respect restrictions on development within airport approach and clear zones."

4. Revise Exhibit 3.5 ("Ocean Pointe/Hoakalei Land Use Map") to change the the Marina Mixed Use area designation to Waterfront Mixed Use, and delete the Marina Industrial designation by combining that area into the Waterfront Mixed Use area, all as depicted in revised Exhibit 3.5 attached hereto.



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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.15.2 (University of Hawaii West Oahu "GUIDELINES")	3-78	University of Hawaii West Oahu guidelines for regional integration and community orientation and service.
<b>JUSTIFICATION FOR AMENDMENT</b>			
<p>The University of Hawaii West Oahu's comments to the DPP requested amendments to the guidelines for regional integration and community orientation and service. The amendment to the regional integration guideline clarifies the existing policy, and the amendment to the community orientation and service guideline recognizes that provision of remedial educational opportunities is no longer part of the UHWO's mission.</p> <p>The DPP recommended approval of these amendments in its June 19, 2012 Memo to the Planning Commission (D-678E), and the Planning Commission subsequently voted to recommend approval of the amendments (D-678).</p>			
<b>DESCRIPTION OF AMENDMENT</b>			
<p>Amend Section 3.15.2 by:</p> <ol style="list-style-type: none"> <li>Amending the "<b>Regional Integration</b>" section to read as follows: <ul style="list-style-type: none"> <li><b>"Regional Integration</b> <ul style="list-style-type: none"> <li>Design the campus <u>and surrounding mixed-use/residential community</u> to function as a fully integrated community within the context of the broader regional community. The campus <u>and surrounding community</u> should include housing, support services, community and business facilities, in addition to the required academic facilities."</li> </ul> </li> </ul> </li> <li>Amending the "<b>Community Orientation and Service</b>" section to read as follows: <ul style="list-style-type: none"> <li><b>"Community Orientation and Service</b> <ul style="list-style-type: none"> <li>Design the campus to be community-oriented and to serve the Kapolei</li> </ul> </li> </ul> </li> </ol>			

DESCRIPTION OF AMENDMENT

area and West O'ahu as an urban park and cultural center, providing community services, and cultural opportunities[, and remedial educational opportunities]. "

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.1.6 (Transportation Systems "GENERAL POLICIES")	4-11	Minimizing adverse impacts of Kualaka'i Parkway on historic railway operations and historic resources at the 'Ewa Marine Corps Air Field.
JUSTIFICATION FOR AMENDMENT			
<p>The State Historic Preservation Division's comments to the DPP requested an amendment to Section 4.1.2 to address adverse impacts of Kualakai Parkway south of Kapolei Parkway on the Hawaiian Railway Society/OR&amp;L base yard or the yet-to-be-determined boundary of the proposed Marine Corps 'Ewa Field National Register Site. The DPP, in its June 19, 2012 Memo to the Planning Commission (D-678E), recommended alternative language to be added to Section 4.1.6 as a more appropriate location to address the concern. The Planning Commission subsequently voted to recommend approval of the DPP's alternative language (D-678). The amendment described below is the DPP's recommended alternative amendment.</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend Section 4.1.6 by adding a new bullet point to the "<b>Roadways</b>" section to read as follows:</p> <p>"● <u>Design the extension of the Kualaka'i Parkway south of Kapolei Parkway into Kalaeloa to minimize adverse impacts on historic railway operations and historic resources at the 'Ewa Marine Corps Air Field.</u>"</p>			

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BILL 65 (2012)

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.2 ("WATER ALLOCATION AND SYSTEM DEVELOPMENT"); TABLE 4.2 ("POTENTIAL SOURCES OF POTABLE AND NONPOTABLE WATER FOR 'EWA")	4-19 - 4-21	Correct errors.
JUSTIFICATION FOR AMENDMENT			
<p>The Board of Water Supply's comments to the DPP requested the correction of errors in Section 4.2 and Table 4.2.</p> <p>The DPP recommended approval of the amendments in its June 19, 2012 Memo to the Planning Commission (D-678E), and the Planning Commission subsequently voted to recommend approval of the amendments (D-678).</p>			
DESCRIPTION OF AMENDMENT			
<p>1. Amend Section 4.2 by amending the second paragraph in the "<b>Desalination Project</b>" section to read as follows:</p> <p>"The Board of Water Supply evaluated the water development needs of the existing and new residential and commercial (including retail, office, resort, recreational, and industrial) development likely by 2035, as a result of implementation of the ['Ewa Development Plan.] <b>'Ewa Development Plan.</b></p> <ul style="list-style-type: none"> <li>• The Board of Water Supply forecasts that [an additional] 27 mgd of <b>potable</b> (or drinkable) water will be needed in 'Ewa by 2035 to meet projected growth in residential and commercial demand from the 14.9 mgd needed in 2000.</li> <li>• In addition, long-term demand for <b>nonpotable</b> water for <ul style="list-style-type: none"> <li>○ Existing and new urban irrigation and other urban purposes is estimated to be approximately 21 mgd; and</li> <li>○ The 3,000 acres of agricultural land in 'Ewa protected from development by this plan could be as much as 10 mgd (based on</li> </ul> </li> </ul>			

DESCRIPTION OF AMENDMENT

estimates from the **State Agricultural Water Use and Development Plan**)."

2. Amend Table 4.2 by amending footnote (4) to read as follows:

"(4) Minimum is existing use July 2005. Maximum was 1996 proposed sustainable yield. 'Ewa caprock is now managed by a chloride limit of [1,0000] 1,000 mg/l."

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.7 ("SCHOOL FACILITIES")	4-33	Update language to reflect Board of Education's January 2012 approval of a Leeward Oahu Impact District; correct references to number of planned new elementary schools and intermediate/middle schools.
JUSTIFICATION FOR AMENDMENT			
<p>The State Department of Education's comments to the DPP recommended amendments to reflect the Board of Education's January 2012 approval of a Leeward Oahu Impact District and to correct references to the number of planned new elementary schools and intermediate/middle schools. The DPP in its June 19, 2012 Memo to the Planning Commission (D-678E), recommended alternative language to be incorporated in Section 4.7 to address these matters. The Planning Commission subsequently voted to recommend approval of the DPP's alternative language (D-678). The amendments described below are the DPP's recommended alternative amendments.</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend Section 4.7 to read as follows:</p> <p><b>"4.7 SCHOOL FACILITIES</b></p> <p>Statewide, the State Department of Education (DOE) faces an enormous shortfall in funding to meet projected needs for new classrooms. Act 245, 2007, established a system for collecting school impact fees from new residential developments. Developers are required to provide "their proportionate share of the land and the construction cost of new or expanded school facilities needed to serve new residential developments."</p> <p>DOE is in the process of establishing the school impact districts required under the Act in order to collect land and money from developers. [‘Ewa is not expected to become an impact district, because most large developments in ‘Ewa are either already covered by fair share agreements required as a condition of zone change approvals or are expected to have such requirements when zone change approvals are given.] <u>In</u></p>			

## DESCRIPTION OF AMENDMENT

January 2012, the Board of Education approved creation of a Leeward O'ahu Impact District that includes the Kapolei Complex and Campbell Complex areas in 'Ewa.

As shown in Table 4.3, the DOE has projected a need by 2030 for [nine] ten new elementary schools, [four] three new intermediate schools, and two new high schools in 'Ewa. (Needs estimates could change if estimates of housing production and density or school operation policies and funding are revised.)

Conceptual locations of [four] three new intermediate schools and two new high schools are shown on the Urban Land Use Map and the Public Facilities Map in Appendix A. Elementary schools are not mapped because their sites are of community rather than regional concern and should be determined as part of a master planning and design process. Sites have been reserved for all of the planned elementary schools, the [four] three planned intermediate/middle schools, and one high school. (Minimum site size for elementary schools is 8 to 15 acres, for intermediate schools is 15 to 20 acres, and for high schools is 45 to 55 acres.)

Private schools play an important role in Hawai'i with private school graduates averaging around 16 per cent of all graduates for the last 25 years. There were four private schools in 'Ewa with enrollment of almost 1,300 students in the fall of 2008 which, compared with public school enrollment in 'Ewa, is less than half what would be expected based on the statewide average."

**DP AMENDMENT PROPOSAL**

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COUNCILMEMBER IKAIKA ANDERSON

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	Appendix A: Urban Land Use Map and Public Facilities Map.		Adding UH symbol on UH West Oahu lands mauka of the H-1 Freeway; adjusting UH symbol on Public Facilities Map so that it is located in the area of the UH West Oahu campus.
<b>JUSTIFICATION FOR AMENDMENT</b>			
<p>The University of Hawaii West Oahu's comments to the DPP requested that 1) The UH symbol on the Public Facilities Map be adjusted so that it is located in the area of the campus, and 2) the Urban Land Use Map and the Public Facilities Map be revised to add a UH symbol to indicate that lands mauka of the H-1 Freeway are still part of the UHWO lands and could be used in the future for university and university-related uses.</p> <p>The DPP recommended approval of these amendments in its June 19, 2012 Memo to the Planning Commission (D-678E), and the Planning Commission subsequently voted to recommend approval of the amendments (D-678).</p>			
<b>DESCRIPTION OF AMENDMENT</b>			
<ol style="list-style-type: none"> <li>1. Replace Appendix A: Urban Land Use Map with the revised Appendix A: Urban Land Use Map attached hereto.</li> <li>2. Replace Appendix A: Public Facilities Map with the revised Appendix A: Public Facilities Map attached hereto.</li> </ol>			

# 'EWA DEVELOPMENT PLAN

## Urban Land Use Map

- Residential and Low Density Apartment
- Medium Density Apartment/Commercial Mixed Use
- Community Commercial Center
- City of Kapele (Medium and High Density Residential and Commercial)
- Resort/Recreation Area
- Industrial
- Military
- Public Institution
- Agricultural and Preservation Area
- Parks and Golf Courses
- Transit Node (Medium Density Residential and Commercial)
- Community Growth Boundary

### EXISTING FUTURE

- Civic Center
- Electric Power Plant
- Wastewater Treatment Plant
- Intermediate/Middle School
- High School
- U.H. West O'ahu
- Hospital
- Small Boat Marina
- Commercial Harbor
- Airfield
- Quarry
- Highways, Arterial & Major Streets
- Historic Railway



Department of Planning and Permitting  
City & County of Honolulu

