

**SUMMARY OF PROPOSED COMMITTEE DRAFT:**

**Bill 62 (2015), CD1  
TO REZONE LAND SITUATED AT EWA BEACH, OAHU, HAWAII**

**The PROPOSED CD2 makes the following changes:**

- A. Corrects the TMK references for the parcels affected by the zone change in the text of the Bill and the map attached as Exhibit A to reflect proper TMK numbers pursuant to further subdivision of certain parcels.
- B. Specifies the ordinance numbers for amendments made to the unilateral agreement conditions of Ordinance 93-94.
- C. Makes miscellaneous technical and non-substantive amendments.



A BILL FOR AN ORDINANCE **PROPOSED**

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TO REZONE LAND SITUATED AT EWA BEACH, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 12 (Ewa Beach – Iroquois Point), Ordinance 86-114, is hereby amended as follows: Land situated in Ewa Beach, Oahu, Hawaii, hereinafter described, is hereby rezoned from the BMX-3 Community Business Mixed Use District with a height limit of 60 feet, I-3 Waterfront Industrial District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District to the A-2 Medium-Density Apartment District with a height limit of 60 feet, B-1 Neighborhood Business District, BMX-3 Community Business Mixed Use District with a height limit of 60 feet, IMX-1 Industrial-Commercial Mixed Use District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District. The boundaries of said Districts shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Keys: 9-1-134: 27, 36, 40, 42, 54, and portions of 28, 33, 35, 53 and 55.

SECTION 2. The Unilateral Agreement conditions of Ordinance 93-94, as amended by Ordinance 02-09 and Ordinance 02-58, shall remain in full force and effect, unless released by the Director of the Department of Planning and Permitting, as authorized by Section 21-2.80(e)(2), Revised Ordinances of Honolulu.

SECTION 3. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.



A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Ernest Martin (BR)

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DATE OF INTRODUCTION:

August 11, 2015  
Honolulu, Hawaii

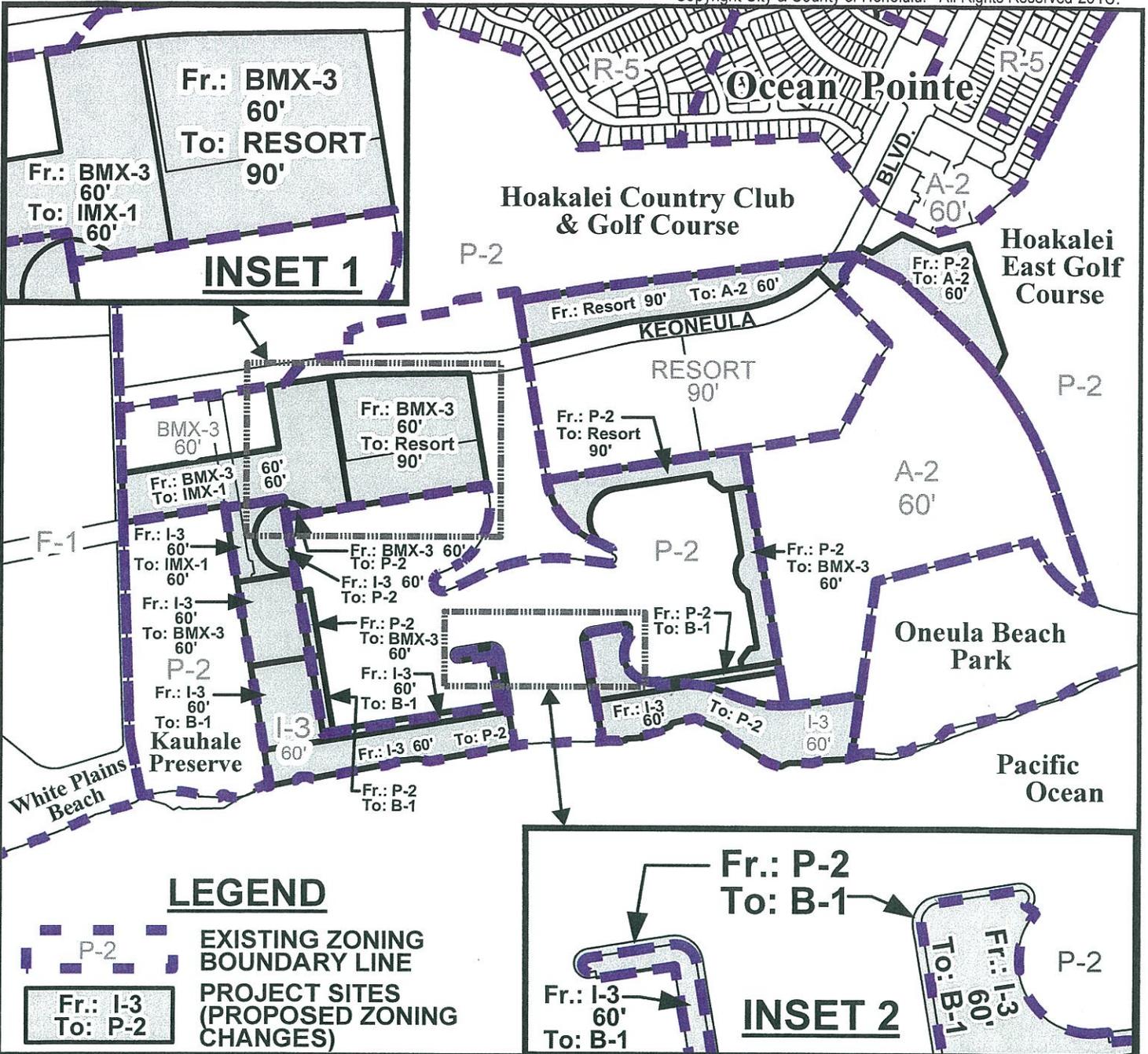
\_\_\_\_\_  
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

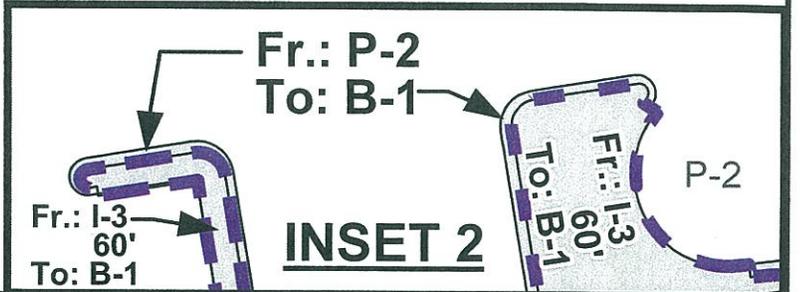
APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KIRK CALDWELL, Mayor  
City and County of Honolulu



**LEGEND**

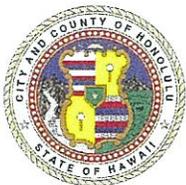
- P-2 EXISTING ZONING BOUNDARY LINE
- PROJECT SITES (PROPOSED ZONING CHANGES)
- Fr.: I-3 To: P-2



**PORTION OF ZONING MAP No. 12 (EWA BEACH-IROQUOIS POINT)**

Land situated south of the Hoakalei Country Club & Golf Course, west of Hoakalei East Golf Course & northwest of Oneula Beach Park.

**APPLICANT:** HASEKO (Ewa), Inc.  
**TAX MAP KEY(S):** 9-1-134: 27, 36, 40, 42 and 54 and Pors. 28, 33, 35, 53 and 55  
**FOLDER NO. :** 2015/Z-1  
**LAND AREA:** Approx. 69 Acres  
**PREPARED BY:** DEPARTMENT OF PLANNING & PERMITTING CITY AND COUNTY OF HONOLULU  
**PUBLIC HEARING:** PLANNING COMMISSION CITY COUNCIL



## EXHIBIT B

DRAFT UNILATERAL AGREEMENT  
INCORPORATING THE CONDITIONS RECOMMENDED  
BY THE DPP IN THE DIRECTOR'S REPORT

To be prepared by the Applicant and submitted to the Council