Significant Amendments to the ‘Ewa Development Plan
Adopted by Approval of Ord. 13-26 on July 23, 2013

Format of Page References
(Location // Source)

Location page references for the revised ‘Ewa Development Plan from Ord. 13-26 [Bill 65 (2012), CD1] Exhibit A, indicated with (EDP)

Source Page references are from:

- Department of Planning and Permitting issues analysis/recommended changes from the 2011 ‘Ewa Development Plan Review Report Vol. 1, indicated with (RR);
- Additional changes recommended by the Planning Commission in the Commission’s September 13, 2012 memo to the City Council (D-678) based on changes recommended by the Department of Planning and Permitting’s June 19, 2012 memo to the Planning Commission, indicated with (PC); and
- Changes recommended by City Council members as part of the Council’s review and action on Bill 65 (2012), indicated by (Councilmember’s name and Council Communication Number [Year]).

Reference Websites

Documents from the Council’s review and action on Bill 65 (2012), including the Planning Commission memo to the City Council (D-678), are available on the City Clerk’s Docushare Web site at:

Documents from the review of the ‘Ewa Development Plan and communications with the Planning Commission and the City Council during the official review of the proposed revised Plan are available on the Department of Planning and Permitting’s Web site at:

Significant Approved Amendments:

1. Add language clarifying sustainability policies (EDP p. ES-3 through ES-5 // RR p. 3-4)
2. Add language clarifying guidance provided by Development Plans and Sustainable Communities Plans (EDP p. ES-7 // PC // Anderson CC-314 [2012])
3. Add language clarifying General Plan policy regarding rural areas and urban fringe areas outside of ‘Ewa and Central O’ahu. (EDP p. 1-2 // RR: B on p. 3-4)
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4. Add language clarifying that the loss of agricultural lands due to focusing development of housing and job centers in ‘Ewa and Central O’ahu is necessary if the General Plan policy of keeping the Country country is to be realized. (EDP p. 2-3 // RR: p. 2-15 through 2-17 and B on p. 3-5)

5. Strengthen policies calling for placemaking: New developments should create “identifiable and easily accessible town and village centers or "Main Street" areas.” (EDP p. 2-4, 2-18, 3-45, 3-54, 3-55 through 56, and 5-10 // RR pp. 2-9, 2-27 through 2-28, and E on p. 3-5, AL on 3-19, AS on 3-21, and J on 3-36)

6. Add policies supporting inclusion of accessory apartments (granny flats) and ohana units in new developments and redevelopments to help provide a wider and more affordable variety of housing. (EDP pp. 2-4 through 2-5 // RR pp. 2-19 through 2-21, and F on p. 3-6)

7. Add policies supporting improved connectivity both within subdivisions and between subdivisions to reduce congestion within ‘Ewa caused by pod subdivisions with only one way in and out and a lack of mauka-makai and east-west connectors. (EDP p. 2-5, 2-20, 3-45, 3-49, 4-13, 4-14, 4-16 and 17, and 5-10 and 11 // RR pp. 2-6 through 2-12, and G on p. 3-6 and 3-7, AM on 3-19 and 3-20, G on 3-26, H on 3-27, and K on 3-37)

8. Add a policy calling for HCDA to reserve land for extension of the transit corridor through Kalaeloa to the City of Kapolei. (EDP p. 2-5 and 2-20 // RR pp. 2-6 through 2-12 and 3-7)

9. Add City policy adopted in 2002 which clarifies public and private roles and responsibilities for providing adequate infrastructure. (EDP p. 2-6 // RR p. 2-21 through 2-27 and M on 3-8)

10. Add language emphasizing the importance of completion of the elevated rapid transit system for providing adequate transportation infrastructure for ‘Ewa. (EDP p. 2-6 // RR p. 2-9 and N on 3-8)

11. Add support for use of public-private financing mechanisms to ensure that infrastructure is provided to meet existing and projected need. (EDP p. 2-7 and 2-22 // RR p. 2-21 through 2-27 and O on 3-9)

12. Update the plan to reflect current City and State plans for Kalaeloa, East Kapolei, and UH West Oahu. (EDP p. 2-11 and 2-16 // RR P and R on p. 3-9)
Significant Revisions to the ‘Ewa DP

13. Update water resource policies to reflect current BWS priorities. (EDP p. 2-20, 4-22 through 4-24 // RR T on p. 3-9 and 10, L, M, and N on 3-28, and O on 3-29)

14. Add protection for historic resources at Honouliuli Internment Camp and the ‘Ewa Marine Corps Air Field. (EDP p. 2-21, 3-19, 3-21, 4-15 // RR pp. 2-38 through 2-41, and V on 3-10, X on 3-15, and Y on 3-16 // PC // Anderson CC-314 [2012])

15. Delete references to phasing and use of phasing as a way of guiding development in ‘Ewa. (EDP p. 2-22, and pp. 5-1 through 5-4 // RR p. 2-10 and X on p. 3-10 and A on pp. 3-32 through 3-35)

16. Clarify that there may be situations in which use of natural or man-made vegetated channels may not be practical. (EDP p. 3-4 and 4-32 // RR pp. 2-17 through 2-19, and F on 3-11 and T on p. 3-30)

17. Clarify when the shoreline setback would be expanded to 150 feet from the existing 60 foot standard. (EDP p. 3-5, 3-70, and 3-75 // RR p. 2-45 through 2-46 and I on p. 3-11)

18. Add a policy calling for new public and private projects in shoreline areas to analyze the possible impact of sea level rise and incorporate, where appropriate and feasible, measures to reduce risks and increase resiliency to impacts of sea level rise. (EDP p. 3-5 // RR pp. 2-45 through 46 and J on p. 3-12)

19. Clarify how existing paths and bikeways are to be accommodated in design of new golf courses. (EDP p. 3-7 // RR K on p. 3-12)

20. Clarify that connections from the Pearl Harbor Historic Trail to City parks and shared use pedestrian path/bikeways should be established in ‘Ewa. (EDP p. 3-7, and p. 3-23 // Pine CC-100 [2013])

21. Clarify the future of Pu‘u Palailai as a private nature park. (EDP p. 3-10 // RR N on p. 3-13)

22. Clarify the standards for community based parks. (EPP p. 3-14 // RR Q on p. 3-13 and 3-14)

23. Clarify how access should be provided to trails in the Waianae Mountains from the top of Makakilo/Makaiwa Hills. (EDP p. 3-14 and 3-17 // RR R and T on p. 3-14)
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24. Add City policy adopted in 2002 clarifying that previously approved mitigations of impacts on historic and cultural resources are assumed to implement the Plan vision and policies. (EDP p. 3-18 and 3-19 // RR W on p. 3-15)

25. Clarify considerations to be applied in protecting views and undergrounding utilities. (EDP p. 3-22 // RR Z on p. 3-16)

26. Revise and clarify policies to reflect restrictions preventing extension of historic train operations from ‘Ewa Plantation Villages to the Waipahu Cultural Garden and to strengthen support for the Hawaiian Railway Society's operations of historic train rides. (EDP p. 3-22, 3-23, and 4-15 // RR p. 2-41 through 2-42 and AA and AB on p. 3-16 // PC // Anderson CC-314 [2012])

27. Add policies calling for reduction of light pollution. (EDP p. 3-25 // RR p. 2-42 through 2-45, and AE on p. 3-17)

28. Add support for a business hotel in the City of Kapolei. (EDP p. 3-29 // RR AG on p. 3-17)

29. Add support for a neighborhood commercial services core within ‘Ewa Plantation Villages. (EDP p. 3-36 // PC // Anderson CC-314 [2012])

30. Add support for lagoon waterfront activities at Hoakalei as a compatible use which does not preclude eventual marina development. (EDP pp. 3-38 through 3-43 // PC // Anderson CC-310 and CC-314 [2012])

31. Add support for a ferry terminal at Hoakalei Marina if such a service is feasible and financing is available. (EDP p. 3-38, and p. 4-15 // RR AH on p. 3-18 and I on 3-27)

32. Revise the Kaloi Gulch drainage policies to reflect existing drainage plans. (EDP pp. 3-39, 3-41, 3-42, and 4-32 // RR AI on p. 3-18 and U on p. 3-30 and 3-31)

33. Add the City's affordable housing policy to clarify the requirement to provide 30 percent affordable housing in all new development. (EDP p. 3-44 // RR p. 2-19 through 2-21 and AK on p. 3-19)

34. Add City policy adopted in 2002 supporting provision of bus transit routes and facilities in new subdivisions. (EDP p. 3-49 through 3-50 // RR AO on p. 3-20)
Significant Revisions to the ‘Ewa DP

35. Add language supporting multi-family residential use above the first floor as a permitted use in planned commercial centers.  (EDP p. 3-54 // RR AR on p. 3-21)

36. Add language noting that the Department of Hawaiian Home Lands has exempted itself from the ‘Ewa DP in developing a regional shopping center with two hotels and two office towers at the corner of Kualaka‘i Parkway and Kapolei Parkway.  (EDP p. 3-54 and 3-55 // RR p. 2-29 through 2-33 and AT on p. 3-22)

37. Add language supporting development of a commercial center near the intersection of Kunia Road-Farrington Highway and a commercial center near the corner of Kualaka‘i Parkway and Kapolei Parkway.  (EDP p. 3-55 // RR AU on p. 3-22)

38. Add language supporting development of office uses serving the UH West O‘ahu in the Transit-Oriented Development areas around the two transit stations nearest the campus.  (EDP p. 3-55 // RR AW on p. 3-22 and 3-23)

39. Add language supporting development of a major film studio in the ‘Ewa industrial areas.  (EDP p. 3-68 // RR BC on p. 3-23 and 3-24 // Garcia CC-340 [2012])

40. Add language clarifying UH West Oahu regional integration and community orientation and service policies.  (EDP p. 3-78 // PC // Anderson CC-314 [2012])

41. Add City policy adopted in 2002 for meeting demand for peak-hour transportation.  (EDP p. 4-13 // RR F on p. 3-26)

42. Add the need for emergency medical service to the existing first responder policy.  (EDP p. 4-39 // RR Z on p. 3-31)

43. Add three new policies to address the shortfall in emergency shelters with the capacity to withstand a Category 3 hurricane.  (EDP p. 4-39 // RR pp. 2-46 through 2-48 and AA on p. 3-31 and 3-32)

44. Add principles for location and mitigation of antennas for communication purposes.  (EDP p. 4-40 // RR AB on p. 3-32)

45. Identify completion of the ‘Ewa Highway Master Plan projects and the East-West Arterial as high priority capital improvement projects.  (EDP p. 5-4 // RR pp. 2-6 through 2-12, pp. 2-21 through 2-27, and D on p. 3-35)
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46. Identify development of a network of collector/connector roads as a public facility investment priority. (EDP p. 5-4 // RR pp. 2-6 through 2-12 and E on p. 3-35)

47. Recognize the Hawaii Community Development Authority (HCDA) as the agency responsible for planning and coordinating development at Kalaeloa and call for submittal of the HCDA Kalaeloa Master Plan to the City Council for acceptance as the Special Area Plan for Kalaeloa. (EDP p. 5-5 // RR pp. 2-24 through 2-25, 2-30 through 2-31, and F on p. 3-35)

48. Add an Implementation Matrix providing a listing of Plan policies and guidelines, associated programs, implementing agencies, and the agencies’ roles (EDP pp. 5-18 through 36).

The above listing covers the most significant changes to the Plan adopted by Ord. 13-26, including changes made to the 2011 proposed revised Plan as a result of Bill 65, CD1 amendments approved by Council. Additional changes were made to correct typos, exhibits, and errors of fact (acreages, status, etc.).

- A complete list of all changes in the proposed revised Plan transmitted to the Planning Commission in 2011 is provided in Chapter 3 of the ‘Ewa Development Plan Review Report, Vol. 1.
- A complete list of all changes made to the 2011 proposed Plan by Bill 65 (2012), CD1 is provided by Council Communications CC-310, 314, and 340 [2012] and CC-100 [2013].