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Bill 37 (2025)
Amending the State Land Use District Boundary Map

Zoning Committee Hearing, June 17, 2025, 6pm

Honolulu Hale, City Council Chamber

MISC. COM. 342
ZON

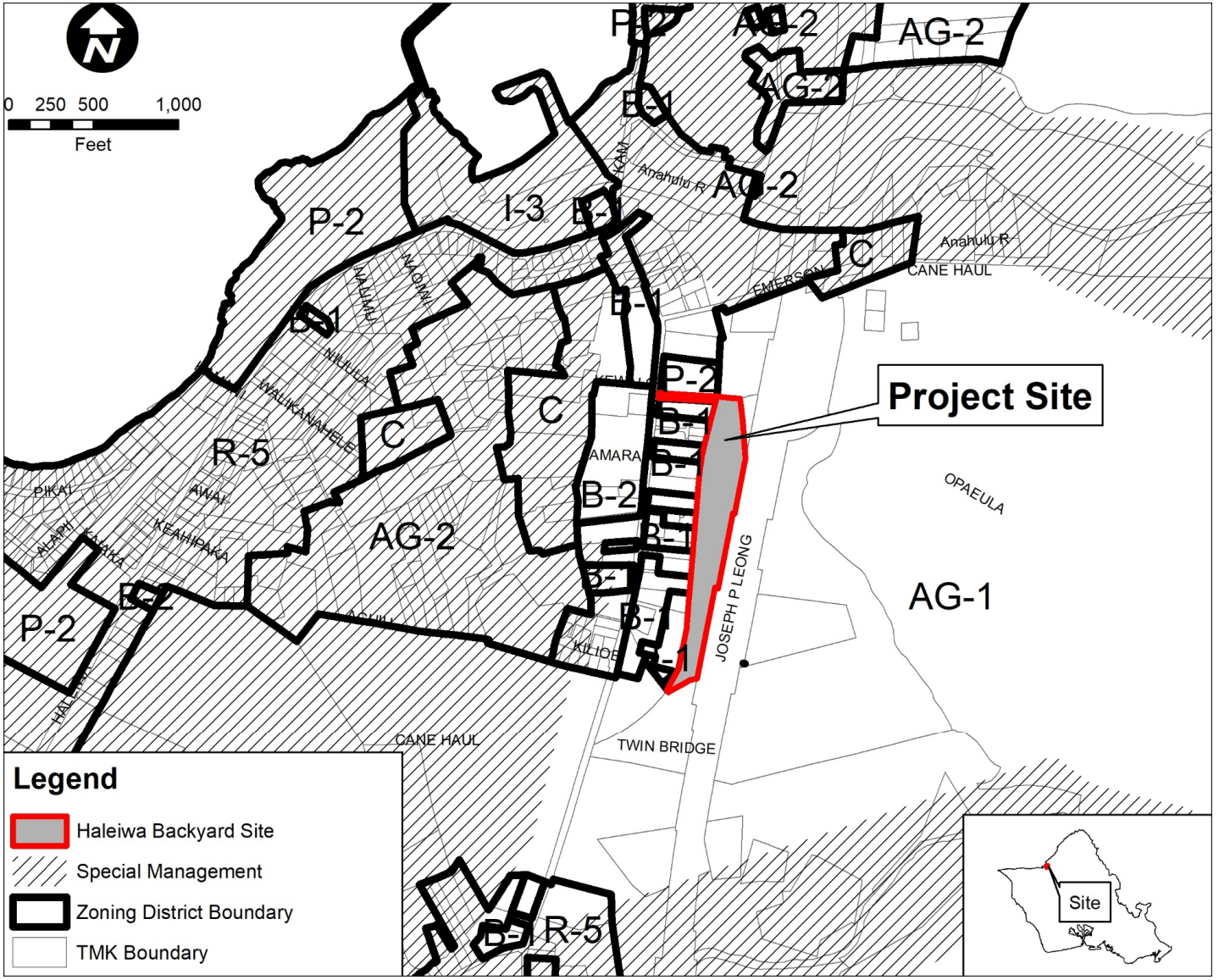
Project Location

Hale‘iwa Town

TMK: 6-2-005: 002

Acres: 7.525

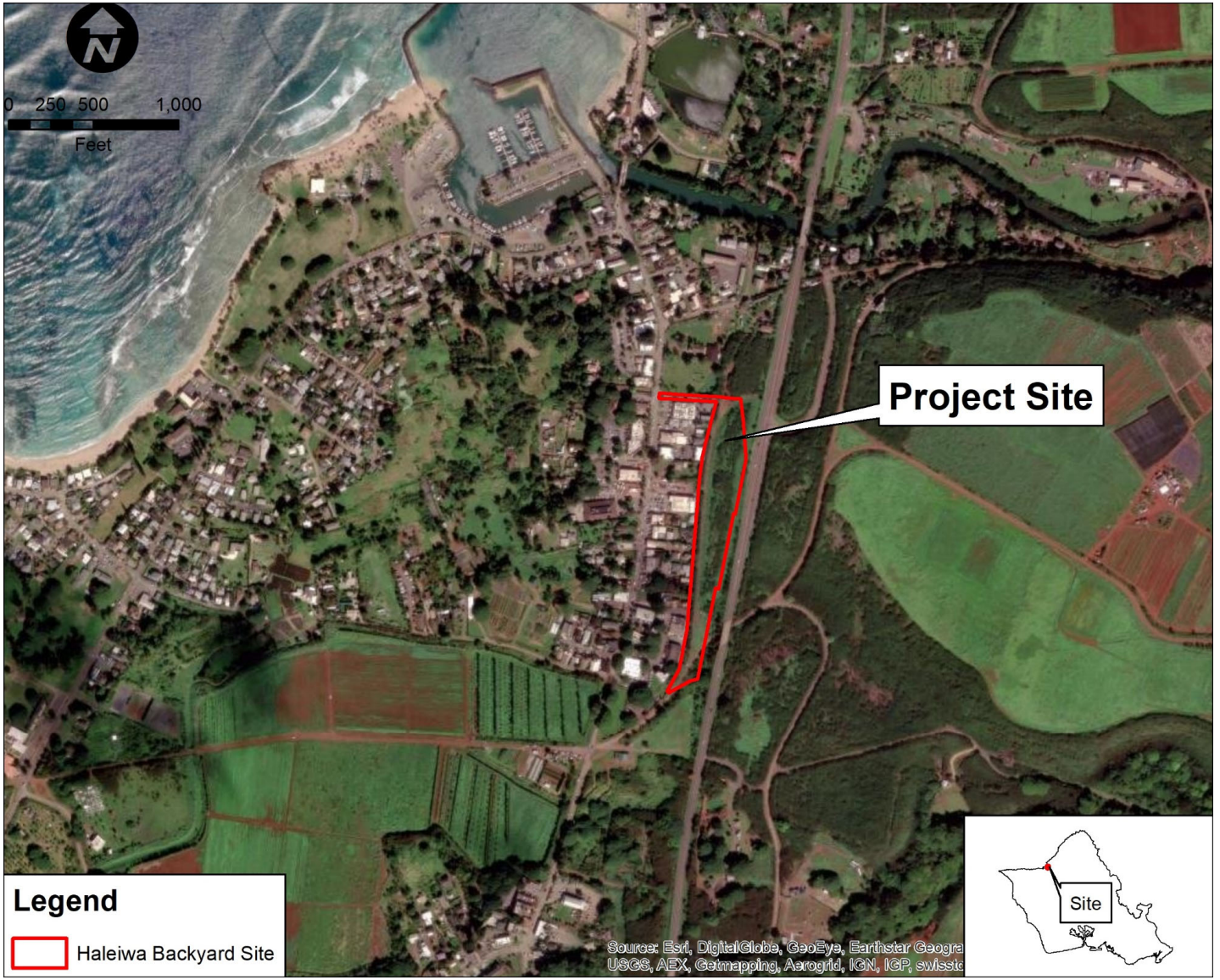
Current County Zoning: AG-1 (7.292 acres) and P-2



Aerial Photograph

Parcel is vacant

Between Kamehameha Highway and Joseph P. Leong Highway

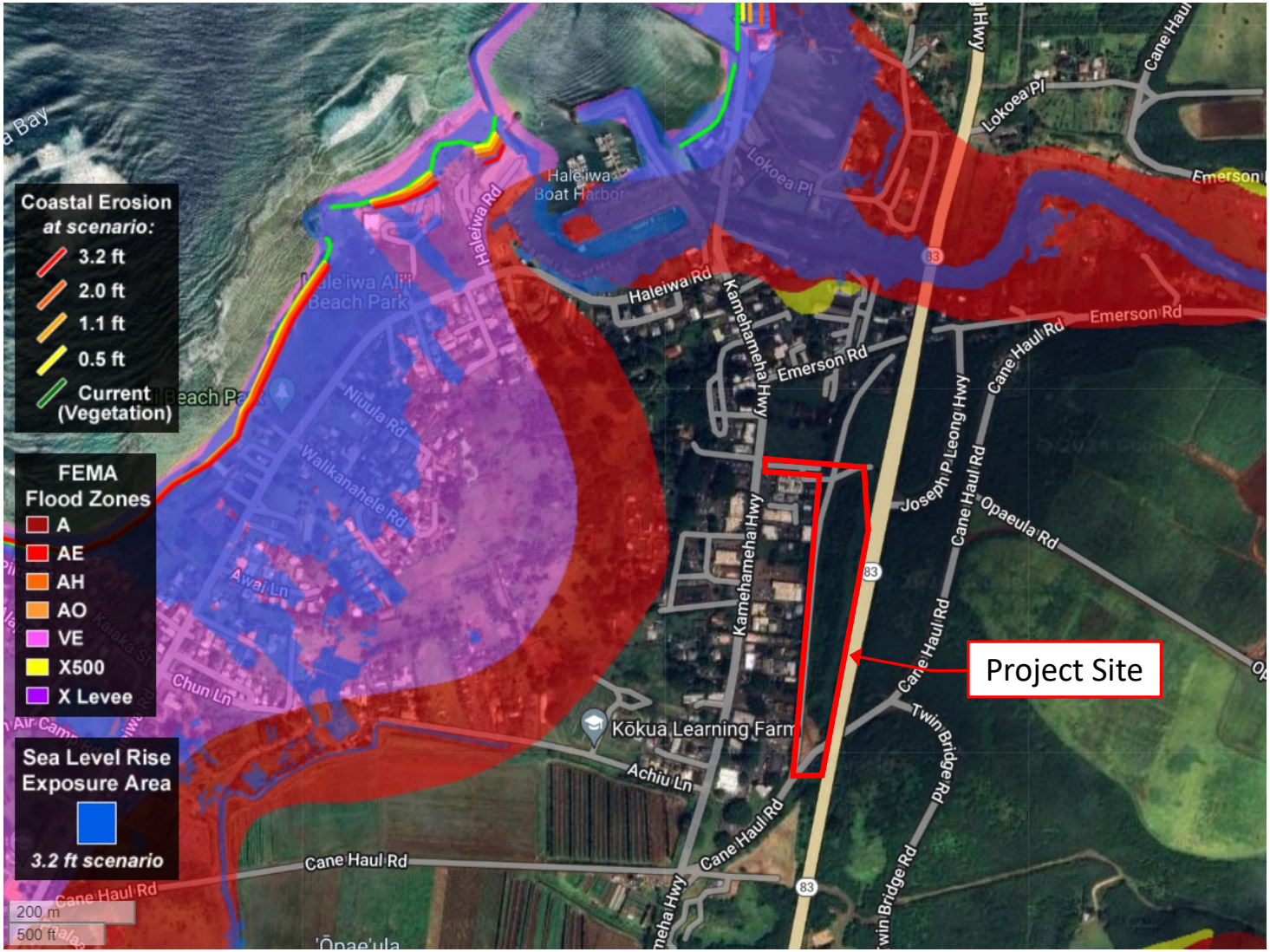


Hazard Zones

Site is outside SLR-XA and Flood Zones

https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/

Site is outside Tsunami Evacuation Zone, but within the Extreme Tsunami Evacuation Zone

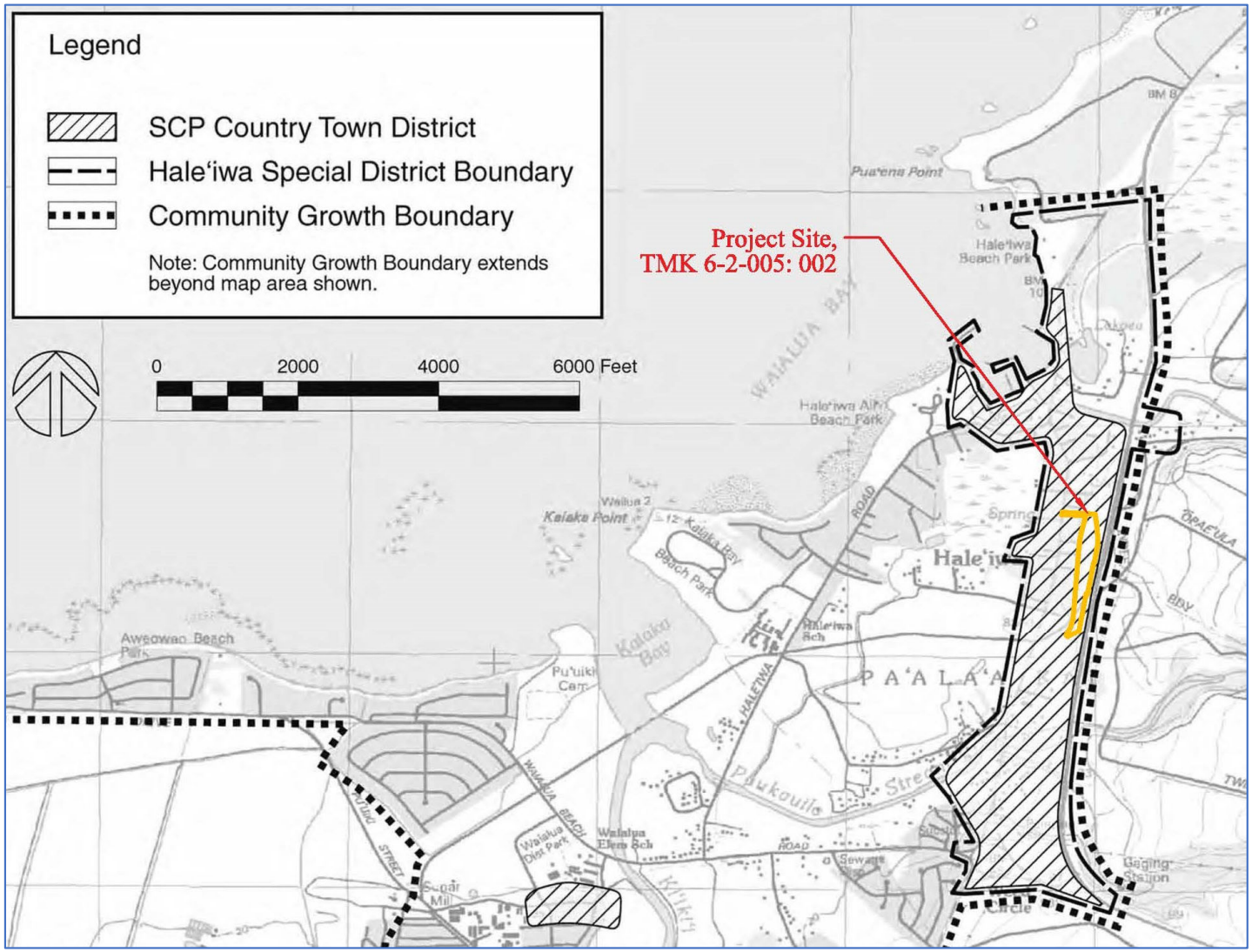


Community Growth Boundary

Within the Community Growth Boundary

Within the Hale‘iwa Special District Boundary

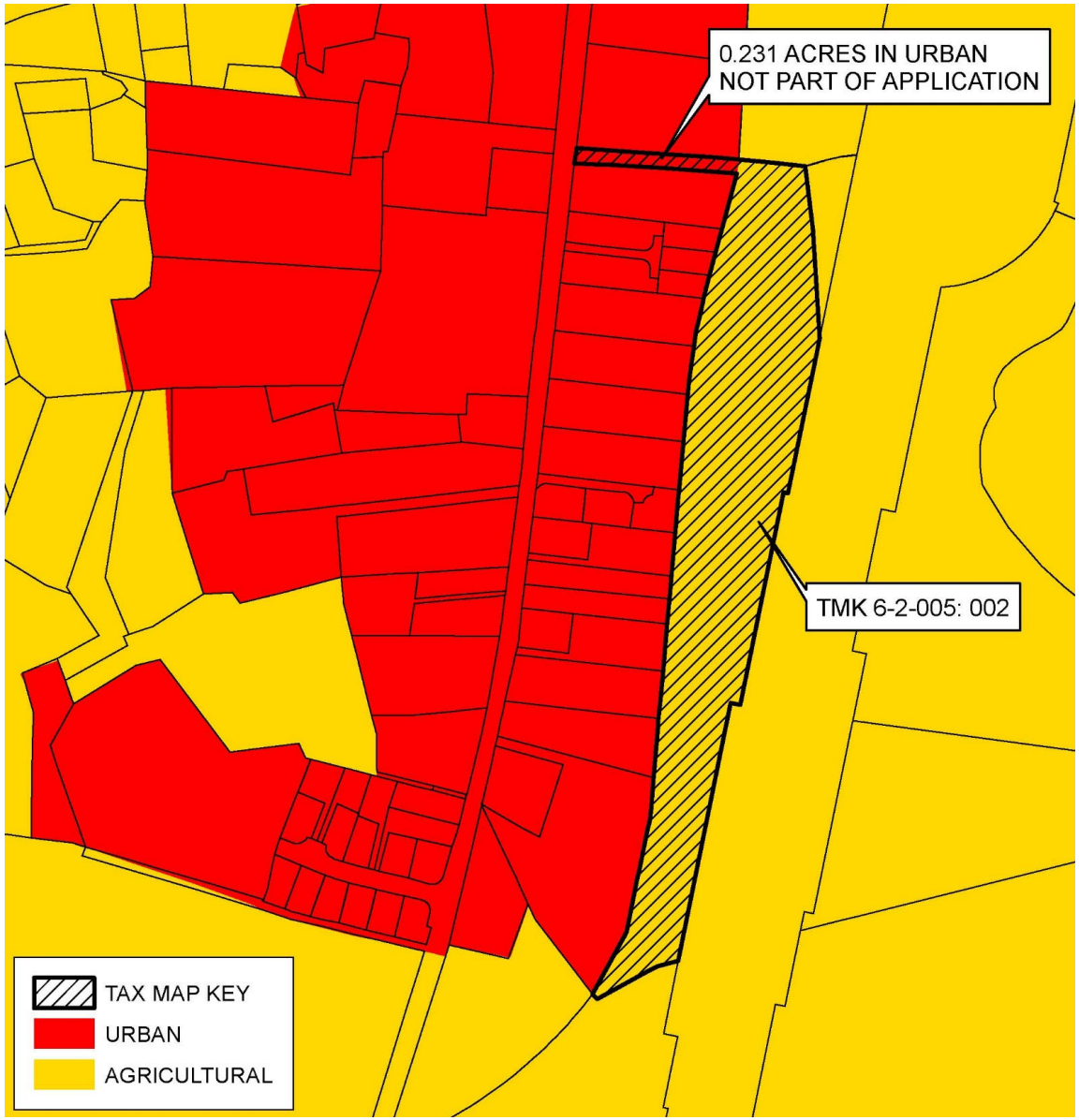
Within the Sustainable Communities Plan (SCP) Country Town District



SLU District

Current State Land Use: Ag and Urban

Petition area is 7.292 acres



Conceptual Project Plan



- 150-156 2-bedroom rental apartment units
- 30,000 square feet of neighborhood business space
- Wastewater reclamation facility and low-impact development measures

Consistency with NSSCP

- Infill project within the Community Growth Boundary.
- NSSCP Section 3.5 indicates that multifamily housing around Hale‘iwa Town center is desired.
- NSSCP Section 3.5.2 states that “low-density apartment” uses have 10-20 units/acre with buildings not more than 3 stories/40 feet tall.
- NSSCP Section 3.6.2.1 encourages “multifamily housing (low-density apartment districts)” in proximity to Hale‘iwa town center.
- NSSCP Section 5.2 states the Development Priorities include (a) projects seeking zoning approvals that are consistent with the plan, and (b) projects proposing use of vacant parcels within the Community Growth Boundary.

Conceptual Rental Rates

Number of Units	Rate Category	Unit Size	Conceptual 2025 Monthly Rent
16 (10% of units)	Affordable Rental 80% AMI	2-bedroom	$2,500
31 (20% of units)	Affordable Rental 120% AMI	2 bedroom	$3,800 (max, market likely less)
109 (70% of units)	Market Rental	2-bedroom	Per Market

- Project targets workforce housing segment (120% AMI and below).
- An Affordable Housing Agreement (AHA) will be developed during the Zone Change process.
- Area Median Income (AMI) is adjusted annually.