

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEI'A



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

October 24, 2025

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

Subject: Amendment to Chapter 22, Revised Ordinances of Honolulu
Relating to Park Dedication

Transmitted for your consideration is a draft Bill which would amend the Subdivision Ordinance relating to park dedication. The proposed amendment would allow developers to use lands dedicated for private dog parks to be credited toward park dedication requirements.

The Council-initiated proposal was transmitted to the Department of Planning and Permitting (DPP) for processing via Resolution No. 24-220. The DPP drafted an alternative version to streamline language. A copy of the Resolution is also attached, along with a copy of our report concerning this ordinance amendment.

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
October 24, 2025
Page 2

Should you have any questions, please call me at (808) 768-8000.

Very truly yours,



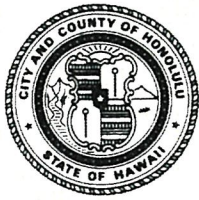
Dawn Takeuchi Apuna
Director

Attachments

APPROVED:



Michael D. Formby, Managing Director
Office of the Managing Director



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

RELATting TO PARKS AND PLAYGROUNDS.

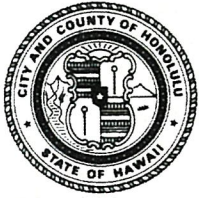
BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Purpose. The purpose of this ordinance is to allow dog parks to be credited toward satisfying the requirements for the provision or dedication of land for park and playground purposes.

SECTION 2. Section 22-7.8, Revised Ordinances of Honolulu 2021, is amended to read as follows:

§ 22-7.8 Credit ~~[for]~~ toward land required for parks and playgrounds.

- (a) *Credit for lands dedicated or provided in perpetuity for ~~[parks]~~ park and playground purposes before ~~[the effective date of this article.]~~ October 16, 1976. Where lands for ~~[park and playground]~~ parks and playgrounds were dedicated or provided in perpetuity before ~~[the effective date of this article.]~~ October 16, 1976, such ~~[land shall]~~ park and playground lands will be credited ~~[against]~~ toward the ~~[park land which could]~~ park and playground lands that would otherwise be required under §22-7.5.*
- (b) *Credit for subdivisions where the provisions of this article were previously met. When a subdivision is resubdivided or redeveloped, this article ~~[shall]~~ will apply to the dwelling or lodging units ~~[above]~~ that are constructed in addition to those units ~~[which]~~ that originally complied with this article. Credit ~~[shall]~~ will be applied ~~[to such]~~ toward the park and playground land area ~~[which]~~ that would otherwise be required under §22-7.5, whether such park and playground lands were dedicated~~[,]~~ or provided in perpetuity, or fees were paid in lieu thereof.*
- (c) *Credit for privately owned parks and playgrounds. When land is provided in perpetuity or dedicated for a private park and playground in a subdivision and ~~[such area]~~ the land is to be owned and maintained, and used by the owners (including private parties and public agencies), purchasers, or occupants of the subdivision, such park and playground land ~~[shall]~~ will be credited ~~[against]~~ toward the ~~[park land area which]~~ park and playground lands that would otherwise be required under §22-7.5.*



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

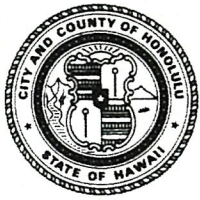
BILL _____

A BILL FOR AN ORDINANCE

(d) Credit for dog parks. When land is provided in perpetuity or dedicated for use as a dog park, such land may be credited toward the park and playground lands that would otherwise be required under Section 22-7.5, provided:

- (1) The dog park is part of a larger contiguous privately or publicly owned park and playground area; and
- (2) Any credit for the land area provided in perpetuity or dedicated for use as a dog park must not exceed 10 percent of the total park and playground lands required thereof.

SECTION 3. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawai'i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 ____.

RICK BLANGIARDI, Mayor
City and County of Honolulu



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

COPY

No. 24 - 220

RESOLUTION

PROPOSING AN AMENDMENT TO CHAPTER 22, REVISED ORDINANCES OF HONOLULU 2021 (THE SUBDIVISION ORDINANCE), RELATING TO PARKS AND PLAYGROUNDS.

WHEREAS, Section 46-6(a), Hawaii Revised Statutes ("HRS"), requires counties to adopt ordinances requiring a subdivider of land, as a condition of subdivision approval, to provide land in perpetuity or to dedicate land for park and playground purposes for the use of purchasers or occupants of lots or units in the subdivision; and

WHEREAS, Section 6-1503(h), Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended ("Charter"), requires the Director of Planning and Permitting to prepare amendments to the land subdivision code; and

WHEREAS, the land subdivision code of the City and County of Honolulu ("City") is set out in Chapter 22 (the Subdivision Ordinance) of the Revised Ordinances of Honolulu 2021 ("ROH"); and

WHEREAS, the City's park and playground provision and dedication requirements, as required by HRS Section 46-6(a), are codified in ROH Chapter 22, Article 7; and

WHEREAS, ROH Section 22-7.3(a) provides, in relevant part, that:

Every subdivider, as a condition precedent to the:

- (1) Approval of a subdivision by the [Director of Planning and Permitting]; or
- (2) Issuance of a building permit for multiple-family development by the [D]epartment of [P]lanning and [P]ermitting;

shall provide land in perpetuity or dedicate land for park and playground purposes, for joint use by the occupants of lots or units in subdivisions as well as by the public; and

WHEREAS, ROH Section 22-7.5 specifies the calculation of land area for parks and playgrounds required to be dedicated or provided by a subdivider in the various zoning districts and special districts, and for certain types of projects in those zoning districts; and



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-220

RESOLUTION

WHEREAS, generally, dog parks provide a multitude of benefits to dogs, their owners and guardians, and the community as a whole, including opportunities for socialization, behavioral improvements, and promotion of responsible dog ownership; and

WHEREAS, specifically, dog parks can help provide opportunities for physical activity and recreation for purchasers or occupants of lots or units in a subdivision or multi-family development project (and their canine companions) and can foster a sense of community among such purchasers or occupants; and

WHEREAS, the City Council ("Council") believes that lands used for dog parks should be allowed to be credited toward satisfying the park and playground provision and dedication requirements in ROH Chapter 22 based on the aforementioned benefits that dog parks provide to inhabitants of lots or units in subdivisions or multi-family development projects (and their canine companions); and

WHEREAS, the draft bill, attached hereto as Exhibit A, proposes an amendment to ROH Chapter 22, Article 7, that would allow lands used for private dog parks to be credited (up to a certain percentage) toward the park and playground land area that would otherwise be required under ROH Chapter 22, Article 7; and

WHEREAS, ROH Chapter 2, Article 24, Part A, establishes procedures and deadlines for the processing of Council proposals to, among other things, revise or amend the subdivision ordinance, and clarifies the responsibility of the Director of Planning and Permitting to assist the Council in adequately preparing such proposals for processing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Planning and Permitting ("Director") is directed, pursuant to Charter Section 6-1503(h), and ROH Chapter 2, Article 24, Part A, to process the proposed amendment to ROH Chapter 22 (the Subdivision Ordinance), attached hereto as Exhibit A, in the same manner as if the proposal had been proposed by the Director; and



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24 - 220

RESOLUTION

BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, Part A, the City Clerk shall transmit copies of this resolution and Exhibit A to the Director, and shall advise the Director in writing of the date by which the Director's report and accompanying proposed ordinance are required to be submitted to the Council.

INTRODUCED BY:

A. Ippola

DATE OF INTRODUCTION:

SEP 3 2024

Honolulu, Hawai'i

Councilmembers

EXHIBIT A



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

RELATING TO PARKS AND PLAYGROUNDS.

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

SECTION 1. Purpose. The purpose of this ordinance is to allow dog parks to be credited toward satisfying the requirements for the provision or dedication of land for park and playground purposes.

SECTION 2. Section 22-7.8, Revised Ordinances of Honolulu 2021, is amended to read as follows:

"§ 22-7.8 Credit ~~for~~ toward land required for parks and playgrounds.

- (a) *Credit for lands dedicated or provided in perpetuity for ~~[parks]~~ park and playground purposes before ~~[the effective date of this article.]~~ October 16, 1976. Where lands for ~~[park and playground]~~ parks and playgrounds were dedicated or provided in perpetuity before ~~[the effective date of this article.]~~ October 16, 1976, such ~~[land shall]~~ park and playground lands will be credited ~~[against]~~ toward the ~~[park land which could]~~ park and playground lands that would otherwise be required under § 22-7.5.*
- (b) *Credit for subdivisions where the provisions of this article were previously met. When a subdivision is resubdivided or redeveloped, this article ~~[shall]~~ will apply to the dwelling or lodging units ~~[above]~~ that are constructed in addition to those units ~~[which] that~~ originally complied with this article. Credit ~~[shall]~~ will be applied ~~[to such]~~ toward the park and playground land area ~~[which] that~~ would otherwise be required under § 22-7.5, whether such park and playground lands were dedicated~~[,]~~ or provided in perpetuity, or fees were paid in lieu thereof.*
- (c) *Credit for privately owned parks and playgrounds. When land is provided in perpetuity or dedicated for a private park and playground in a subdivision and ~~[such area]~~ the land is to be owned and maintained, and used by the owners (including private parties and public agencies), purchasers, or occupants of the subdivision, such park and playground land ~~[shall]~~ will be credited ~~[against]~~ toward the ~~[park land area which]~~ park and playground lands that would otherwise be required under § 22-7.5.*



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

(d) Credit for dog parks. When land is provided in perpetuity or dedicated for use as a dog park:

(1) In a subdivision where the dog park is:

(A) To be owned and maintained, and used by the owners (including private parties and public agencies), purchasers, or occupants of the subdivision; and

(B) Part of a larger contiguous park and playground land area or privately owned park and playground land area; or

(2) As part of a multiple-family development and the dog park is part of a larger contiguous privately owned park and playground land area;

the land area provided in perpetuity or dedicated for use as a dog park will be credited toward the park and playground lands that would otherwise be required under § 22-7.5; provided that any credit for the land area provided in perpetuity or dedicated for use as a dog park must not exceed 10 percent of the total park and playground lands required thereof."

SECTION 3. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawai'i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 ____.

RICK BLANGIARDI, Mayor
City and County of Honolulu

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 24-220

Introduced: 09/03/24 By: ANDRIA TUPOLA

Committee: PLANNING, INFRASTRUCTURE &
TRANSPORTATION (PI&T)

Title: PROPOSING AN AMENDMENT TO CHAPTER 22, REVISED ORDINANCES OF HONOLULU 2021 (THE SUBDIVISION
ORDINANCE), RELATING TO PARKS AND PLAYGROUNDS.

Voting Legend: * = Aye w/Reservations

09/03/24	INTRO	Introduced.
01/02/25		Councilmember Nishimoto took office on January 2, 2025.
01/03/25		CC-4(25) - Resolution re-referred from Zoning to Planning, Infrastructure & Transportation Committee.
01/16/25	PI&T	Reported out for adoption. CR-18(25) 5 AYES: CORDERO, DOS SANTOS-TAM, OKIMOTO, TUPOLA, WEYER
01/29/25	CCL	Committee report and Resolution were adopted. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this
RESOLUTION.


GLEN I. TAKAHASHI, CITY CLERK


TOMMY WATERS, CHAIR AND PRESIDING OFFICER

SUBDIVISION ORDINANCE AMENDMENT — CITY COUNCIL INITIATED PROPOSAL RELATING TO PARK DEDICATION

Department of Planning and Permitting (DPP) Report

Proposal

On January 29, 2025, the City Council adopted Resolution No. 24-220, directing the DPP to process a bill to amend Chapter 22, Revised Ordinances of Honolulu (ROH) 1990, as amended (the “Subdivision Ordinance”) relating to park dedication.

Resolution No. 24-220 seeks to add a provision that would allow land used for private dog parks to be credited toward the park and playground land area required under ROH Chapter 22, Article Section 22-7.5, if the proposed dog park meets certain conditions. The version draft bill proposed by the DPP streamlines the proposed language.

In addition, the Resolution proposes non-substantive edits to ROH Section 22-7.8.

Existing Provisions

Section 22-7.8 (ROH) allows lands dedicated in perpetuity for private parks and playgrounds to be credited toward the park and playground land which would otherwise be required under Chapter 22, Article Section 22-7.5.

Analysis

The proposed Resolution and draft bill intend to provide additional recreational opportunities for purchasers or occupants of units in a residential development, and foster a sense of community among such residents. Developers have argued that dog parks are a recreational element similar to a pool or fitness center, and some have petitioned to have the entire park requirement satisfied by the creation of a dog park.

The DPP does acknowledge that many residents own pets and has accepted private dog parks for credit toward park dedication requirements when the private dog park was a portion of a larger, contiguous private park and playground area. In these cases, the portion of required land area set aside for dogs and their owners ranged from one-percent to nine-percent of the required park area, and other recreational amenities were provided. However, DPP has not supported requests for credit when the entirety of the proposed park is a dog park as it cannot be considered as serving all individuals in a development.

As proposed in the Resolution and draft bill, private dog parks would specifically be allowed credit toward the required park and playground land requirement if part of a larger, contiguous private park area. To ensure a private dog park does not detract from the objectives of the park dedication ordinance to provide recreational space for all residents of a development, the private dog park shall be limited to 10-percent of the contiguous park and playground area.

Recommendation

Based on our analysis, the DPP concurs with the general intent of Council-initiated Resolution 24-220 to allow a dog park to be credited toward the park and playground land area required. Rather than adopt the language as proposed, the DPP has drafted a bill to consolidate the language in the Resolution, and clarify what would be permissible. Attached is the draft bill for an ordinance for your consideration, as well as a copy of Resolution No. 24-220.

Attachments