REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
November 20, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 25-316 entitled:

"APPROVING SPECIFIC COMMUNITY BENEFITS TO BE PROVIDED BY THE APPLICANT FOR THE PLANNED DEVELOPMENT-RESORT PROJECT AT 133 KAIULANI STREET, AS REQUIRED BY CONDITION 9 OF RESOLUTION 16-52, CD1, FD1, AS AMENDED BY RESOLUTION 19-67, CD1."

introduced on November 12, 2025, reports as follows:

The purpose of the Resolution is to set forth specific community benefits to be funded by the Applicant of a Planned Development-Resort ("PD-R") project at 133 Kaiulani Avenue, as required by Condition 9 of Resolution 16-52, CD1, FD1, as amended by Resolution 19-67, CD1.

Resolution 16-52, CD1, FD1, approved a conceptual plan for a PD-R project to demolish the existing King's Village, Prince Edward Apartments, and Hale Waikīkī and develop a 32-story condo-hotel with approximately 213 units, seven-story podium with back-of-house facilities, 250 parking stalls, private park, ground floor commercial spaces, lobby, reception area, restaurant, lobby lounge and bar, multi-event spaces, executive offices, meeting facilities, outdoor dining terrace, rooftop recreational facilities, adjacent pocket park, and other site appurtenances, located at 133 Kaiulani Avenue in Waikīkī, O'ahu, and identified as Tax Map Keys 2-6-023:029, 037, and 076.

ADOPTED ON JAN 28 2026

COMMITTEE REPORT NO. 387

Condition 9 of Resolution 16-52, CD1, FD1, requires the Applicant to fund a community benefits package valued at $1,000,000, and provides that the specific benefits in the community benefits package will be set forth in a separate resolution, which must be adopted by the Council prior to the issuance of the Project's final Certificate of Occupancy.

Resolution 25-316 requires the Hilton Resorts Corporation to make a cash contribution of $1,000,000 to the Waikīkī Business Improvement District Association to support a community benefits package that includes improvements at Kūhiō Beach Park valued at $1,000,000. The cash contribution amount must be used to fund the following specific benefits up to and until the total cost of the improvements is equal to $1,000,000: replacing the cement picnic tables, replacing the dead coconut mounds with resort grade turf, acquiring quality equipment for continued maintenance of the area, constructing a community safety kiosk, installing visible wayfinding signage, and installing low-profile safety bollards near curbs.

At your Committee's meeting on November 20, 2025, a DPP representative testified in support of the CD1 version of the Resolution.

The Deputy Director of the Department of Parks and Recreation ("DPR") testified in support of the CD1 version of the Resolution, and stated that the DPR appreciates the added language in the CD1 that mentions collaboration between the Department of Parks and Recreation and the Waikīkī Business Improvement District Association in implementing the improvements at Kūhiō Beach Park, which is a City park.

The Waikīkī Business Improvement District Association testified in support of the Resolution. Unite Here Local 5 testified in opposition to the Resolution.

Your Committee received written testimony in opposition to the Resolution from Unite Here Local 5.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the Resolution title to read as follows:

"REQUIRING SPECIFIC COMMUNITY BENEFITS TO BE FUNDED BY THE APPLICANT OF A PLANNED DEVELOPMENT-RESORT PROJECT AT 133 KA'IULANI AVENUE, AS REQUIRED BY CONDITION 9 OF RESOLUTION 16-52, CD1, FD1, AS AMENDED BY RESOLUTION 19-67, CD1."

B. In the first WHEREAS clause, adds reference to Tax Map Keys 2-6-023:029, 037, and 076.

C. Moves the second WHEREAS clause to the fourth WHEREAS clause (to list the sequence of events in chronological order) and clarifies that the Council approved an extension of the deadline to obtain a building permit for the Project to
April 20, 2020, which the Applicant has since fulfilled.

D. Adds a new ninth WHEREAS clause to read as follows:

"WHEREAS, the Council further finds that improvements to Kūhiō Beach Park are consistent with this intent, and since Kūhiō Beach Park is a City park, implementation of the improvements will be coordinated with the Department of Parks and Recreation; and"

E. In the BE IT RESOLVED clause, clarifies that Hilton Resorts Corporation is required to make a cash contribution of $1,000,000 to the Waikīkī Business Improvement District Association to support a community benefits package that includes improvements at or related to Kūhiō Beach Park valued at $1,000,000; the cash contribution amount must be used to fund the specific benefits set forth

in the Resolution, up to and until the total cost of the improvements is equal to $1,000,000.

F. In the BE IT FINALLY RESOLVED clause, adds the Waikīkī Business Improvement District Association and the Director of Parks and Recreation to the list of recipients of the resolution.

G. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 25-316, as amended herein, and recommends its adoption in the form attached hereto as Resolution 25-316, CD1. (Ayes: Cordero, Kia'āina, Tupola, Waters – 4; Noes: None; Absent: Okimoto – 1.)

Respectfully submitted,

Esther Kia'āina

Committee Chair

ADOPTED ON JAN 28 2026

COMMITTEE REPORT NO. 387

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-316, CD1

RESOLUTION

REQUIRING SPECIFIC COMMUNITY BENEFITS TO BE FUNDED BY THE APPLICANT OF A PLANNED DEVELOPMENT-RESORT PROJECT AT 133 KA'IULANI AVENUE, AS REQUIRED BY CONDITION 9 OF RESOLUTION 16-52, CD1, FD1, AS AMENDED BY RESOLUTION 19-67, CD1.

WHEREAS, on April 20, 2016, the City Council ("Council"), by the adoption of Resolution 16-52, CD1, FD1, approved a conceptual plan for a planned development-resort project to demolish the existing King's Village, Prince Edward Apartments, and Hale Waikiki and develop a 32-story condo-hotel with approximately 213 units, seven-story podium with back-of-house facilities, 250 parking stalls, private park, ground floor commercial spaces, lobby, reception area, restaurant, lobby lounge and bar, multi-event spaces, executive offices, meeting facilities, outdoor dining terrace, rooftop recreational facilities, adjacent pocket park, and other site appurtenances, located at 133 Ka'iulani Avenue in Waikīkī, O'ahu, and identified as Tax Map Keys 2-6-023:029, 037, and 076 (the "Project"); and

WHEREAS, on September 25, 2018, the initial applicant for the Project, MK Development Consulting, LLC (dba BSC KVSC, LLC) sold the Project development rights to Hilton Resorts Corporation (the "Applicant"), which planned to convert the Project to a timeshare hotel under the operation and management of the Hilton Grand Vacations; and

WHEREAS, the Project's exterior design remained the same, but the interior design was modified to accommodate a timeshare hotel (modifications include elimination of the 7th floor spa and 8th floor restaurant, and a reduction in the number of units from 213 to 191 due to increased floor area per unit); the Applicant obtained approval of these minor modifications from the Director of Planning and Permitting; and

WHEREAS, on April 17, 2019, by the adoption of Resolution 19-67, CD1, the Council approved an extension of the deadline to obtain a building permit for the Project to April 20, 2020, which the Applicant has since fulfilled, and ratified and confirmed all other provisions in Resolution 16-52, CD1, FD1; and

WHEREAS, Condition 9 of Resolution 16-52, CD1, FD1, provides that prior to issuance of the final Certificate of Occupancy ("CO") for the Project, the Applicant is required to fund a community benefits package valued at $1,000,000, and further provides that the specific benefits in the community benefits package will be set forth in a separate resolution, which must be approved by the Council prior to issuance of the Project's final CO; and

RESOLUTION

WHEREAS, Kūhiō Beach Park is a centerpiece of Waikīkī and a vital community asset near the Project site; and

WHEREAS, Kūhiō Beach Park suffers from dead coconut mounds with bare dirt and outdated cement picnic tables and intrusion of vehicles in areas of high pedestrian traffic, often attracting illegal activity and demonstrating an aesthetic standard far below that expected of the iconic Waikīkī; and

WHEREAS, the Council finds that the Project's community benefits package should be used to revitalize the area in the vicinity of the Project by addressing safety, stability, function, and the overall ambience and appearance of Waikīkī; and

WHEREAS, the Council further finds that improvements to Kūhiō Beach Park are consistent with this intent, and since Kūhiō Beach Park is a City park, implementation of the improvements will be coordinated with the Department of Parks and Recreation; and

WHEREAS, the Council, having duly considered the impacts of the Project, desires to approve the specific benefits and amounts in the Project's community benefits package as set forth below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that pursuant to and in satisfaction of Condition 9 of Resolution 16-52, CD1, FD1, as amended by Resolution 19-67, CD1, Hilton Resorts Corporation shall make a cash contribution of $1,000,000 to the Waikīkī Business Improvement District Association to support a community benefits package that includes improvements at or related to Kūhiō Beach Park valued at $1,000,000; the cash contribution amount must be used to fund the following specific benefits up to and until the total cost of the improvements is equal to $1,000,000:

- Replacing the cement picnic tables with an activation project designed to reduce crime in the area;
- Replacing the dead coconut mounds with resort grade turf, including maintenance;
- Acquiring quality equipment for continued maintenance of the area;

RESOLUTION

- Constructing a community safety kiosk in areas with high levels of pedestrian traffic;

- Installing visible wayfinding signage; and

- Installing low-profile safety bollards near curbs to prevent vehicular intrusion into pedestrian areas; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Hilton Resort Corporation, 69-550 Waikoloa Beach Drive, Waikoloa, Hawai'i 96738; R. M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawai'i 96819; Waikīkī Business Improvement District Association, 227 Lewers Street, Suite 202, Honolulu, Hawai'i 96815; the Director of Planning and Permitting, 650 South King Street, Seventh Floor, Honolulu, Hawai'i 96813; and the Director of Parks and Recreation, 1000 Ulu'ōhi'a Street, Suite 309, Kapolei, Hawai'i 96707.

INTRODUCED BY:

Tommy Waters

DATE OF INTRODUCTION:

November 12, 2025
Honolulu, Hawai'i

Councilmembers

Report Title:
133 Kaiulani Avenue; 133 Ka'iulani Avenue; Redevelopment of Land in Waikiki; Planned Development-Resort; Community Benefits; Kuhio Beach Park; Kūhiō Beach Park; Waikīkī

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.