HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL 37 (2026)

A BILL FOR AN ORDINANCE

TO AMEND PORTIONS (APPROXIMATELY 14.837 ACRES) OF THE STATE LAND USE DISTRICT BOUNDARY MAPS (SCHOFIELD QUADRANGLE AND 'EWA QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED AT KAPOLEI AND HONOULIULI IN 'EWA, O'AHU, HAWAI'I.

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

SECTION 1. Purpose and findings. The purpose of this ordinance is to reclassify approximately 14.837 acres of land in 'Ewa, O'ahu, from the State Land Use Agricultural District to the State Land Use Urban District.

The City Council finds that consistent with the standards and criteria for the approval of a petition for a State Land Use District Boundary Amendment ("SLUDBA") under § 23-1.6, Revised Ordinances of Honolulu 2021, the SLUDBA for the approximately 14.837 acres of land described above:

1. Will contribute to the general welfare and prosperity of O'ahu residents by allowing for transit-oriented development ("TOD") with mixed uses in the vicinity of the Skyline rail transit system;

2. Will help diversify O'ahu's transportation system by reducing an overreliance on automobile usage through TOD that provides convenient access to residential, business, recreation, and educational amenities in close proximity to the Skyline stations; and

3. Is consistent with the Hawai'i State Plan, O'ahu General Plan, 'Ewa Development Plan, East Kapolei Neighborhood TOD Plan, and the purpose and intent of the State Land Use Urban District.

SECTION 2. The State Land Use District Boundary Maps (Schofield Barracks Quadrangle and 'Ewa Quadrangle) are hereby amended by reclassifying approximately 14.837 acres of land located in 'Ewa and identified as portions of Tax Map Keys 9-1-016: 008 and 130; 9-1-017: 070, 096, 098, 099, and 196; 9-1-018: 009, 022, 037, 042, and 049; and portions of Farrington Highway (the "Petition Area") from the State Land Use Agricultural District to the State Land Use Urban District, as depicted in Exhibit A, attached hereto and incorporated by reference herein. This reclassification is subject to the conditions of SECTION 3 of this ordinance.

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SECTION 3. The reclassification of lands in SECTION 2 of this ordinance is subject to the following conditions:

a. Any action involving the use of the Petition Area that may, alone or in connection with other actions, interfere with or restrain farming operations on contiguous or adjacent lands in the State Land Use Agricultural District is prohibited; provided that the farming operations are conducted in a manner consistent with generally accepted agricultural and management practices. For purposes of this SECTION, "farming operations" means the same as defined in § 165-2, Hawai'i Revised Statutes ("HRS").

b. Prior to the sale of any land or interest in land within the Petition Area, any owner, tenant, or interested party, or their respective successors in interest, shall provide a written disclosure to any prospective purchaser or lessee stating that farming operations and practices on contiguous or adjacent land in the State Land Use Agricultural District are protected under the Hawai'i Right to Farm Act, HRS Chapter 165. This statement must also be included in any disclosures required for the sale, transfer, or lease of real property or any interest in real property.

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SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

(br)

DATE OF INTRODUCTION:

MAY 12 2026
Honolulu, Hawai'i

Councilmembers

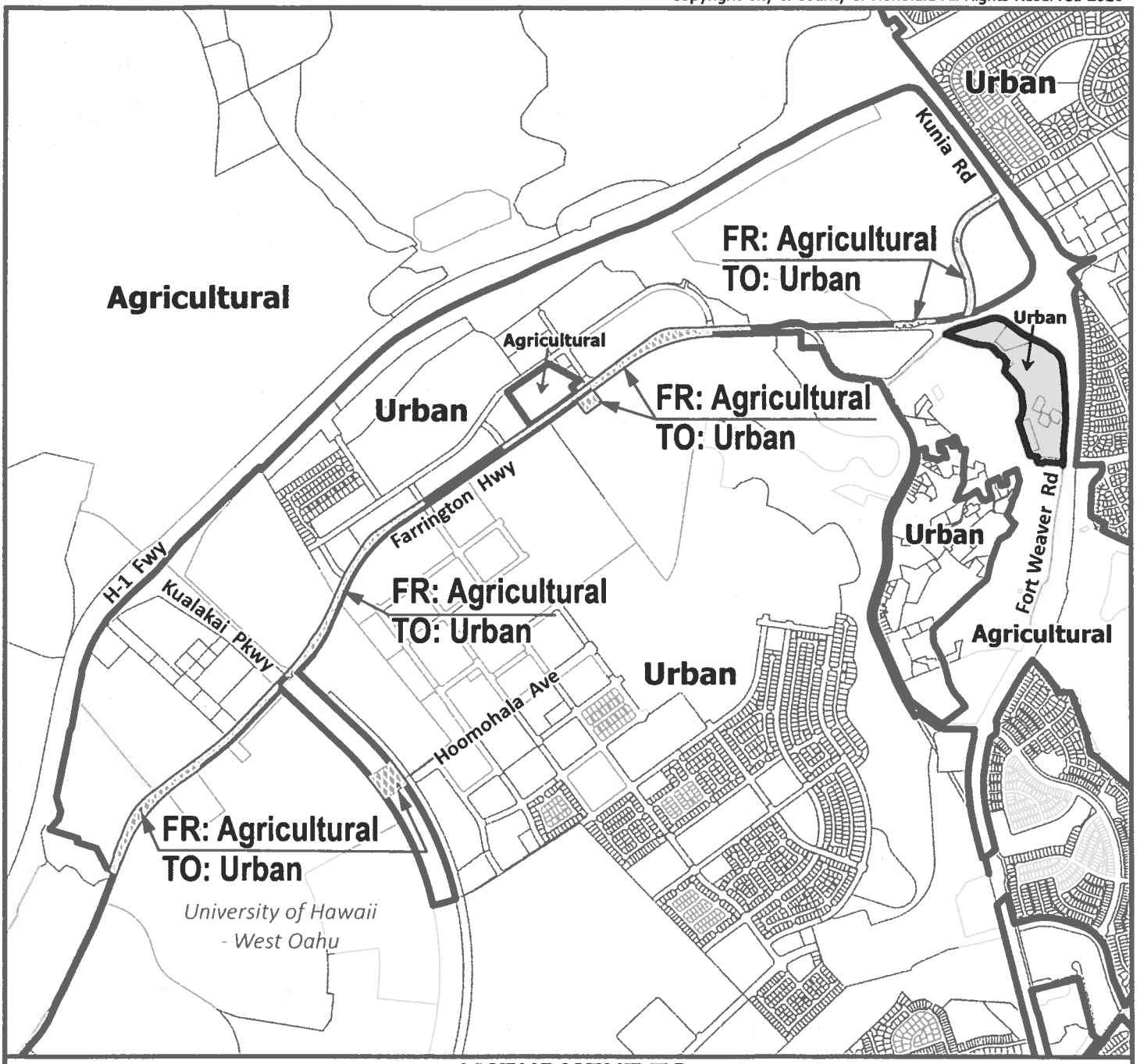
APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

RICK BLANGIARDI, Mayor
City and County of Honolulu

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AMENDMENT TO
STATE LAND USE DISTRICT MAP

Schofield Barracks Quadrangle & Ewa Quadrangle

N

0 1000 2000

Scale in Feet

APPLICANT: Department of Planning and Permitting

TAX MAP KEY(S): 9-1-016: por. 008, por. 130
9-1-017: por. 070, por. 096, por. 098, por. 099, por. 196
9-1-018: por. 009, por. 022, por. 037, por. 042, por. 049

FOLDER NO.: 2025/GEN-6
LAND AREA: APPROXIMATELY 14.837 ACRES
PREPARED BY: HONOLULU LAND INFORMATION SYSTEM
DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMISSION CITY COUNCIL

ORD NO.
EFF.DATE

EXHIBIT A

BILL

2025/SLU-1

Report Title:
State Land Use District Boundary Amendment ("SLUDBA"); East Kapolei Neighborhood Transit-Oriented Development ("TOD") Plan; Department of Planning and Permitting ("DPP")

Description:
Reclassifies certain land from the State Land Use Agricultural District to the Urban District in the East Kapolei Neighborhood TOD Plan area and 'Ewa, subject to conditions regarding farming operations and practices.

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