HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL 39 (2026)

A BILL FOR AN ORDINANCE

RELATING TO THE REZONING OF LAND 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. The purpose of this ordinance is to change the zoning of approximately 1,380.5 acres of land in 'Ewa, O'ahu.

SECTION 2. Zoning Map No. 12 ('Ewa Beach – Iroquois Point), Ordinance 86-114, and Zoning Map No. 13 (Makakilo), Ordinance 86-115, are hereby amended as follows: Land situated near the Kualaka'i Parkway and Keahumoa Parkway intersection (Kualaka'i/East Kapolei rail station area), the Kualaka'i Parkway and Ho'omohala Avenue intersection (Keone'ae/University of Hawai'i West-O'ahu rail station area), and the Lalahiwa Street and Kamāile Mua Street intersection (Honouliuli/Ho'opili rail station area) in 'Ewa, hereinafter described, is hereby rezoned **from** the A-2 Medium-density Apartment, AG-1 Restricted Agricultural, AMX-2 Medium-density Apartment Mixed-Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed-Use, IMX-1 Industrial-Commercial Mixed-Use, P-2 General Preservation, R-3.5 Residential, and R-5 Residential Districts **to** the A-2 Medium-density Apartment, AG-1 Restricted Agricultural, AMX-2 Medium-density Apartment Mixed-Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed-Use, IMX-1 Industrial-Commercial Mixed-Use, P-2 General Preservation, and R-3.5 Residential Districts. The boundaries and heights of said Districts shall be described as shown on the maps attached hereto, marked Exhibit A, Exhibit B, and Exhibit C, and made a part hereof, and further identified as the Tax Map Keys and streets on the list attached hereto, marked Exhibit D, and made a part hereof.

SECTION 3. Existing unilateral agreements applicable to affected areas within the boundaries of said Districts, as shown on the maps attached hereto, marked Exhibit A, Exhibit B, and Exhibit C, shall remain in full force and effect, including all unilateral agreement conditions.

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

MAY 14 2026
Honolulu, Hawai'i

Councilmembers

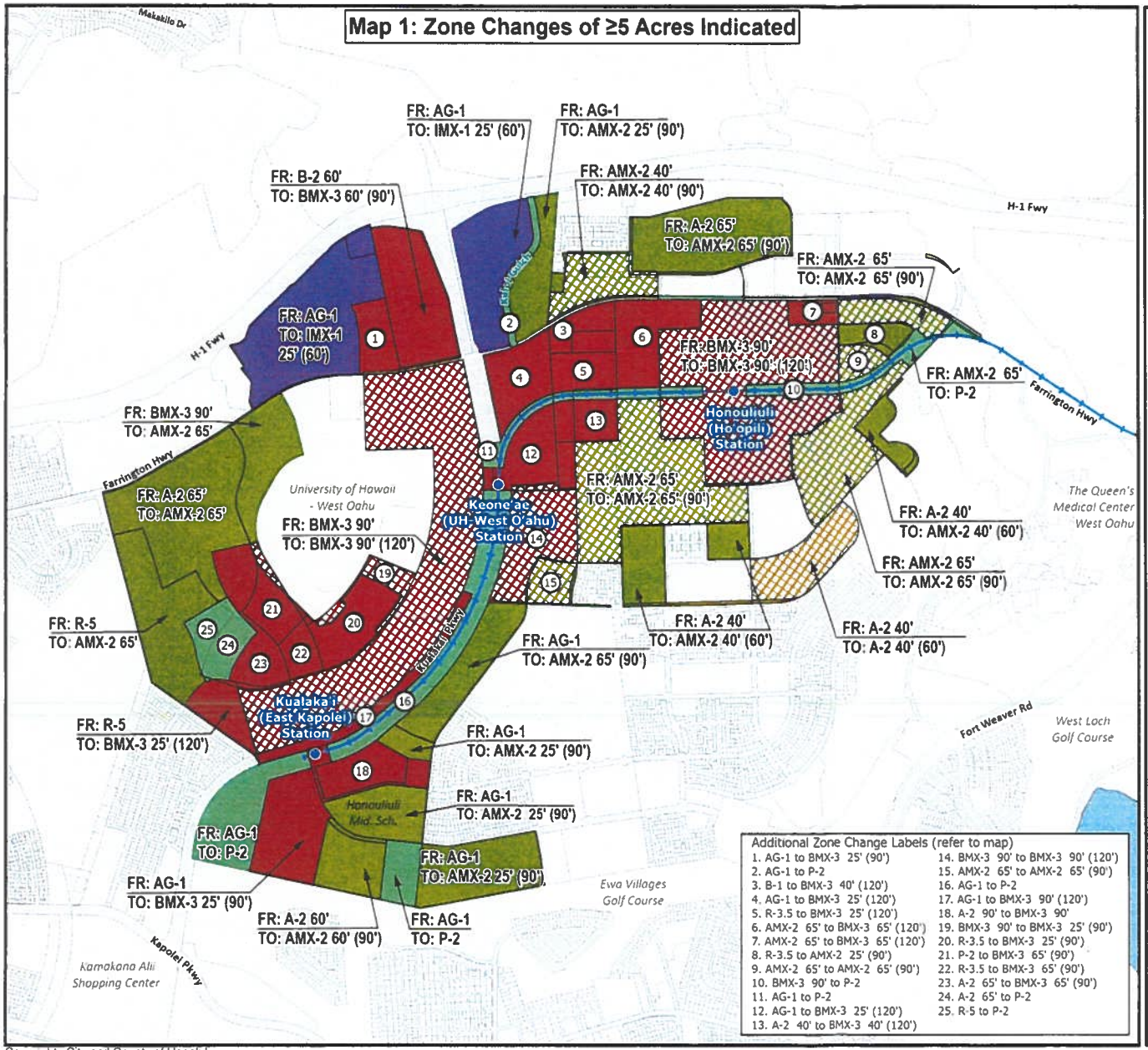
APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

RICK BLANGIARDI, Mayor
City and County of Honolulu

Map 1: Zone Changes of ≥5 Acres Indicated



Additional Zone Change Labels (refer to map)

1. AG-1 to BMX-3 25' (90')
2. AG-1 to P-2
3. B-1 to BMX-3 40' (120')
4. AG-1 to BMX-3 25' (120')
5. R-3.5 to BMX-3 25' (120')
6. AMX-2 65' to BMX-3 65' (120')
7. AMX-2 65' to BMX-3 65' (120')
8. R-3.5 to AMX-2 25' (90')
9. AMX-2 65' to AMX-2 65' (90')
10. BMX-3 90' to P-2
11. AG-1 to P-2
12. AG-1 to BMX-3 25' (120')
13. A-2 40' to BMX-3 40' (120')
14. BMX-3 90' to BMX-3 90' (120')
15. AMX-2 65' to AMX-2 65' (90')
16. AG-1 to P-2
17. AG-1 to BMX-3 90' (120')
18. A-2 90' to BMX-3 90'
19. BMX-3 90' to BMX-3 25' (90')
20. R-3.5 to BMX-3 25' (90')
21. P-2 to BMX-3 65' (90')
22. R-3.5 to BMX-3 65' (90')
23. A-2 65' to BMX-3 65' (90')
24. A-2 65' to P-2
25. R-5 to P-2

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EXHIBIT A

PORTION OF

ZONING MAP NOS. 12 & 13
EWA BEACH - IROQUOIS POINT & MAKAKILO

HONOULIULI (HO'OPILI),
KEONE'AE (UH-WEST OAHU), AND
KUALAKA'I (EAST KAPOLEI) STATION AREAS

LEGEND

ZONING DISTRICT CHANGE

A-2	AG-1	AMX-2
B-1	B-2	BMX-3
IMX-1	P-2	R-3.5

HEIGHT LIMIT ONLY CHANGE

A-2
AMX-2
BMX-3

90' Height Limit
90' (120') Bonus Height Limit
Rail Transit Station
Rail Transit Guideway

AFFECTED TAX MAP KEYS:
See Exhibit D

AFFECTED STREETS:
See Exhibit D

APPLICANT: Department of Planning and Permitting

FOLDER NO: 2024/GEN-19

APPROX. ACRES: 1,380.5

NOTES:

Zoning districts without a height limit shown are subject to that district's maximum height, as specified in Chapter 21 of the Revised Ordinances of Honolulu.

Zoning district boundaries shall be interpreted to follow the street centerline of the existing or planned roadways when illustrated as such on the map.

Where Kaloi Gulch is not defined by a parcel between H-1 Freeway and Farrington Highway, the P-2 District along that portion shall be interpreted to extend 50 feet from each side of the gulch centerline.

PREPARED BY: HONOLULU LAND INFORMATION SYSTEM
DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

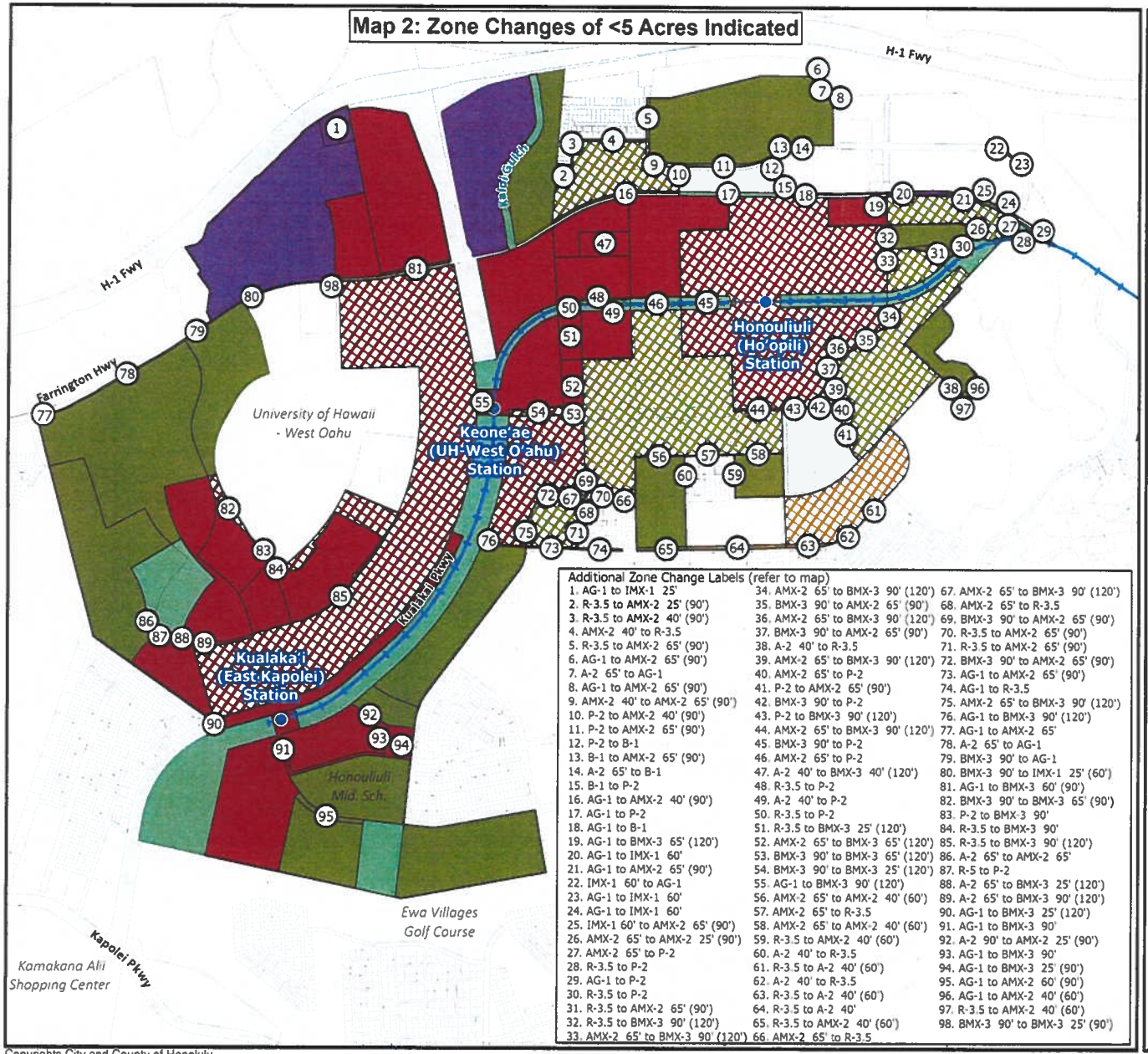
PUBLIC HEARING **PLANNING COMMISSION** **CITY COUNCIL**

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Scale in Feet

ORD. NO. **2023/Z-1**

EFF. DATE: **BILL**

Map 2: Zone Changes of <5 Acres Indicated



Additional Zone Change Labels (refer to map)

1. AG-1 to IMX-1 25'	34. AMX-2 65' to BMX-3 90' (120')	67. AMX-2 65' to BMX-3 90' (120')
2. R-3.5 to AMX-2 25' (90')	35. BMX-3 90' to AMX-2 65' (90')	68. AMX-2 65' to R-3.5
3. R-3.5 to AMX-2 40' (90')	36. AMX-2 65' to BMX-3 90' (120')	69. BMX-3 90' to AMX-2 65' (90')
4. AMX-2 40' to R-3.5	37. BMX-3 90' to AMX-2 65' (90')	70. R-3.5 to AMX-2 65' (90')
5. R-3.5 to AMX-2 65' (90')	38. A-2 40' to R-3.5	71. R-3.5 to AMX-2 65' (90')
6. AG-1 to AMX-2 65' (90')	39. AMX-2 65' to BMX-3 90' (120')	72. BMX-3 90' to AMX-2 65' (90')
7. A-2 65' to AG-1	40. AMX-2 65' to P-2	73. AG-1 to AMX-2 65' (90')
8. AG-1 to AMX-2 65' (90')	41. P-2 to AMX-2 65' (90')	74. AG-1 to R-3.5
9. AMX-2 40' to AMX-2 65' (90')	42. BMX-3 90' to P-2	75. AMX-2 65' to BMX-3 90' (120')
10. P-2 to AMX-2 40' (90')	43. P-2 to BMX-3 90' (120')	76. AG-1 to BMX-3 90' (120')
11. P-2 to AMX-2 65' (90')	44. AMX-2 65' to BMX-3 90' (120')	77. AG-1 to AMX-2 65'
12. P-2 to B-1	45. BMX-3 90' to P-2	78. A-2 65' to AG-1
13. B-1 to AMX-2 65' (90')	46. AMX-2 65' to P-2	79. BMX-3 90' to AG-1
14. A-2 65' to B-1	47. A-2 40' to BMX-3 40' (120')	80. BMX-3 90' to IMX-1 25' (60')
15. B-1 to P-2	48. R-3.5 to P-2	81. AG-1 to BMX-3 60' (90')
16. AG-1 to AMX-2 40' (90')	49. A-2 40' to P-2	82. BMX-3 90' to BMX-3 65' (90')
17. AG-1 to P-2	50. R-3.5 to P-2	83. P-2 to BMX-3 90'
18. AG-1 to B-1	51. R-3.5 to BMX-3 25' (120')	84. R-3.5 to BMX-3 90'
19. AG-1 to BMX-3 65' (120')	52. AMX-2 65' to BMX-3 65' (120')	85. R-3.5 to BMX-3 90' (120')
20. AG-1 to IMX-1 60'	53. BMX-3 90' to BMX-3 65' (120')	86. A-2 65' to AMX-2 65'
21. AG-1 to AMX-2 65' (90')	54. BMX-3 90' to BMX-3 25' (120')	87. R-5 to P-2
22. IMX-1 60' to AG-1	55. AG-1 to BMX-3 90' (120')	88. A-2 65' to BMX-3 25' (120')
23. AG-1 to IMX-1 60'	56. AMX-2 65' to AMX-2 40' (60')	89. A-2 65' to BMX-3 90' (120')
24. AG-1 to IMX-1 60'	57. AMX-2 65' to R-3.5	90. AG-1 to BMX-3 25' (120')
25. IMX-1 60' to AMX-2 65' (90')	58. AMX-2 65' to AMX-2 40' (60')	91. AG-1 to BMX-3 90'
26. AMX-2 65' to AMX-2 25' (90')	59. R-3.5 to AMX-2 40' (60')	92. A-2 90' to AMX-2 25' (90')
27. AMX-2 65' to P-2	60. A-2 40' to R-3.5	93. AG-1 to BMX-3 90'
28. R-3.5 to P-2	61. R-3.5 to A-2 40' (60')	94. AG-1 to BMX-3 25' (90')
29. AG-1 to P-2	62. A-2 40' to R-3.5	95. AG-1 to AMX-2 60' (90')
30. R-3.5 to P-2	63. R-3.5 to A-2 40' (60')	96. AG-1 to AMX-2 40' (60')
31. R-3.5 to AMX-2 65' (90')	64. R-3.5 to A-2 40'	97. R-3.5 to AMX-2 40' (60')
32. R-3.5 to BMX-3 90' (120')	65. R-3.5 to AMX-2 40' (60')	98. BMX-3 90' to BMX-3 25' (90')
33. AMX-2 65' to BMX-3 90' (120')	66. AMX-2 65' to R-3.5	

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EXHIBIT B

PORTION OF
ZONING MAP NOS. 12 & 13
EWA BEACH - IROQUOIS POINT & MAKAKILO

HONOULIULI (HO'OPILI),
KEONE'AE (UH-WEST OAHU), AND
KUALAKA'I (EAST KAPOLEI) STATION AREAS

LEGEND

ZONING DISTRICT CHANGE

A-2 | AG-1 | AMX-2
B-1 | B-2 | BMX-3
IMX-1 | P-2 | R-3.5

HEIGHT LIMIT ONLY CHANGE

A-2
AMX-2
BMX-3

90' Height Limit
90' (120') Bonus Height Limit
Rail Transit Station
Rail Transit Guideway

AFFECTED TAX MAP KEYS:
See Exhibit D

AFFECTED STREETS:
See Exhibit D

APPLICANT: Department of Planning and Permitting

FOLDER NO: 2024/GEN-19

APPROX. ACRES: 1,380.5

NOTES:

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Where Kaloi Gulch is not defined by a parcel between H-1 Freeway and Farrington Highway, the P-2 District along that portion shall be interpreted to extend 50 feet from each side of the gulch centerline.

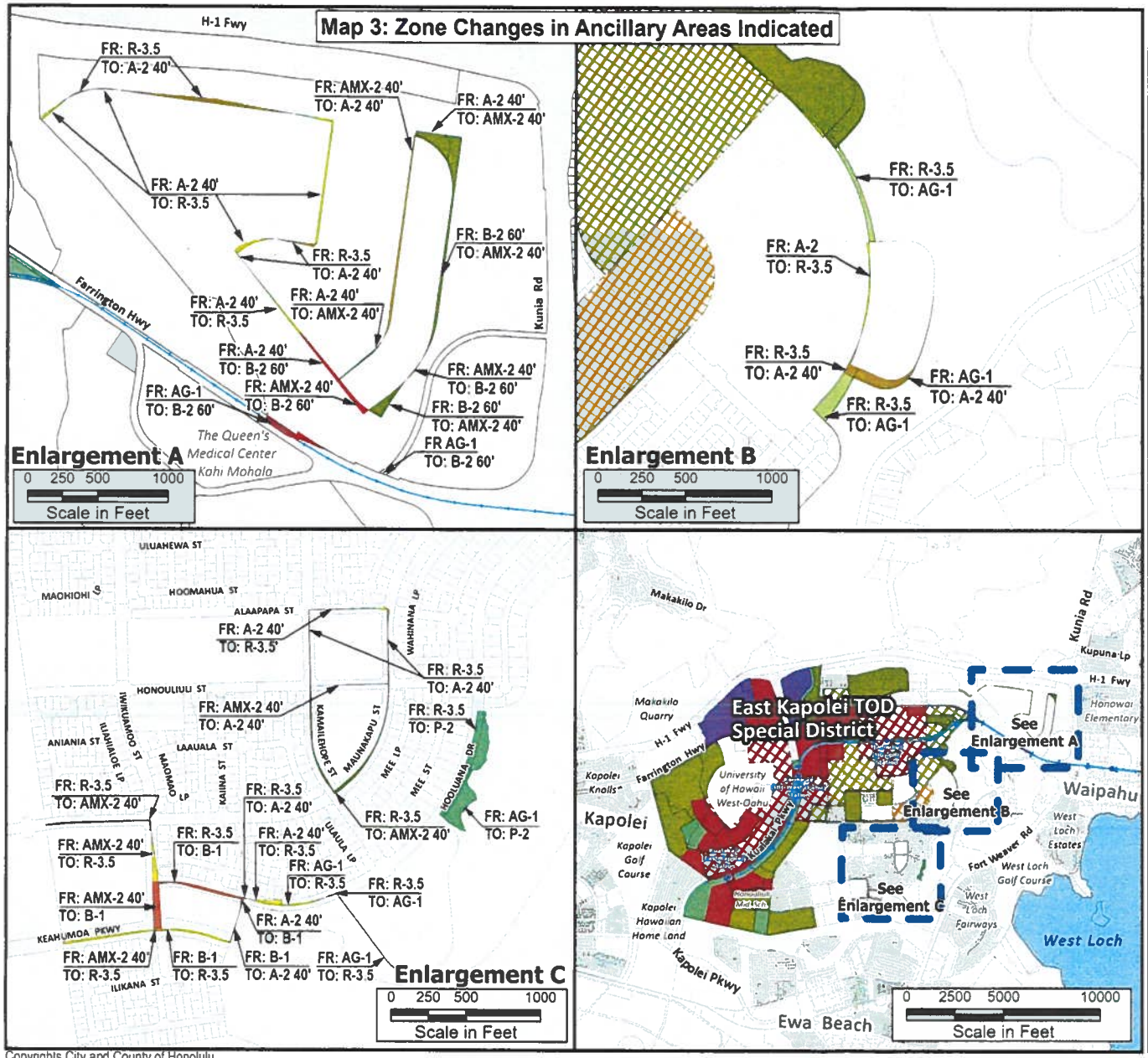
PREPARED BY: HONOLULU LAND INFORMATION SYSTEM
DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL

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Scale in Feet

ORD. NO. 2023/Z-1
EFF. DATE: BILL



PORTION OF

ZONING MAP NOS. 12 & 13
EWA BEACH - IROQUOIS POINT & MAKAKILO

HONOULIULI (HO'OPILI),
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LEGEND

ZONING DISTRICT CHANGE

- A-2
- AG-1
- AMX-2
- B-1
- B-2
- BMX-3
- IMX-1
- P-2
- R-3.5

HEIGHT LIMIT ONLY CHANGE

- A-2
- AMX-2
- BMX-3

- 90' Height Limit
- 90' (120') Bonus Height Limit
- Rail Transit Station
- Rail Transit Guideway

AFFECTED TAX MAP KEYS:
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DEPARTMENT OF PLANNING & PERMITTING
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PUBLIC HEARING **PLANNING COMMISSION** **CITY COUNCIL**

ORD. NO. **2023/Z-1**

EFF. DATE: **BILL**

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EXHIBIT C

Exhibit Map Attachment

AFFECTED TAX MAP KEYS:

9-1-016: 008, 120, por. 130, 179, 182, 183, por. 220, por. 221, 222, por. 223

9-1-017: 070, 094, 095, por. 096, 097, 098, por. 099, 105, 114, 115, 116, 117, 118, 138, 140, por. 152, por. 153, por. 154, 155, 156, 158, por. 159, 160, por. 161, 163, 164, 165, 166, 167, 171, por. 175, 176, 177, 178, 179, 180, por. 182, por. 183, 184, 185, 187, 188, 189, 190, 191, 192, por. 196, por. 200, por. 204, por. 207, por. 213, por. 214, por. 215, por. 216, por. 218, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234

9-1-018: 007, 008, por. 009, 014, 021, 022, 026, 030, por. 031, por. 032, por. 033, por. 034, 037, por. 038, 047, por. 051, por. 053, por. 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067

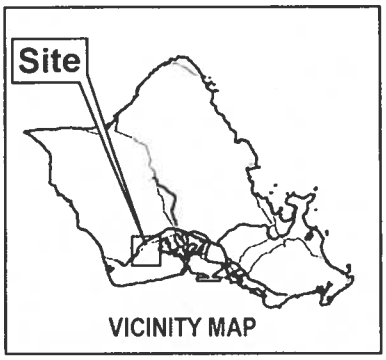
9-1-186: por. 057, por. 058, por. 059, por. 060

9-1-192: por. 034, por. 037, por. 038, por. 041, por. 042, por. 045, por. 046, por. 049, por. 050, por. 053, por. 054, por. 057, por. 058, 086, por. 088

AFFECTED STREETS:

ALAAPAPA ST (por.), AOPUAA ST, FARRINGTON HWY (por.), HIKUHA ST (por.), HIKUKAHI ST (por.), HIKUONO ST (por.), HONOULIULI ST (por.), HOOKULAIA ST, HOOLUANA DR (por.), HOOMOHALA AVE, HOONAAUAO ST, IWIKUAMOO ST (por.), KAMAILEHOPE ST (por.), KAMALIE MUA ST, KAMOLEHONUA ST, KAPOLEI GOLF CRSE, KAULUAKOKO ST, KEAHUMOA PKWY (por.), KEAONUI ST, KUALAKAI PKWY (por.), KULANIHAKOI ST (por.), LALAHIWA ST, LONOMEHA ST (por.), MAUNAKAPU ST (por.), MAWEKE ST, NANA HOPE ST, ONOHIULA ST (por.), PALEHUA RD, PUAPUAA ST, PUNOHU ST

NOTE: TMKs listed are as of April 08, 2026 and may not reflect any parcels that may have been consolidated and/ or subdivided nor their respective TMK assignments thereafter. Streets listed are as of the date prepared and may not reflect any streets that may have been approved thereafter.



LIST OF AFFECTED PARCELS (TMK) AND STREETS

FOLDER NO.: 2024/GEN-19

Prepared by: Honolulu Land Information System (HoLIS)
Department of Planning & Permitting (DPP)
City & County of Honolulu

EXHIBIT D

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Report Title:
Zone Change; East Kapolei Neighborhood Transit-Oriented Development ("TOD") Plan; Department of Planning and Permitting ("DPP")

Description:
Rezones certain land in the East Kapolei Neighborhood TOD Plan area and 'Ewa.

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