

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

No. 26-134

RESOLUTION

APPROVING THE EXPENDITURE OF CLEAN WATER AND NATURAL LANDS FUNDS TO ACQUIRE A PERPETUAL CONSERVATION EASEMENT OVER TWELVE PARCELS KNOWN AS KE KĪPUKA O KALAEUILA TAX MAP KEYS: (1) 5-6-003: 011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, AND 049 IN KAHUKU, O'AHU, HAWAII.

WHEREAS, Section 9-204.1 of the Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended ("Charter") establishes the Clean Water and Natural Lands Fund ("Fund"); and

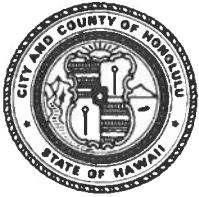
WHEREAS, Charter Section 9-204.2 provides that moneys in the Fund shall be used to purchase or otherwise acquire real estate or any qualified interest therein for land conservation in the City and County of Honolulu ("City") for the following purposes: protection of significant watershed lands to preserve water quality and water supply; preservation of significant forests, beaches, coastal areas and agricultural lands; public outdoor recreation and education, including access to beaches and mountains; preservation of historic or culturally important land areas and sites; protection of significant habitats or ecosystems, including buffer zones; conservation of land to significantly reduce erosion, floods, landslides, and runoff; and acquisition of public access to public land and open space to yield a significant public benefit; and

WHEREAS, Charter Section 9-204.8 requires the Department of Housing and Land Management ("DHLM") to receive proposals for the use of the Fund and submit qualified proposals to the Clean Water and Natural Lands Advisory Commission ("Commission"); and

WHEREAS, by communication dated April 22, 2025, the DHLM Conservation Office ("CO") transmitted a qualified proposal for the use of the Fund to the Commission;

WHEREAS, the Commission is then responsible for reviewing the proposals and submitting recommendations to the City Council ("Council") for approval of expenditures from the Fund; and

WHEREAS, the Commission reviewed and recommends approval of the proposal submitted by The Trust for Public Land ("TPL"), a national nonprofit 501(c)(3) organization founded in 1972, serving as co-applicant and anticipated project manager to facilitate acquisition, and the North Shore Community Land Trust ("NSCLT"), a domestic nonprofit 501(c)(3) organization established in 1997, serving as co-applicant



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

No. 26-134

RESOLUTION

and the proposed fee simple landowner and steward of the parcels. The proposal seeks the City's acquisition of a perpetual conservation easement over approximately 170 acres of land identified as Tax Map Keys: (1) 5-6-003: 011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049 ("Ke Kīpuka o Kalaeuila Parcels"), as highlighted in orange on the map attached as Exhibit A and incorporated herein by this reference; and

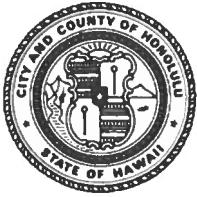
WHEREAS, Hawaii Revised Statutes ("HRS") Section 198-1 defines a conservation easement to be "an interest in real property created by deed, restrictions, covenants, or conditions, the purpose of which is to: (1) [p]reserve and protect land predominantly in its natural, scenic, forested, or open-space condition; (2) [p]reserve and protect the structural integrity and physical appearance of cultural landscapes, resources, and sites which perpetuate indigenous native Hawaiian culture; (3) [p]reserve and protect historic properties as defined in [HRS] section 6E-2, and traditional and family cemeteries; or (4) [p]reserve and protect land for agricultural use"; and

WHEREAS, the total acquisition price of the perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels is estimated to range from \$10,500,000 up to \$16,000,000; and

WHEREAS, at its meeting on May 16, 2025, the Commission, having reviewed the application and finding that the proposal fulfills the purposes of the Fund, unanimously recommended the expenditure from the Fund for the City's acquisition of the perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels in an amount not to exceed the appraised value of the conservation easement; and

WHEREAS, the Council finds that:

1. Protecting the Ke Kīpuka o Kalaeuila Parcels would preserve an intact native coastal dune ecosystem, habitat for native and endangered species, unique aquaculture production, and a rich cultural landscape;
2. Returning these parcels to community stewardship would create a sanctuary for native species and cultural practices, perpetuate 'āina-based education, restore habitat for threatened and endangered native animals and plants, and preserve opportunities for traditional and modern aquaculture and agroforestry;



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

No. 26-134

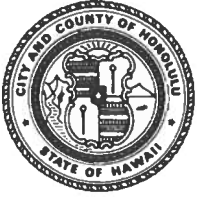
RESOLUTION

3. Upon the acquisition, the City and County of Honolulu will be the holder of a perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels; and

WHEREAS, the Council, having received and considered the findings and recommendations of the Commission through the DHLM CO, desires to approve the City's acquisition of the perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels, subject to appropriate conditions as may be determined by the DHLM CO; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the use of the Fund by the City to acquire a perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels, for the purposes of conserving the land and its natural, cultural, agricultural, habitat, ecosystem, coastal, water, and educational resources; and

BE IT FURTHER RESOLVED by the Council that it approves the expenditure of up to \$16,000,000 from the Fund for the acquisition of a perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels; and



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CITY AND COUNTY OF HONOLULU

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RESOLUTION

BE IT FINALLY RESOLVED that the Clerk be directed to transmit a certified copy of this resolution to the Mayor, the Managing Director, the Director of Housing and Land Management, the Director of Budget and Fiscal Services, and the Chair of the Clean Water and Natural Lands Advisory Commission.

INTRODUCED BY:

Esther Uliana (br)

DATE OF INTRODUCTION:

MAY 27 2026
Honolulu, Hawaii

Councilmembers

Report Title:

Housing and Land Management; Conservation Office; Clean Water and Natural Lands,
North Shore Community Land Trust; Trust for Public Land; Ke Kīpuka o Kalaeuila;
Conservation Easement