



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

**COMMITTEE ON ZONING &
PLANNING**

Voting Members:

Esther Kia'aina, Chair
Tommy Waters, Vice Chair
Radiant Cordero
Val A. Okimoto
Andria Tupola

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, JUNE 25, 2026
9:00 A.M.

Remote and in-person oral testimony will be permitted on all items on the agenda when each agenda item is taken up. Each speaker may not have anyone else read their statement and is limited to a one-minute presentation.

As both English and Hawaiian are official languages of the State of Hawai'i, pursuant to Article XV, Section 4 of the Hawai'i State Constitution and Section 1-13 of the Hawai'i Revised Statutes (HRS), members of the public may testify in either language. For oral testimonies offered in 'Ōlelo Hawai'i, additional time as may be necessary will be allowed for the testifier to provide an English translation of their testimony.

Remote Testimony

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID: **82197345060** and Passcode **944115**.
2. To testify by videoconference, visit the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov/hnlldoc/testimony>. Videoconference access information will be provided upon registration. Testifiers are encouraged to register/submit testimony at least 24 hours prior to the meeting.

Although remote oral testimony is being permitted, this is a regular meeting and not a remote meeting by interactive conference technology under HRS Section 92-3.7. Therefore, the meeting will continue notwithstanding loss of audiovisual communication with remote testifiers or loss of the public broadcast of the meeting.

Persons wishing to testify in the Council Chamber are requested to register by 9:00 a.m. by filling out the registration form in person. Persons who have not registered will be given an opportunity to speak following the oral testimonies of the registered speakers.

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Written testimony may be uploaded through the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov/hnlldoc/testimony>, or mailed to Office of the City Clerk, Attention: Information Section, 530 South King Street, Room 100, Honolulu, HI 96813. If submitted, written testimonies, including the testifier's address, e-mail address, and phone number, will be available to the public on the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov>.

Should you have any questions, please call (808) 768-9230 or send an email to sherry.arca@honolulu.gov.

Meeting materials are accessible on the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov/hnlldoc/browse/agendas> by clicking on the appropriate Committee meeting.

The meeting will be viewable: (1) by internet live streaming on the Honolulu City Council YouTube Channel, type the following into the address bar of the browser: <https://www.youtube.com/@HonoluluCityCouncil>; (2) by televised live broadcast on 'Ōlelo TV Channel 54; and (3) on the monitor situated outside the Council Chamber. Viewers who experience a loss of viewing signal should try switching to another viewing option.

After the meeting, the meeting will be viewable on demand on the Honolulu City Council YouTube Channel, type the following into the address bar of the browser: <https://www.youtube.com/@HonoluluCityCouncil>. Copies of older meeting videos may be requested by calling the City Clerk's Office at (808) 768-5822, charges may apply.

If you need auxiliary aid/service or other accommodation due to a disability or an interpreter for a language other than English, please call the Office of the City Clerk Information Section at (808) 768-5822, Monday through Friday, between 7:45 a.m. and 4:30 p.m., excluding State holidays, or send an email to sherry.arca@honolulu.gov as soon as possible or at least three (3) business days before the scheduled meeting. Requests made as early as possible have a greater likelihood of being fulfilled.

FOR ACTION

1. **RESOLUTION 26-140 – ACCEPTANCE OF GIFT (DPP).** Accepting a gift of travel and related expenses, valued at \$659.60, to the City from the County of Hawai'i Planning Department for three Department of Planning and Permitting (DPP) employees to participate at the Regional Planning Focus Group in Hilo, Hawai'i on June 10, 2026. (Transmitted by Communication [D-384\[26\]](#))

PROPOSED CD1 TO RESOLUTION 26-140 (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0394/6/17/2026 1:57 PM) makes the following amendments:

- A. Amends the title to add quotation marks around the abbreviation within the parentheses to read:

"ACCEPTING A GIFT OF TRAVEL AND RELATED EXPENSES, VALUED AT \$659.60, TO THE CITY FROM THE COUNTY OF HAWAI'I PLANNING DEPARTMENT FOR THREE DEPARTMENT OF PLANNING AND PERMITTING ("DPP") EMPLOYEES TO PARTICIPATE AT THE REGIONAL PLANNING FOCUS GROUP IN HILO, HAWAI'I, JUNE 10, 2026."

- B. In the fourth WHEREAS clause and the BE IT RESOLVED clause, identifies the letter dated June 2, 2026, as Departmental Communication 384 (2026).

- C. Makes miscellaneous technical and nonsubstantive amendments.

2. **RESOLUTION 26-150 – LAND USE ORDINANCE RELATING TO LARGE DETACHED DWELLINGS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (The Land Use Ordinance), relating to large detached dwellings.

Related communication:

[CC-129\(26\)](#) Office of the City Clerk, notifying the Department of Planning and Permitting of the introduction of the Resolution

3. **RESOLUTION 26-134 – EXPENDITURE FOR A PERPETUAL CONSERVATION EASEMENT.** 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, Hawai‘i.

PROPOSED CD1 TO RESOLUTION 26-134 (Submitted by Councilmember Kia‘āina) – The CD1 (OCS2026-0391/6/17/2026 1:23 PM) makes the following amendments:

- A. Amends the resolution title to read as follows:
- "APPROVING THE EXPENDITURE OF CLEAN WATER AND NATURAL LANDS FUNDS TO ACQUIRE A PERPETUAL CONSERVATION EASEMENT OVER TWELVE PARCELS OF LAND 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, HAWAI‘I."
- B. Moves the former fifth WHEREAS clause to a new fourth WHEREAS clause, and provides that the Clean Water and Natural Lands Advisory Commission ("Commission") is responsible for reviewing qualified proposals and submitting recommendations to the Council for the approval of expenditures from the Clean Water and Natural Lands Fund ("CWNL Fund").
- C. Combines then separates the former fourth and sixth WHEREAS clauses to form two new WHEREAS clauses:
1. In the fifth WHEREAS clause, provides background information on the Trust for Public Land ("TPL") and the North Shore Community Land Trust ("NSCLT").
 2. In the sixth WHEREAS clause, provides that the TPL and NSCLT proposal involves 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").

- D. Amends the eighth WHEREAS clause to provide that the Commission found the TPL and NSCLT proposal strongly aligns with the seven purposes of the CWNL Fund set forth in Charter Section 9-204.2, and unanimously recommended the expenditure of CWNL Fund moneys to fully fund the City's acquisition of a perpetual easement over the Ke Kīpuka o Kalaeuila Parcels in an amount not to exceed the appraised value of the conservation easement, which is estimated to range from \$10,500,000 up to \$16,000,000.
- E. Adds a new ninth WHEREAS clause to provide that the Council agrees that the Ke Kīpuka o Kalaeuila Parcels consist of ecologically and culturally significant land, including one of the last intact coastal dune ecosystems on O'ahu.
- F. Adds a new 10th WHEREAS clause to provide that the Office of Hawaiian Affairs ("OHA") has shown interest in acquiring the Ke Kīpuka o Kalaeuila Parcels.
- G. Adds a new 11th WHEREAS clause to provide that OHA's Investment and Land Management Committee approved the performance of due diligence activities to potentially acquire the Ke Kīpuka o Kalaeuila Parcels.
- H. Adds a new 12th WHEREAS clause to provide that OHA presented a proposal to the Commission that modifies the application for the Ke Kīpuka o Kalaeuila Parcels, to reflect OHA as the applicant, in partnership with the TPL and NSCLT.
- I. Adds a new 13th WHEREAS clause to provide that the Commission considered the modified application and recommended approval of the expenditure from the CWNL Fund for the modified Ke Kīpuka o Kalaeuila proposal.
- J. Adds a new 14th WHEREAS clause to provide that upon acquisition, OHA will become the landowner of the Ke Kīpuka o Kalaeuila Parcels, and plans to engage a steward in a long-term lease, to serve as the manager and steward of the land.
- K. Adds a new 15th WHEREAS clause to provide that OHA anticipates that initial efforts will focus on the development of a community-led management plan and restoration of the native coastal dune habitat through invasive species removal, native out-planting, and predator control, while also caring for the property's cultural sites and traditional aquaculture systems.

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- L. Adds a new 16th WHEREAS clause to provide that OHA's stewardship vision also includes managed public access, educational and cultural programming, subsistence and cultural gathering practices, and appropriate recreational access to the coastline.
- M. Adds a new 17th WHEREAS clause to provide that the TPL and NSCLT have expressed their support of OHA's acquisition of the Ke Kīpuka o Kalaeuila Parcels, with the City holding a conservation easement over the land to ensure permanent protection in perpetuity; the TPL and NSCLT are willing to work with OHA and the City to obtain federal and State of Hawai'i funding to be used toward the overall acquisition purchase price of the land.
- N. Amends the last WHEREAS clause to provide that the Council desires to approve the expenditure of a specified amount of CWNL Fund moneys for the City to acquire a perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels, subject to appropriate terms, covenants, and conditions as may be determined by the Department of Housing and Land Management.
- O. Combines the BE IT RESOLVED and BE IT FURTHER RESOLVED clauses and provides for a single BE IT RESOLVED clause that approves of the expenditure of a specified amount of funds from the CWNL Fund for the City's acquisition of a perpetual conservation easement over 12 parcels of land comprising Ke Kīpuka o Kalaeuila, subject to the following conditions:
 - 1. Limits the maximum amount of CWNL Fund moneys available for the City's acquisition of the perpetual conservation easement to \$14,000,000;
 - 2. Requires the Administration to complete all due diligence as deemed necessary or desirable by the Department of the Corporation Counsel and implement standard transaction closing practices, including obtaining a formal conservation easement appraisal and title review, prior to the closing of the transaction;
 - 3. Requires that all commitments relating to the protection, preservation, conservation, and stewardship of the Ke Kīpuka o Kalaeuila Parcels included in the modified application submitted by the Office of Hawaiian Affairs, in partnership with the Trust for Public Land and the North Shore Community Land Trust, must be incorporated into the final Grant of Conservation Easement and Declaration of Covenants; and

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4. Provides that in the event the acquisition in fee simple of the 12 parcels of land comprising Ke Kīpuka o Kalaeuila by OHA (as purchaser) from NSR Farms LLC, NSH Farms LLC, and NSP Farms LLC (as seller) is terminated or cancelled for any reason by any party, the resolution is null and void.
- P. Adds a new BE IT FURTHER RESOLVED clause to provide that six months after the effective date of the resolution, and every six months thereafter until the land acquisition transaction closes, the Director of Housing and Land Management is required to submit a report to the Council detailing the progress of the City's due diligence efforts, and the status of the City's perpetual conservation easement transaction.
- Q. In the BE IT FINALLY RESOLVED clause, adds the Chief Executive Officer of the Office of Hawaiian Affairs as a recipient of a copy of the resolution.
- R. Attaches as Exhibits A-1 and A-2 maps depicting the location of the Ke Kīpuka o Kalaeuila Parcels.
- S. Makes miscellaneous technical and nonsubstantive amendments.

Related communication:

[D-419\(26\)](#) Department of Housing and Land Management, submitting Clean Water and Natural Land Fund Proposal

4. **[RESOLUTION 26-151](#) – EXPENDITURE FOR A PERPETUAL CONSERVATION EASEMENT.** Approving the expenditure of Clean Water and Natural Lands funds to acquire a perpetual conservation easement over one parcel of land, Tax Map Key: (1) 3-6-023:006 (CPRs 0001-0008) situated in Wailupe, O'ahu, Hawai'i. (Transmitted by Communication [D-418\[26\]](#))

5. **BILL 37 (2025), CD1 – AMENDING THE STATE LAND USE DISTRICT BOUNDARY MAP (HALE‘IWA QUADRANGLE).** Amending portions (7.292 acres) of the State Land Use District Boundary Map (Hale‘iwa Quadrangle) from the Agricultural District to the Urban District for certain lands situated in the Hale‘iwa Special District, Hale‘iwa, Oahu, Hawai‘i. (Bill passed second reading and public hearing held 7/9/25; Recommitted back to Committee on 8/6/25)

Related communication:

D-112(26) Department of Housing and Land Management, submitting follow up on prior testimony submitted on September 19, 2025

EXECUTIVE SESSION

If the need arises with respect to any item on this agenda, then pursuant to Hawai‘i Revised Statutes Sections 92-4 and 92-5(a)(4), the Committee may consult in a closed meeting with its attorneys in executive session on questions and issues pertaining to the City's and the Council's powers, duties, privileges, immunities and/or liabilities relating to that item.

ESTHER KIA‘ĀINA, Chair
Committee on Zoning & Planning