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DEPARTMENT OF PLANNING AND PERMITTING
KA ʻOIHANA HOʻOLĀLĀ A ME NĀ PALAPALA ʻAE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAIʻI 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
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MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

July 30, 2026

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Proposed Revisions
Bill 39 (2026), Relating to the Rezoning of Land Situated at Kapolei and Honouliuli in ʻEwa

The Department of Planning and Permitting (DPP) herein transmits proposed revisions to Bill 39 (2026), relating to the rezoning of land situated at Kapolei and Honouliuli in ʻEwa. We request that Exhibits A, B, C, and D of the Bill be amended, as reflected in the attachments, to adjust certain zoning districts and boundaries.

For consistency with the revised exhibits, Section 1 of the Bill should be updated to reflect the approximately 1,374.4 acres of land. No other sections of the Bill are impacted by the revisions.

Proposed adjustments to zoning districts

Some of the DPP's proposed zone changes to the P-2 General Preservation District were intended to facilitate parks, primarily along the rail guideway, as envisioned in the East Kapolei Neighborhood Transit-Oriented Development (TOD) Plan. After further discussions with stakeholders, we recommend a revised approach to provide for additional opportunities that incentivize the development and activation of the envisioned park space—maximizing the feasibility of park provision and design flexibility on the parcels. As such, the adjacent zoning districts, which also allow for park uses, are incorporated into the revised exhibits in place of the P-2 District.

Other regulatory mechanisms will ensure these parcels are used for park and recreation purposes, including development master plans and the TOD Special District, which is being proposed in Bill 38 (2026). The TOD Special District will require projects to be consistent with primary design objectives, which include a greenway corridor that is also identified in that Bill's exhibit, in addition to consistency with the TOD Plan. Once provided, park dedication rules will ensure the area is maintained for park purposes.

Proposed adjustments to zoning boundaries

An updated Roadway Master Plan for the University of Hawai'i–West 'Oahu property slightly adjusted the location of certain street centerlines, which are being used for aligning zoning district boundaries. In order to minimize inadvertent split zoning on adjacent parcels, particularly should any future updates to the Plan shift the centerlines further, we recommend realigning the applicable zoning district boundaries to the updated street centerlines.

The Department of Parks and Recreation (DPR) also reviewed the proposed boundary adjustments because they affect portions of a planned park parcel—this parcel is proposed to be rezoned to the P-2 District, but the proposed adjustments described above are not applicable here due to this park being dedicated to the City. The DPR did not have any concerns.

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

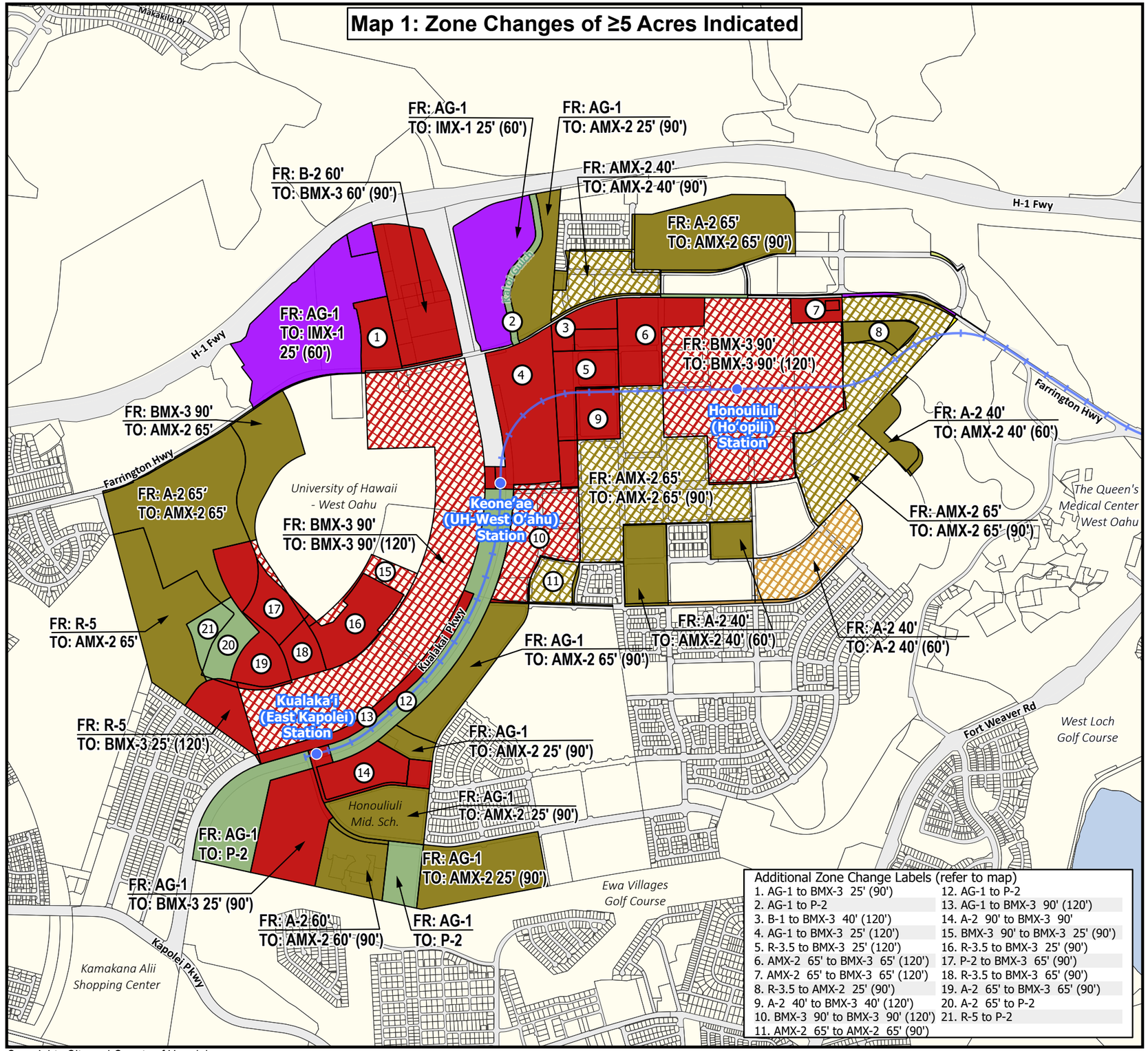
Dawn Takeuchi Apuna
Director

Attachments

cc: Planning Commission

APPROVAL:

Krishna F. Jayaram, Managing Director Designate
Office of the Managing Director



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

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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: 1,374.4

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**

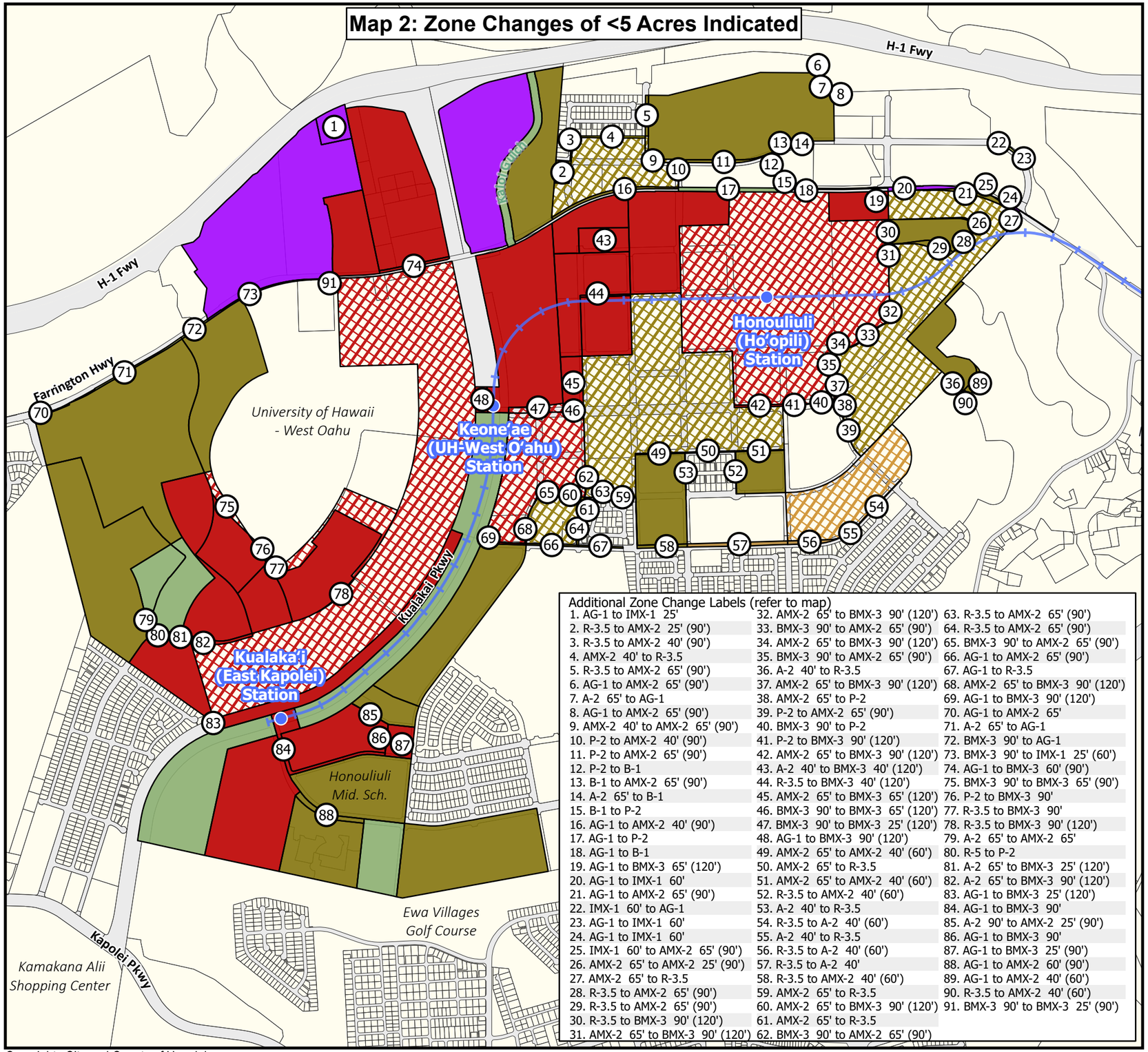
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ORD. NO. **2023/Z-1**

EFF. DATE: **BILL**

EXHIBIT A

Map 2: Zone Changes of <5 Acres Indicated



Additional Zone Change Labels (refer to map)

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

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: 1,374.4

NOTES:

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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

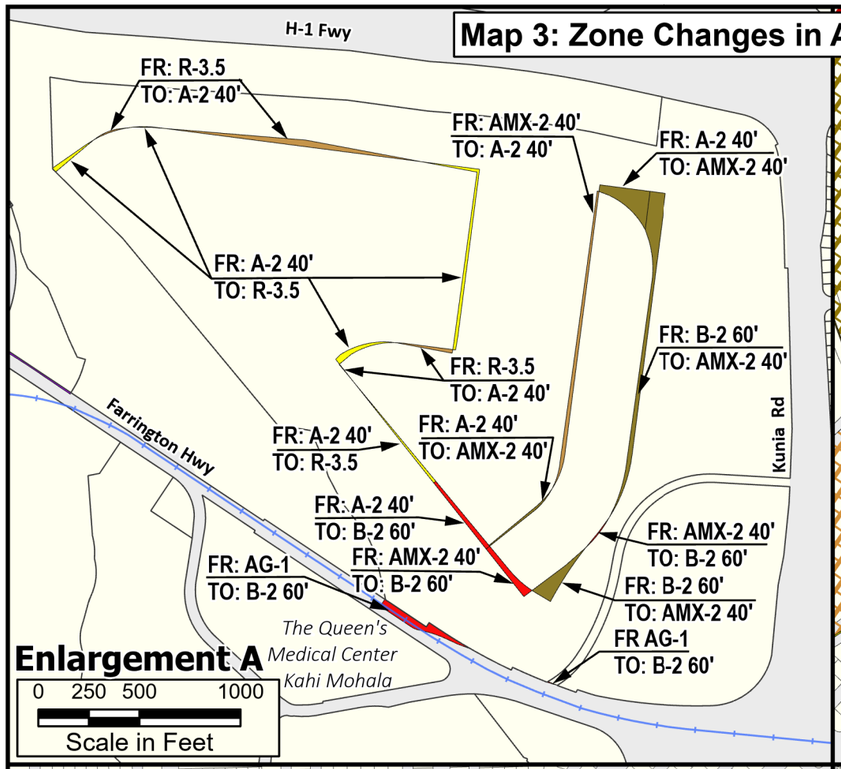
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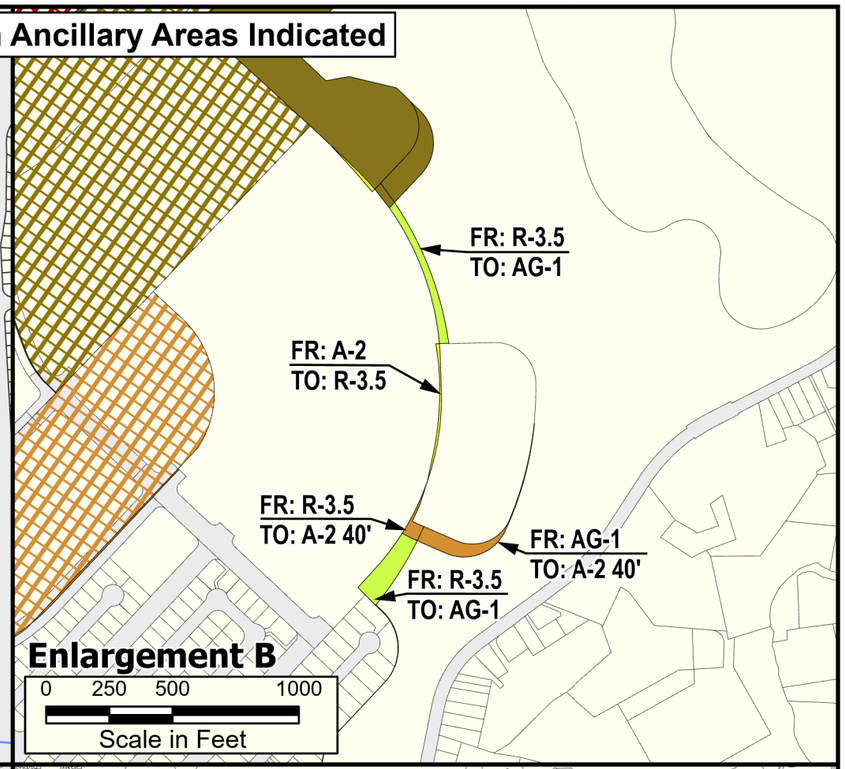
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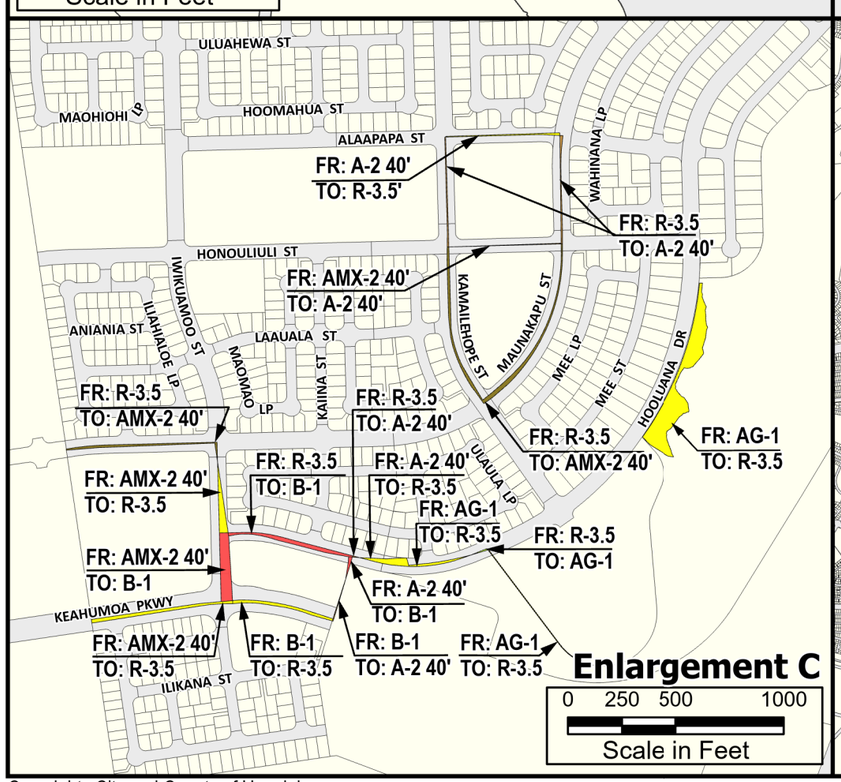
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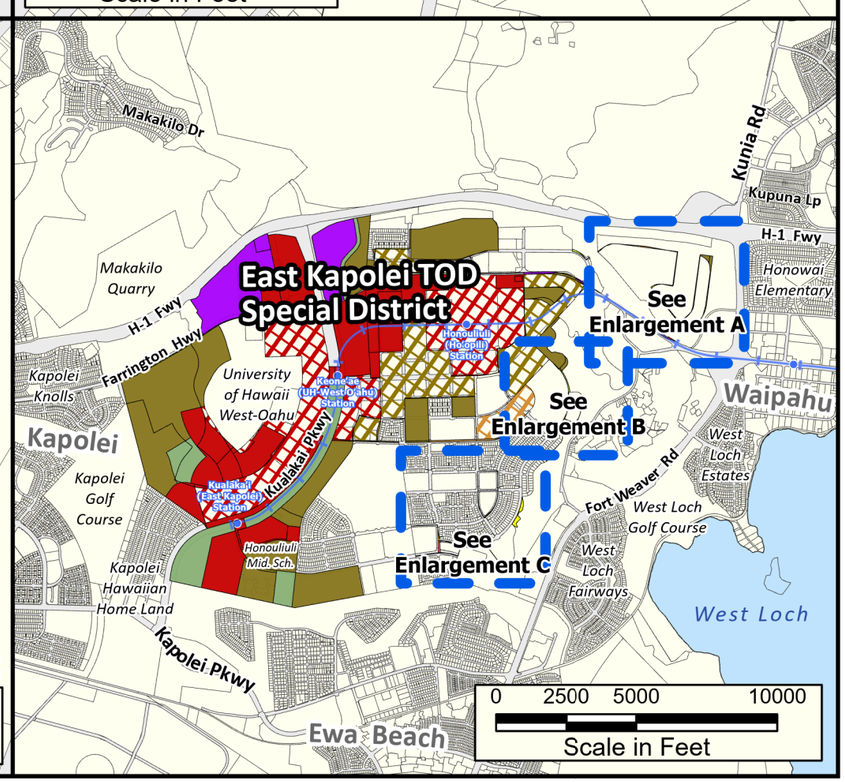
EXHIBIT B

Map 3: Zone Changes in Ancillary Areas Indicated









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

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

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

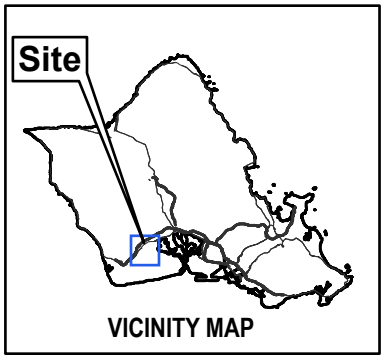
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9-1-192: por. 034, por. 037, por. 038, por. 041, por. 042, por. 045, por. 046, por. 049, por. 050, por. 053, por. 054, por. 057, por. 058, 086, por. 088

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 July 24, 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.



VICINITY MAP

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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