SUMMARY OF PROPOSED COMMITTEE DRAFT:

BILL 39 (2026)
RELATING TO THE REZONING OF LAND SITUATED AT KAPOLEI AND HONOULIULI IN ʻEWA, OʻAHU, HAWAIʻI.

The PROPOSED CD1 makes the following amendments:

A. Amends SECTION 1 of the bill to accurately refer to a zone change of approximately 1,374.4 acres (instead of 1,380.5 acres) of land. (This amendment does not change the original purpose of the bill, which is to rezone land in ʻEwa, Oʻahu.)

B. Replaces Exhibits A through C with new Exhibits A through C, to:

   1. Remove the P-2 General Preservation District designation in certain areas, the zoning district designation of which was intended to facilitate the expansion of park areas, primarily along the rail guideway, to instead match adjacent zoning districts (other regulatory mechanisms will ensure that these parcels are used for park and recreation purposes, including community master plans, the East Kapolei Neighborhood Transit-Oriented Development ("TOD") Plan, and the TOD special district regulations in the Land Use Ordinance); and

   2. Realign zoning district boundaries to update the location of certain street centerlines for future roadways on University of Hawaiʻi West Oʻahu non-campus lands (this would minimize inadvertent split zoning on adjacent zoning lots.)

C. Replaces Exhibit D with an updated Exhibit D that lists the Tax Map Key ("TMK") numbers and streets as of July 24, 2026 (instead of April 8, 2026). (There are no changes to the TMK numbers and streets listed.)

D. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **39 (2026), CD1**

PROPOSED

A BILL FOR AN ORDINANCE

RELATING TO THE REZONING OF LAND SITUATED AT KAPOLEI AND HONOULIULI IN ʻEWA, OʻAHU, HAWAIʻI.

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 1,374.4 acres of land in ʻEwa, Oʻahu.

SECTION 2. Zoning Map No. 12 (ʻEwa Beach – Iroquois Point), Ordinance 86-114, and Zoning Map No. 13 (Makakilo), Ordinance 86-115, are hereby amended as follows: Land situated near the Kualakaʻi Parkway and Keahumoa Parkway intersection (Kualakaʻi/East Kapolei rail station area), the Kualakaʻi Parkway and Hoʻomohala Avenue intersection (Keoneʻae/University of Hawaiʻi West-Oʻahu rail station area), and the Lalahiwa Street and Kamāile Mua Street intersection (Honouliuli/Hoʻopili rail station area) in ʻEwa, 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

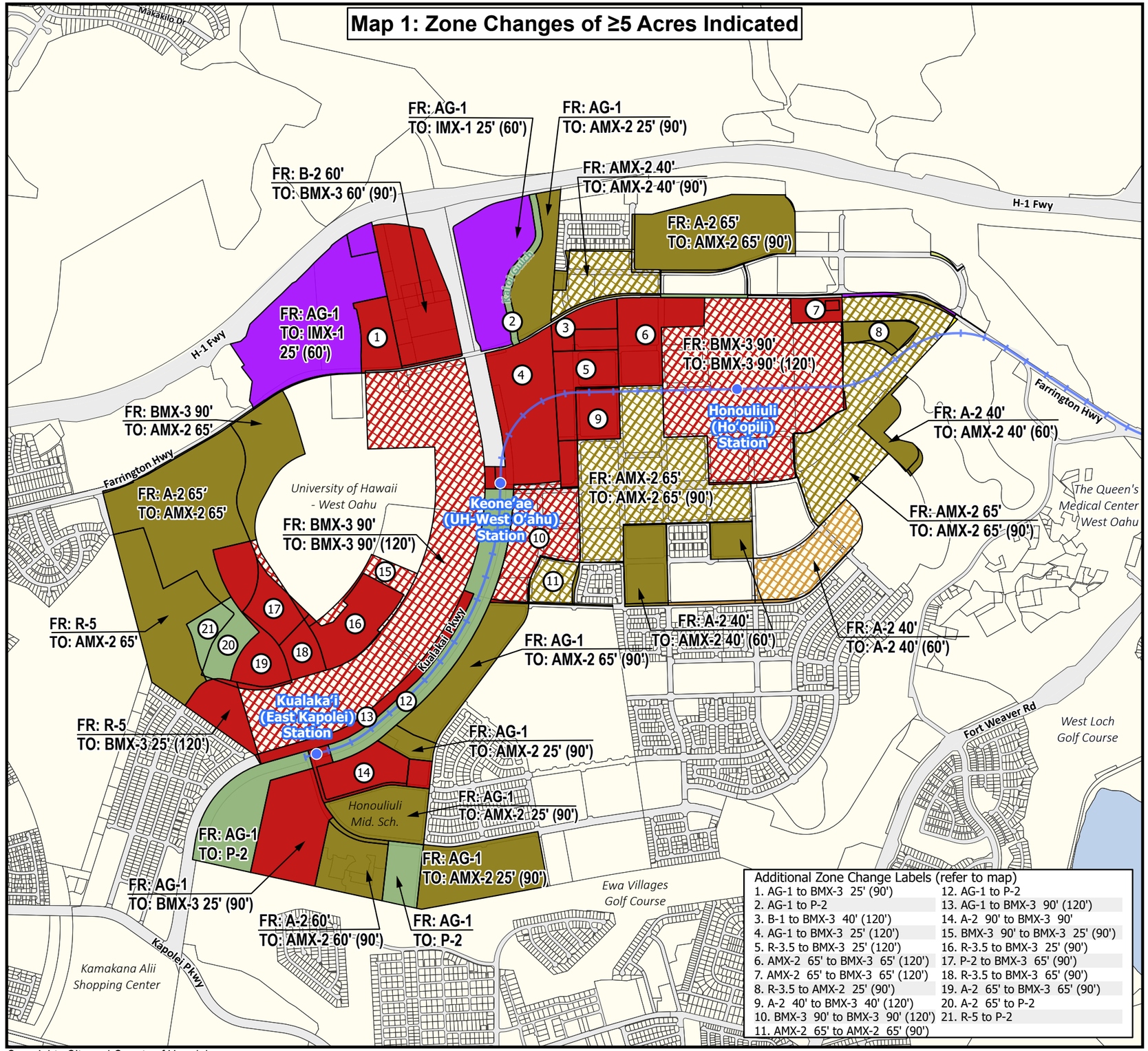
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ___.

RICK BLANGIARDI, Mayor
City and County of Honolulu



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**

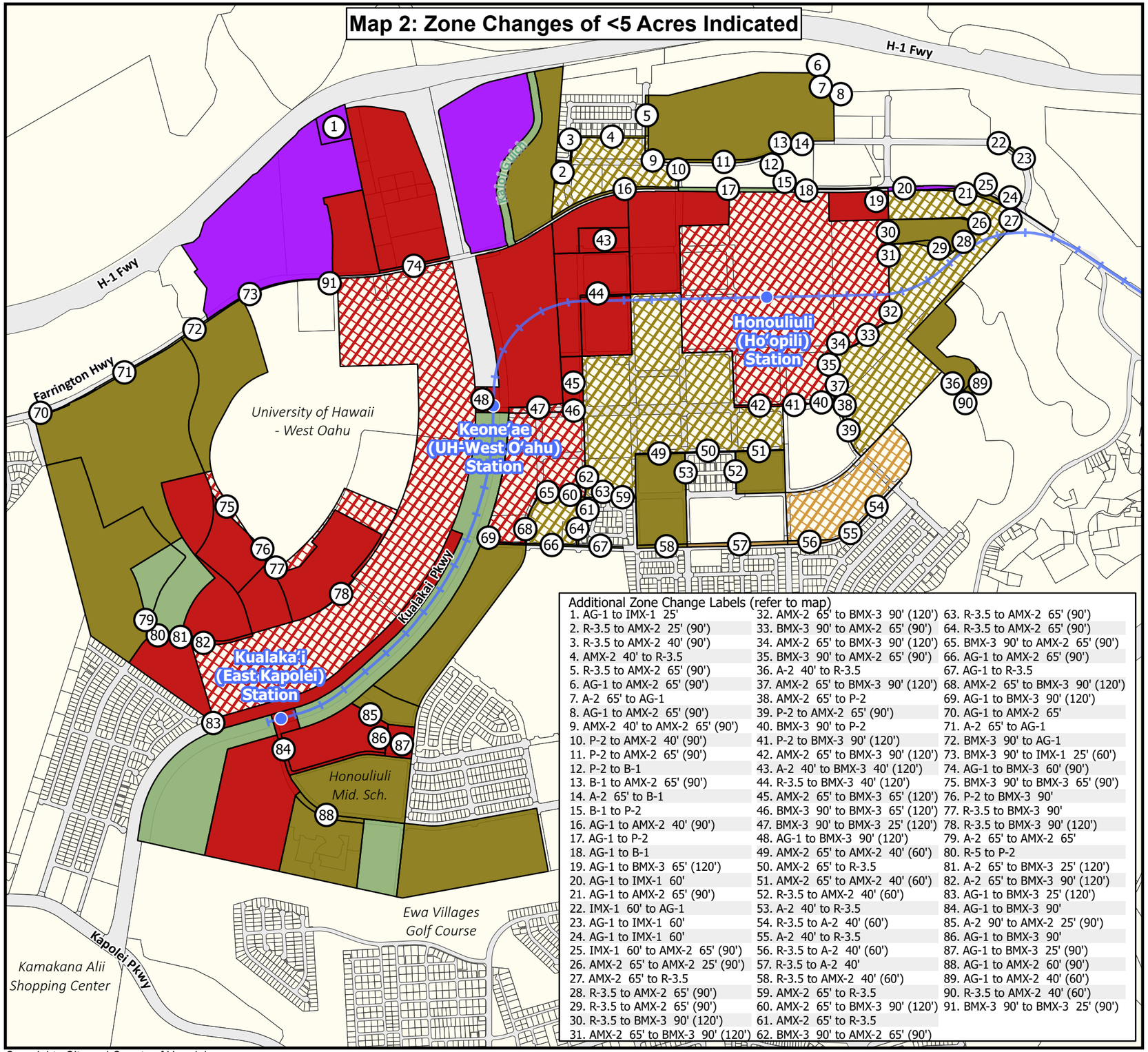
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ORD. NO. **2023/Z-1**

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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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

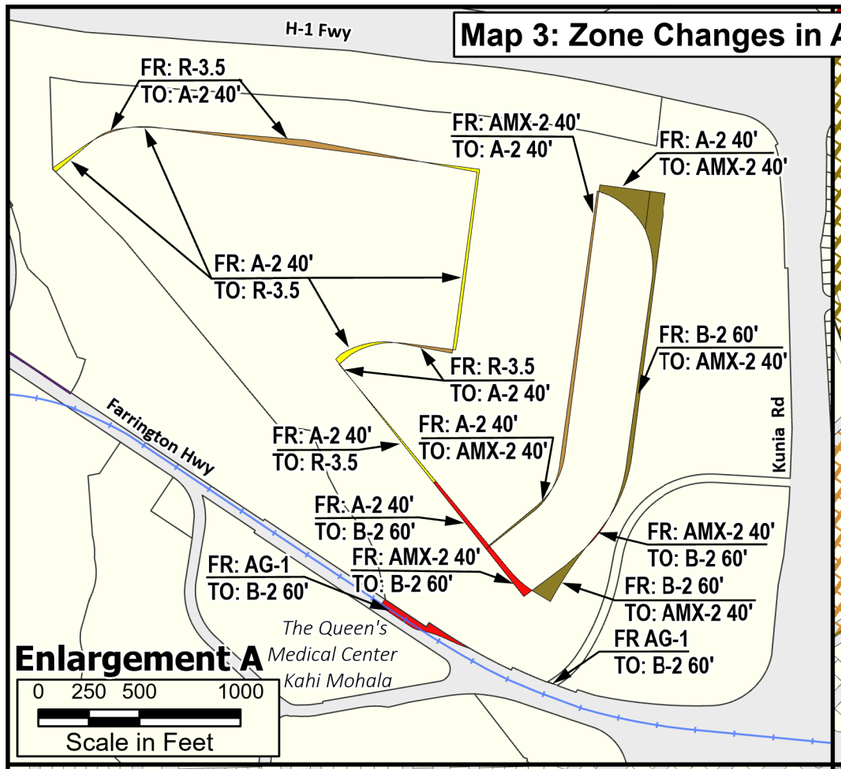
ORD. NO. **2023/Z-1**

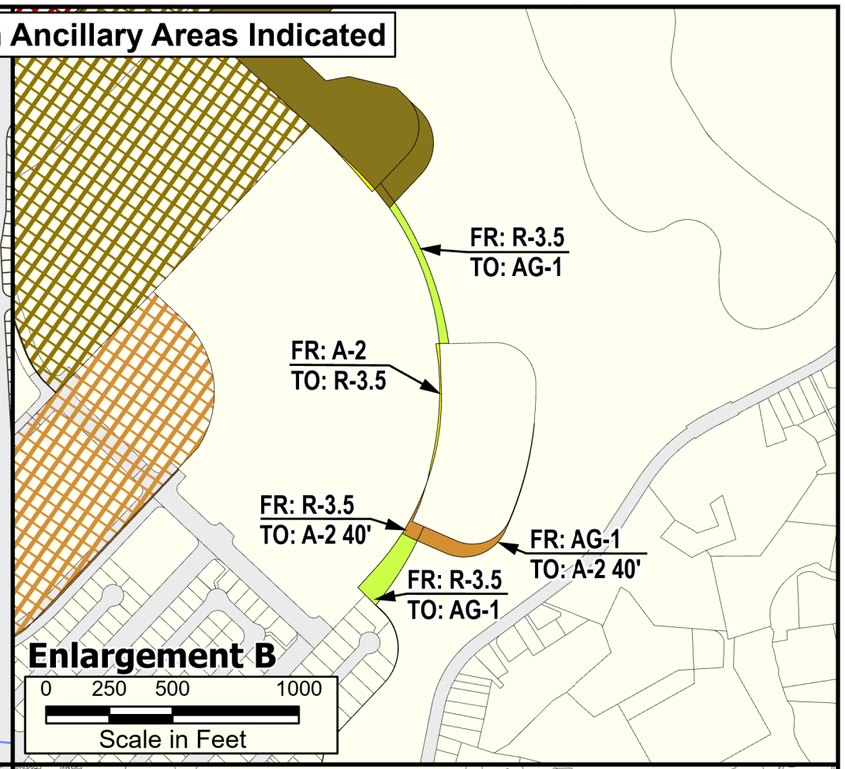
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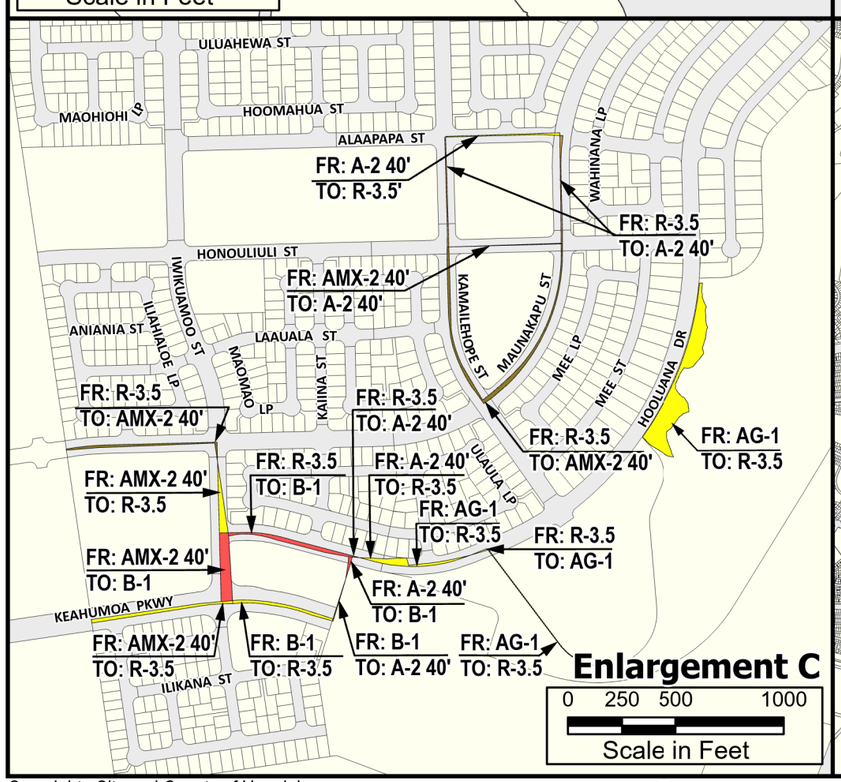
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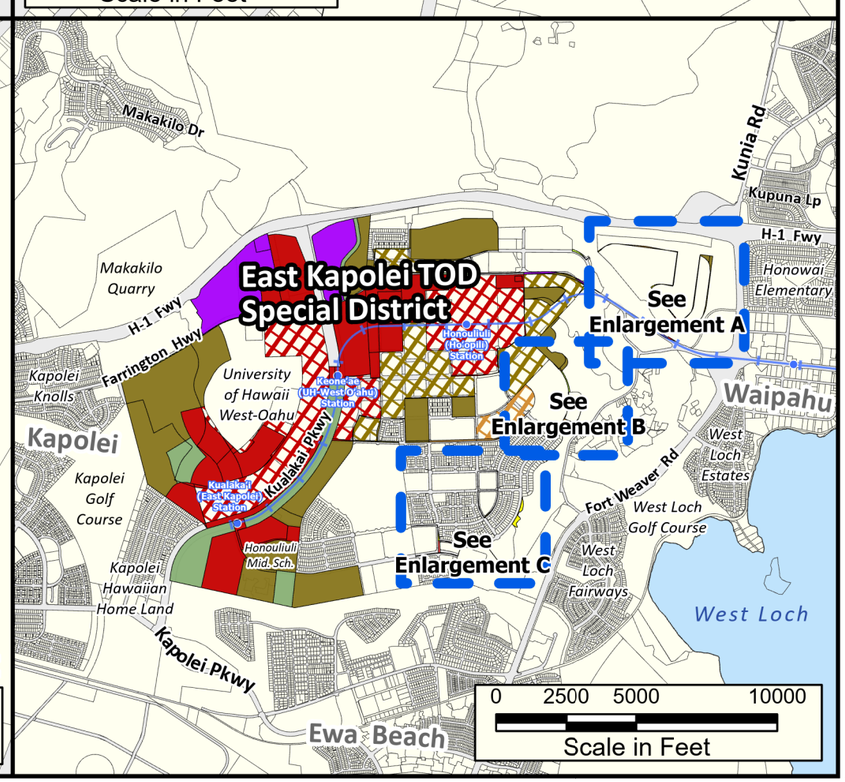
EXHIBIT B

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

FOLDER NO: 2024/GEN-19

APPROX. ACRES: 1,374.4

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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

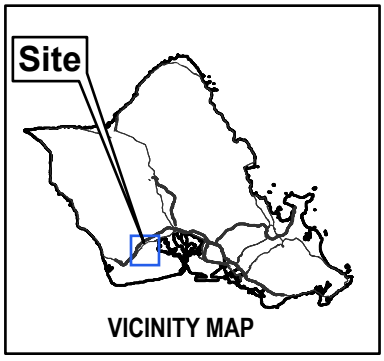
9-1-186: por. 057, por. 058, por. 059, por. 060

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 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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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 ʻEwa.

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