REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
August 27, 2026

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning & Planning, which considered Bill 37 (2026) entitled:

"A BILL FOR AN ORDINANCE TO AMEND PORTIONS (APPROXIMATELY 14.837 ACRES) OF THE STATE LAND USE DISTRICT BOUNDARY MAPS (SCHOFIELD QUADRANGLE AND 'EWA QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED AT KAPOLEI AND HONOULIULI IN 'EWA, O'AHU, HAWAI'I,"

transmitted by Departmental Communication 320 (2026), dated May 6, 2026, from the Planning Commission, and which passed First Reading at the Council meeting on June 3, 2026, reports as follows:

The purpose of Bill 37 (2026) is to amend a portion of the State Land Use District boundary map (Schofield Barracks and 'Ewa Quadrangles) to reclassify approximately 14.837 acres of land (the "Petition Area") within the East Kapolei Neighborhood Transit-Oriented Development Plan ("East Kapolei TOD Plan") area from the State Land Use Agricultural District to the State Land Use Urban District.

While this is a State Land Use District boundary amendment ("SLUDBA"), § 205-3.1, Hawaii Revised Statutes ("HRS"), allows the county land use decision-making authority to determine district boundary amendments involving land areas of 15 acres or less, so long as the land is not located in the State Land Use Conservation District, and is not designated as important agricultural lands.

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The O'ahu General Plan designates 'Ewa as the location for a secondary urban center in the Kapolei area. The East Kapolei TOD Plan envisions compact mixed-use development surrounding the Skyline stations, including residential and commercial uses, which is consistent with the purpose and intent of the State Land Use Urban District, and will allow for zoning districts that are consistent with these mixed uses.

The Petition Area includes seven non-contiguous parcels primarily within Farrington Highway and Kualaka'i Parkway. The Petition Area also includes a Board of Water Supply pump station and a former Old Fort Weaver Road right-of-way alignment that provides utility access.

Prior SLUDBAs in the area reclassified approximately 1,300 acres in 1999, and approximately 1,526 acres in 2012, from the State Land Use Agricultural District to the State Land Use Urban District, but resulted in remnant lands in the State Land Use Agricultural District that are primarily located within existing and former rights-of-way. These remnant lands have undergone great disturbance and are not feasible for agricultural use. They are included in the Petition Area because they may have development potential if incorporated with adjacent property already within the State Land Use Urban District.

In compliance with HRS § 205-3.5, the Bill includes conditions of approval that prohibit interference with farming operations on adjacent or contiguous land within the State Land Use Agricultural District, and require notice to all prospective developers or purchasers of land in the Petition Area (and lessees or tenants) that farming operations on adjacent or contiguous land within the State Land Use Agricultural District are protected under the Hawai'i Right to Farm Act.

At your Committee's meeting on August 27, 2026, the Department of Planning and Permitting ("DPP") Land Use Permitting Division Chief provided a presentation on the proposed SLUDBA.

The Hawai'i Regional Council of Carpenters testified in support of the Bill.

Your Committee received written testimony in support of the Bill from the Hawai'i Regional Council of Carpenters.

Under § 23-1.6, Revised Ordinances of Honolulu 2021 ("ROH"), all petitions for SLUDBAs must be reviewed from the perspective of:

A. Contribution to the general welfare and prosperity of the people of the county;

B. Whether a public issue, need, or problem presently exists to serve as a basis for the proposed State Land Use District boundary amendment; and

C. Consistency with the Hawai'i State plan and the county general plan.

Your Committee finds, pursuant to ROH § 23-1.6, that the boundary amendment for the Petition Area:

1. Will contribute to the general welfare and prosperity of O'ahu residents by allowing for transit-oriented development with mixed uses in the vicinity of the Skyline rail transit system;

2. Will help diversify O'ahu's transportation system by reducing an overreliance on automobile usage through transit-oriented development that provides convenient access to residential, business, recreation, and educational amenities in close proximity to the Skyline stations; and

3. Is consistent with the Hawai'i State Plan, O'ahu General Plan, 'Ewa Development Plan, East Kapolei Neighborhood Transit-Oriented Development Plan, and the purpose and intent of the State Land Use Urban District.

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Your Committee believes that additional public testimony at the public hearing recommended herein to be scheduled on this Bill will provide further assistance to your Committee and to the Council in their deliberations on this Bill.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Bill 37(2026) and recommends that it pass Second Reading, be scheduled for public hearing, and thereafter be referred back to Committee. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Esther Kia'aina

Committee Chair

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