REPORT OF THE COMMITTEE ON ZONING AND 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 39 (2026) entitled:

"A BILL FOR AN ORDINANCE RELATING TO THE REZONING OF LAND SITUATED AT KAPOLEI AND HONOULIULI IN 'EWA , O'AHU, HAWAI'I,"

transmitted by Departmental Communication 319 (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 39 (2026) is to rezone approximately 1,381 acres of land within the East Kapolei Neighborhood Transit-Oriented Development Plan ("East Kapolei TOD Plan") area, encompassing 128 parcels and 30 streets surrounding the Kualaka'i (East Kapolei), Keone'ae (UH West O'ahu), and Honouliuli (Ho'opili) Skyline stations (the "Zone Change Area"):

- 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 zoning 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 zoning districts.

ADOPTED ON SEP 9 2026

COMMITTEE REPORT NO. 249(26)

The zone changes are intended to create compact mixed-use neighborhoods, as envisioned in the East Kapolei TOD Plan, by designating apartment mixed-use and business mixed-use zoning districts on most properties within one-half mile of the Skyline stations. For example, the proposed zone changes around the Keone'ae (UH West O'ahu) Skyline station incorporates the AMX-2 Medium-density Apartment Mixed-Use and BMX-3 Community Business Mixed-Use Districts.

Generally, existing maximum building heights in each zoning district are carried forward, but increased bonus heights are allowed in exchange for the provision of commensurate community benefits, such as affordable housing, open space, and streetscape improvements. For example, the proposed zoning around the Honouliuli (Ho'opili) station modifies the existing BMX-3 Community Business Mixed-Use District height limit of 90 feet to allow for 120 feet as a bonus height limit. The bonus height limits are reflected on the zoning maps.

The Bill also rezones a linear area along the Skyline guideway to the P-2 General Preservation District, to accommodate a recreational greenway underneath the Skyline guideway that connects the three Skyline station areas.

A few housekeeping zone changes are also included, such as updating street zoning designations to reflect the zoning of adjacent zoning lots that extend out to the street centerline. Many of the zone changes to the agricultural, residential, and business zoning districts are also housekeeping measures to align with zoning lot boundaries.

Zone changes on certain Department of Hawaiian Home Lands ("DHHL") parcels around the Kualaka'i (East Kapolei) station reflect DHHL's plans for mixed-use, multi-unit housing, even though these parcels are not currently subject to City zoning.

East Kapolei is unique among the neighborhood transit-oriented development plan areas because it is in the process of urbanizing entirely from largely undeveloped land. The proposed zone change areas are within the community growth boundary of the 'Ewa Development Plan.

There are four unilateral agreements that were attached to prior zone change ordinances for master planned developments, which include conditions of approval that the developer is required to comply with. These four unilateral agreements are for:

1. The University of Hawai'i West O'ahu, which covers approximately 500 acres located within and outside of the Zone Change Area near the Keone'ae (UH West O'ahu) station.

2. The Kroc Center, which covers approximately 15 acres located within the Zone Change Area near the Kualaka'i (East Kapolei) station.

3. Ko'oloa'ula, which covers approximately 18 acres within the Zone Change Area near the Kualaka'i (East Kapolei) station.

4. Ho'opili, which covers approximately 1,289 acres located within and outside of the Zone Change Area near the Honouliuli (Ho'opili) station.

None of the unilateral conditions conflict with the zone changes for the East Kapolei TOD Plan area, so none of the conditions are recommended for deletion. However, some of the master plans for these areas need updating to align with the East Kapolei TOD Plan and applicable TOD Special District regulations, which will occur through the existing unilateral agreement process.

Your Committee finds that the DPP did not recommend any conditions to be included in a unilateral agreement for this rezoning.

Your Committee finds that the Planning Commission, after a public hearing held on April 29, 2026, at which one public and two written testimonies were received in support of the zone change request, voted unanimously to approve the DPP Director's recommendations in the attachment to Departmental Communication 319 (2026).

At your Committee's meeting on August 27, 2026, the DPP Land Use Permitting Division Chief provided a presentation of the proposed zone change, and responded to questions from Councilmembers.

In response to a question regarding whether a unilateral agreement could include a condition requiring that property designated for an educational facility not sit vacant for an extended period of time, the DPP Planning Division Chief stated that timing, funding, and construction of public educational facilities are under the jurisdiction of the State Department of Education ("DOE"), so a unilateral agreement would not impose deadlines for building these educational facilities. Other uses for the designated land pending the construction of an educational facility would also be under the control of the DOE. The DOE could consider an interim use of the land, so long as it is permitted under the applicable zoning district (public schools are public facilities that are allowed in all zoning districts), but a memorandum of agreement would likely be required to ensure that when the DOE is ready to develop the educational facility, the interim use will cease to operate.

The DPP Land Use Permitting Division Chief clarified that the bonus height and density allowances are consistent with the East Kapolei Neighborhood TOD Plan, and the Bill implements the zoning districts and development intensities envisioned in the plan. Consideration was also given to community input and what the 'Ewa Development Plan supported regarding policies such as important views.

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

Your Committee received written testimony in support of the Bill from the University of Hawai'i, Hawai'i Regional Council of Carpenters, and one individual.

Your Committee has prepared a CD1 version of the Bill that 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 'Ewa, O'ahu.)

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 Hawai'i West O'ahu 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.

Your Committee finds that the rezoning proposed in this Bill appears to be consistent with the General Plan and Development Plans of the City, and in the best interests of the people of the City and County of Honolulu. Your Committee plans to consider this matter further following the receipt of public testimony at the public hearing thereon to be held as required by law.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Bill 39 (2026), as amended herein, and recommends that it pass Second Reading, be scheduled for public hearing, and thereafter be referred back to Committee in the form attached hereto as Bill 39 (2026), CD1. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Esther Kia'āina

Committee Chair

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **39 (2026), CD1**

A BILL FOR AN ORDINANCE

RELATING TO THE REZONING OF LAND SITUATED AT KAPOLEI AND HONOULIULI IN 'EWA, O'AHU, HAWAI'I.

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 'Ewa, O'ahu.

SECTION 2. Zoning Map No. 12 ('Ewa Beach – Iroquois Point), Ordinance 86-114, and Zoning Map No. 13 (Makakilo), Ordinance 86-115, are hereby amended as follows: Land situated near the Kualaka'i Parkway and Keahumoa Parkway intersection (Kualaka'i/East Kapolei rail station area), the Kualaka'i Parkway and Ho'omohala Avenue intersection (Keone'ae/University of Hawai'i West-O'ahu rail station area), and the Lalahiwa Street and Kamāile Mua Street intersection (Honouliuli/Ho'opili rail station area) in 'Ewa, 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

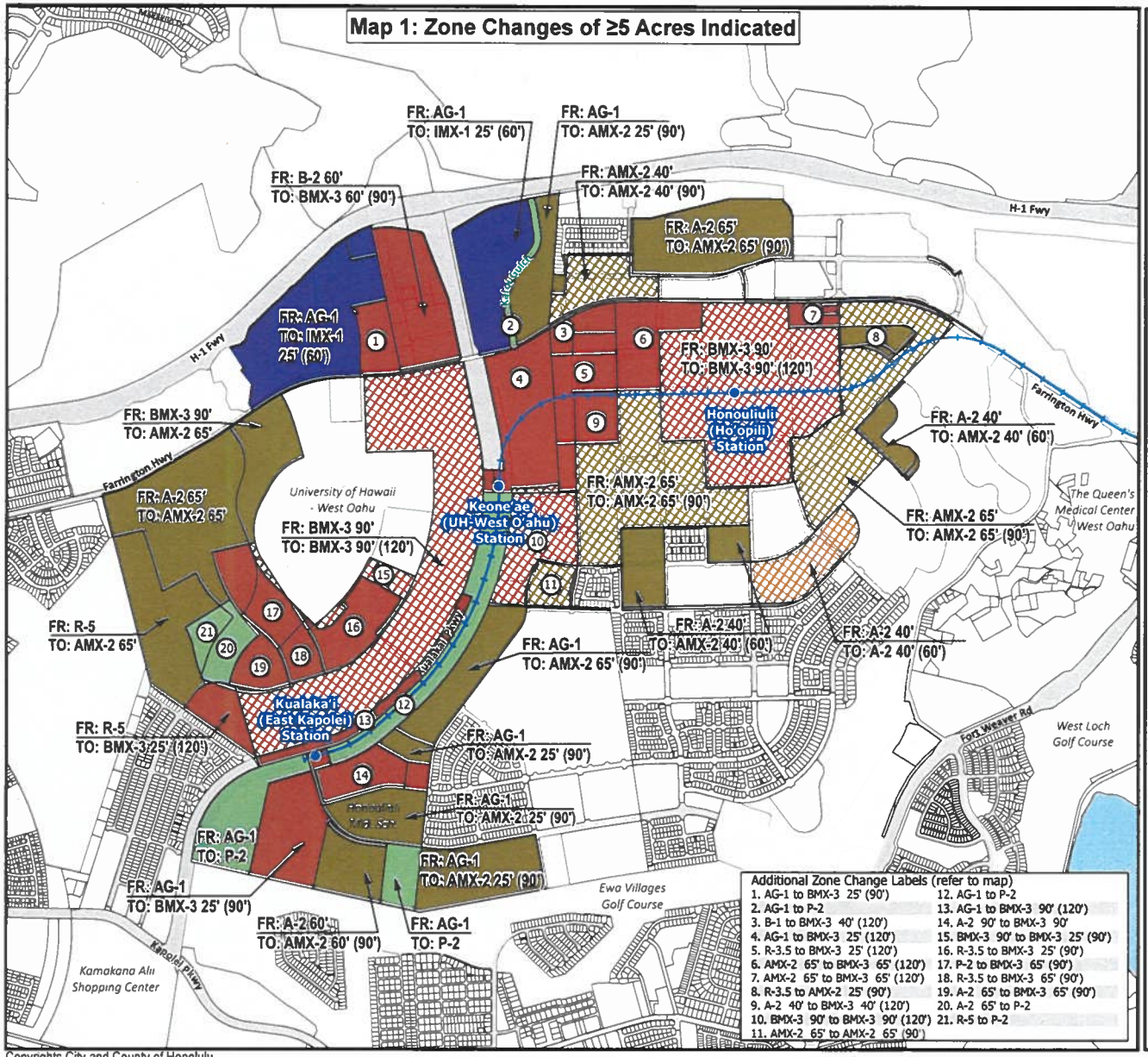
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ____.

RICK BLANGIARDI, Mayor
City and County of Honolulu



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

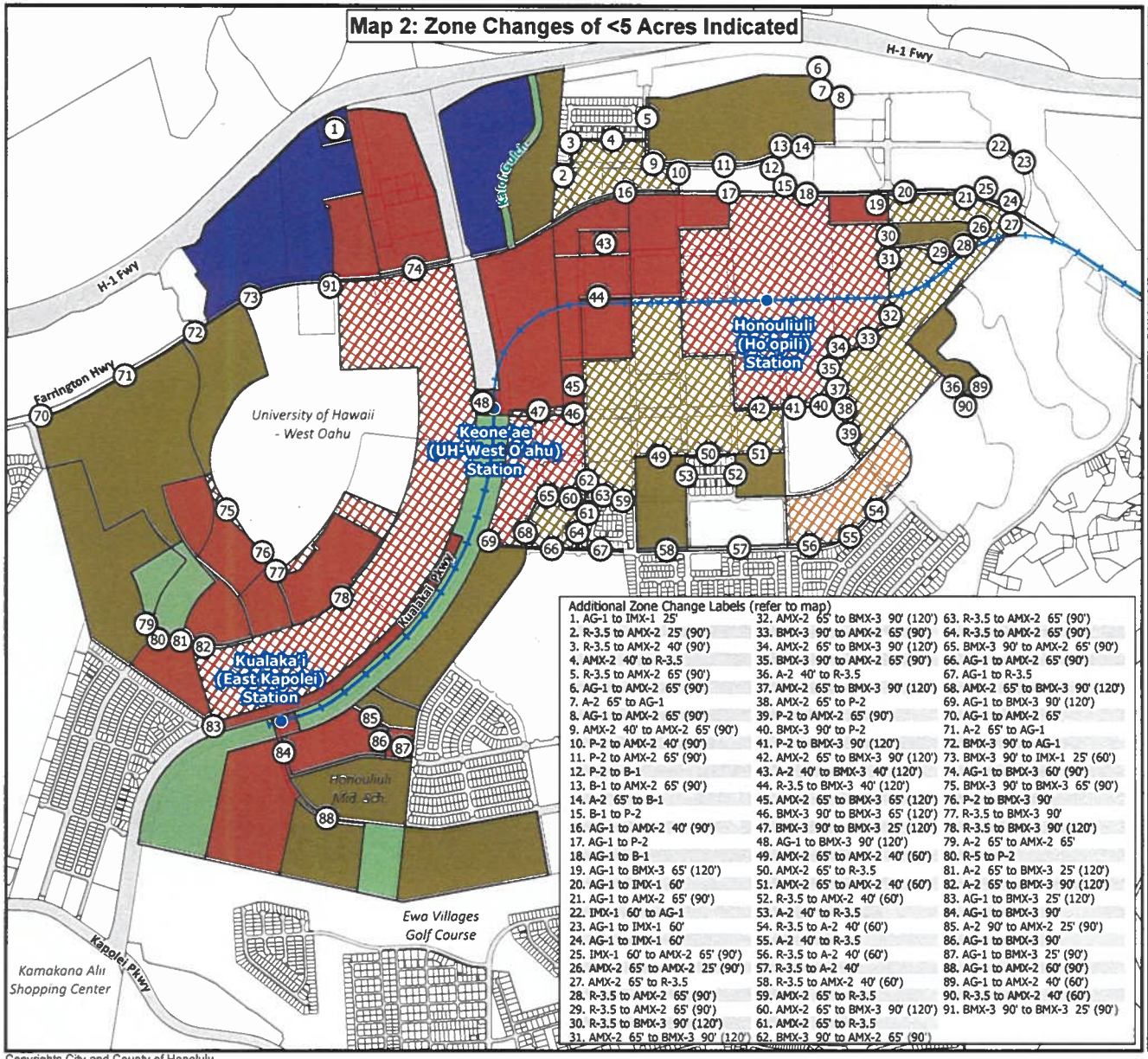
PUBLIC HEARING **PLANNING COMMISSION** **CITY COUNCIL**

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Scale in Feet

ORD. NO. **2023/Z-1**
EFF. DATE: **BILL**

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EXHIBIT A



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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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**

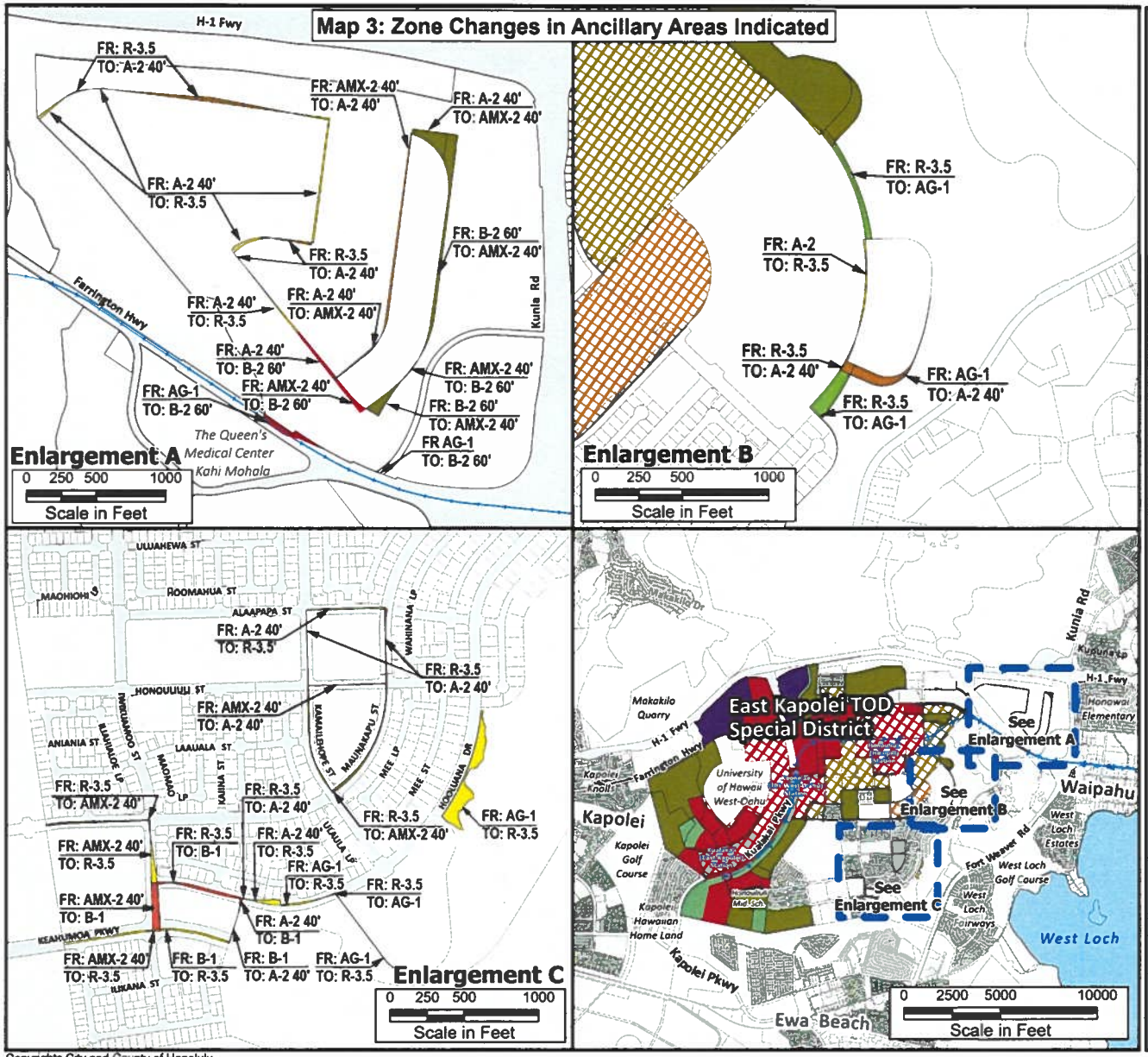
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ORD. NO. **2023/Z-1**

EFF. DATE: **BILL**

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EXHIBIT B



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	90' Height Limit
AMX-2	90' (120') Bonus Height Limit
BMX-3	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

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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

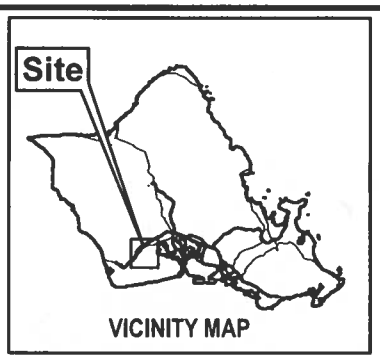
9-1-186: por. 057, por. 058, por. 059, por. 060

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 'Ewa.

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