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
September 24, 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,"

which passed Second Reading and was the subject of a public hearing held at the Council meeting on September 9, 2026, reports as follows:

The purpose of Bill 37 (2026) is to is to amend a portion of the State Land Use District boundary maps (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.

This Bill for a State Land Use District boundary amendment ("SLUDBA") is one of three bills that would implement the East Kapolei TOD Plan, which was adopted by the Council by Resolution 20-222, CD1. The three Skyline station areas in East Kapolei are: Kualaka'i (East Kapolei), Keone'ae (University of Hawai'i West O'ahu), and Honouliuli (Ho'opili).

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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.

Most of the Petition Area consists of remnant lands that remain in the State Land Use Agricultural District due to previous reclassifications from the State Land Use Agricultural District to the State Land Use Urban District in 1999 and 2012. These remnant lands are primarily located within existing and former rights-of-way, have undergone great disturbance and are not feasible for agricultural use, and 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.

Your Committee finds that at a public hearing on this Bill held by the City Council on September 9, 2026, public testimony was received in support of the Bill.

Your Committee set forth detailed background information relating to this Bill in Committee Report No. 247 (2026), which the Council adopted at its meeting on September 9, 2026.

At your Committee's meeting on September 24, 2026, the Department of Planning and Permitting Transit-Oriented Development Administrator testified in support of the Resolution.

Your Committee received no verbal or written public testimony on the Resolution.

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Your Committee finds, pursuant to § 23-1.6, Revised Ordinances of Honolulu 2021, that the SLUDBA 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.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Bill 37(2026) and recommends that it pass Third Reading. (Ayes: Cordero, Kia'āina, Tupola, Waters – 4; Noes: None; Absent: Okimoto – 1.)

Respectfully submitted,

Committee Chair

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