



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE **26-30**
BILL **37 (2026)**

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, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose and findings. The purpose of this ordinance is to reclassify approximately 14.837 acres of land in 'Ewa, O'ahu, from the State Land Use Agricultural District to the State Land Use Urban District.

The City Council finds that consistent with the standards and criteria for the approval of a petition for a State Land Use District Boundary Amendment ("SLUDBA") under § 23-1.6, Revised Ordinances of Honolulu 2021, the SLUDBA for the approximately 14.837 acres of land described above:

1. Will contribute to the general welfare and prosperity of O'ahu residents by allowing for transit-oriented development ("TOD") 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 TOD 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 TOD Plan, and the purpose and intent of the State Land Use Urban District.

SECTION 2. The State Land Use District Boundary Maps (Schofield Barracks Quadrangle and 'Ewa Quadrangle) are hereby amended by reclassifying approximately 14.837 acres of land located in 'Ewa and identified as portions of Tax Map Keys 9-1-016: 008 and 130; 9-1-017: 070, 096, 098, 099, and 196; 9-1-018: 009, 022, 037, 042, and 049; and portions of Farrington Highway (the "Petition Area") from the State Land Use Agricultural District to the State Land Use Urban District, as depicted in Exhibit A, attached hereto and incorporated by reference herein. This reclassification is subject to the conditions of SECTION 3 of this ordinance.



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SECTION 3. The reclassification of lands in SECTION 2 of this ordinance is subject to the following conditions:

- a. Any action involving the use of the Petition Area that may, alone or in connection with other actions, interfere with or restrain farming operations on contiguous or adjacent lands in the State Land Use Agricultural District is prohibited; provided that the farming operations are conducted in a manner consistent with generally accepted agricultural and management practices. For purposes of this SECTION, "farming operations" means the same as defined in § 165-2, Hawai'i Revised Statutes ("HRS").
- b. Prior to the sale of any land or interest in land within the Petition Area, any owner, tenant, or interested party, or their respective successors in interest, shall provide a written disclosure to any prospective purchaser or lessee stating that farming operations and practices on contiguous or adjacent land in the State Land Use Agricultural District are protected under the Hawai'i Right to Farm Act, HRS Chapter 165. This statement must also be included in any disclosures required for the sale, transfer, or lease of real property or any interest in real property.



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SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tony Hata

(br)

DATE OF INTRODUCTION:

MAY 12 2026

Honolulu, Hawai'i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Patricia Sendao

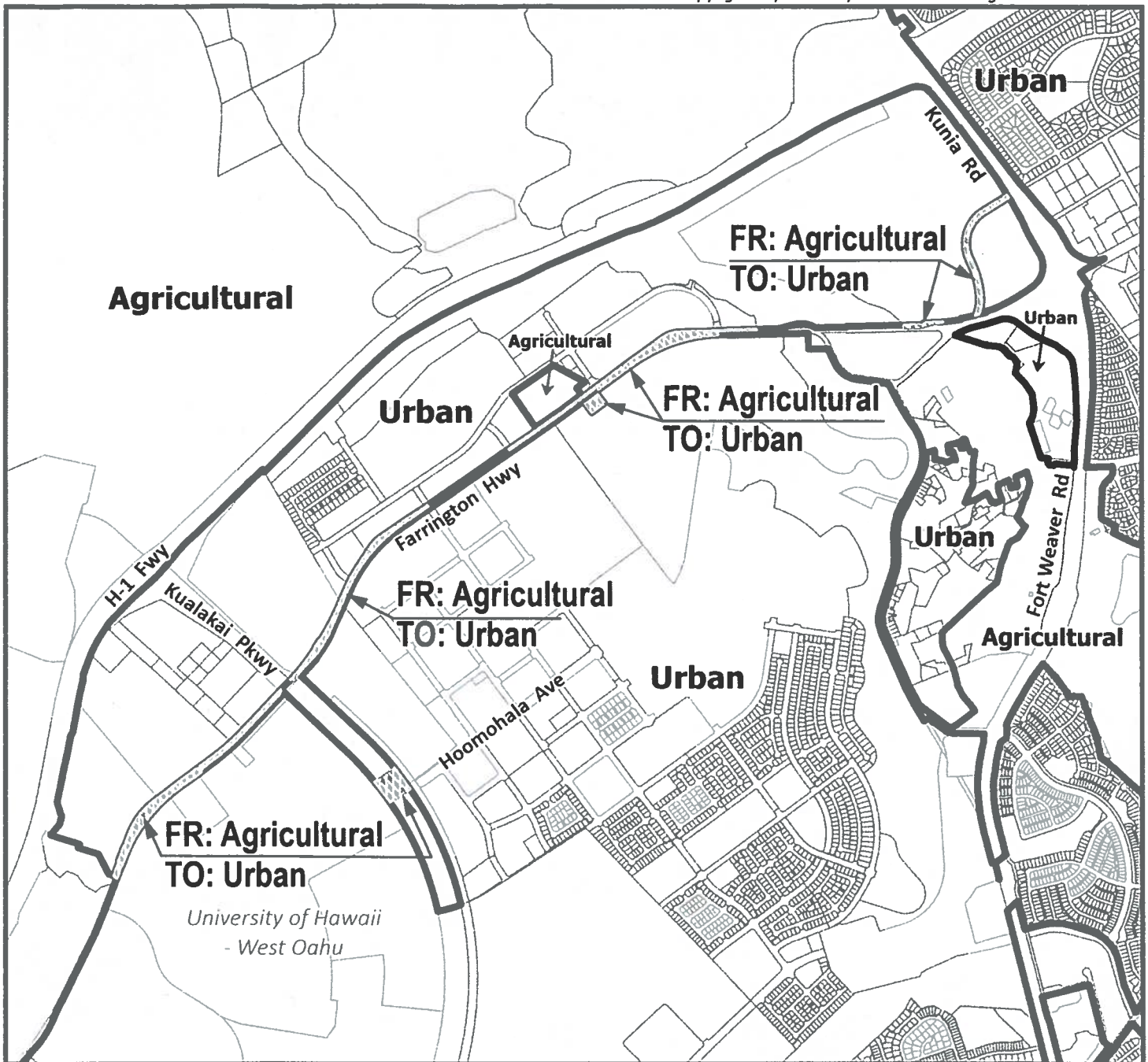
Deputy Corporation Counsel

PATRICIA SENDAO

APPROVED this 21 day of October, 20 26.

Rick Blangiardi

RICK BLANGIARDI, Mayor
City and County of Honolulu



**AMENDMENT TO
STATE LAND USE DISTRICT MAP
Schofield Barracks Quadrangle & Ewa Quadrangle**

APPLICANT: Department of Planning and Permitting

TAX MAP KEY(S): 9-1-016: por. 008, por. 130

9-1-017: por. 070, por. 096, por. 098, por. 099, por. 196

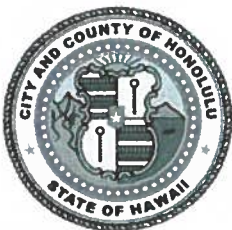
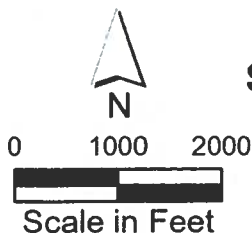
9-1-018: por. 009, por. 022, por. 037, por. 042, por. 049

FOLDER NO.: 2025/GEN-6

LAND AREA: APPROXIMATELY 14.837 ACRES

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

PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL



**ORD NO.
EFF. DATE**

EXHIBIT A

BILL

2025/SLU-1

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

BILL 37 (2026)

Introduced: 05/12/26 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

Title: 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, HAWAII.

Voting Legend: * = Aye w/Reservations

05/12/26	INTRO	Introduced.
06/03/26	CCL	Passed first reading.
		7 AYES: CORDERO, DOS SANTOS-TAM, NISHIMOTO, OKIMOTO, TUPOLA, WATERS, WEYER
		2 ABSENT: KIA'ĀINA, TULBA
08/27/26	ZON	Reported out for passage on second reading and scheduling of a public hearing.
		CR-247(26)
		5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
08/28/26	PUBLISH	Public hearing notice published in the Honolulu Star-Advertiser.
09/09/26	CCL/PH	Committee report adopted. Bill passed second reading, public hearing closed and referred to committee.
		9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER
09/17/26	PUBLISH	Second reading notice published in the Honolulu Star-Advertiser.
09/24/26	ZON	Reported out for passage on third reading.
		CR-262(26)
		4 AYES: CORDERO, KIA'ĀINA, TUPOLA, WATERS
		1 ABSENT: OKIMOTO
10/07/26	CCL	Committee report adopted and Bill passed third reading.
		9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this BILL.



CHADD KADOTA, ACTING CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER