

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

ORDINANCE 26 - 32
BILL 39 (2026), CD1

A BILL FOR AN ORDINANCE

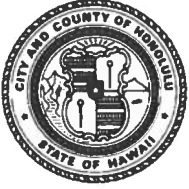
RELATING TO THE REZONING OF LAND SITUATED AT KAPOLEI AND
HONOULIULI IN 'EWA, O'AHU, HAWAII.

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

SECTION 1. Purpose. 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.



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CITY AND COUNTY OF HONOLULU

ORDINANCE 26-32

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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:

Peter A. ...

Deputy Corporation Counsel

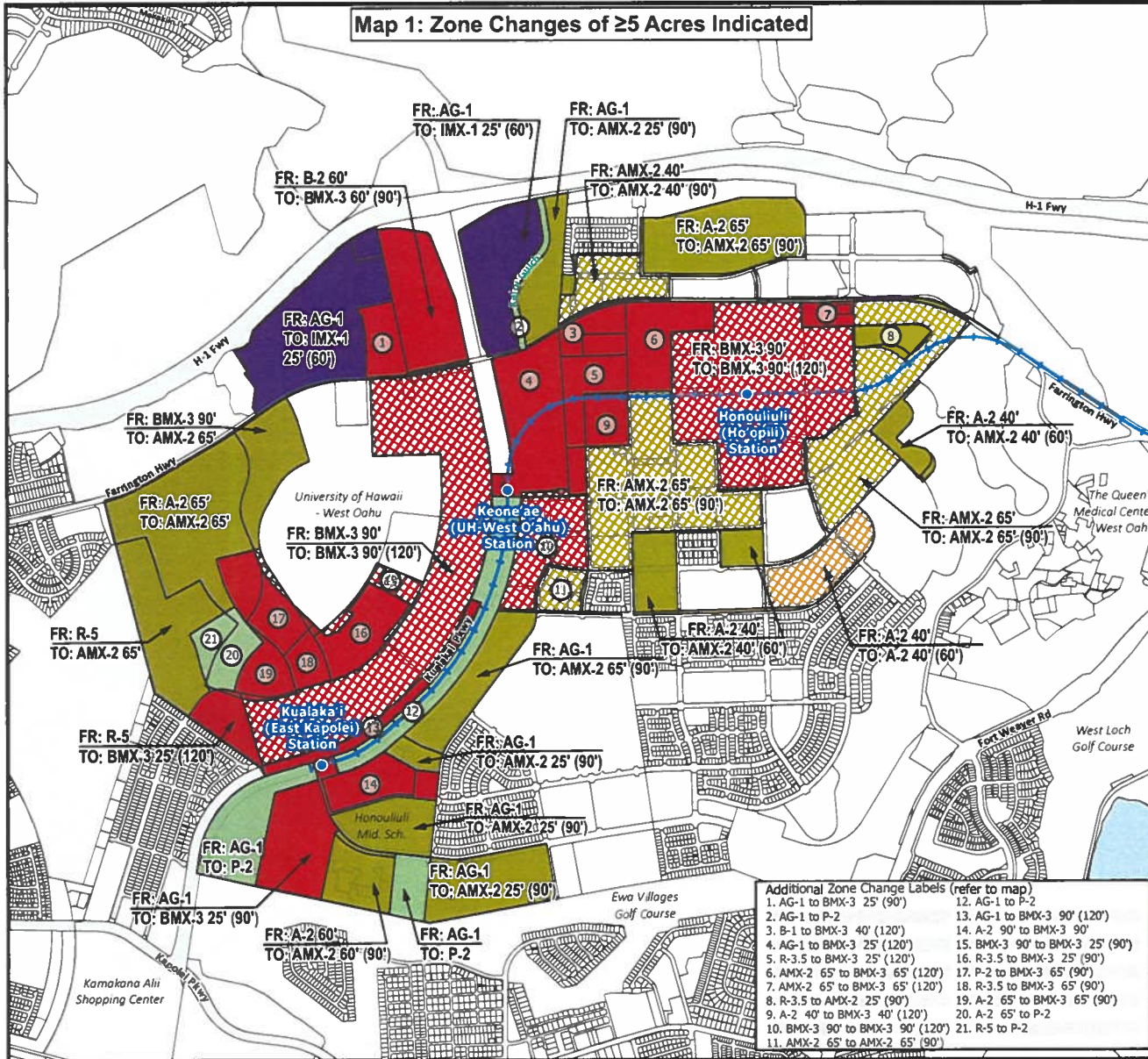
PATRICK ... DAO

APPROVED this 21 day of October, 20 26.

Rick Blangiardi

RICK BLANGIARDI, Mayor
City and County of Honolulu

Map 1: Zone Changes of ≥5 Acres Indicated



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EXHIBIT A

PORTION OF
ZONING MAP NOS. 12 & 13
EWA BEACH - IROQUOIS POINT & MAKAKILO

HONOLULU (HO'OPILO),
KEONE'AE (UH-WEST OAHU), AND
KUALAKA'I (EAST KAPOLEI) STATION AREAS

LEGEND**ZONING DISTRICT CHANGE**

HEIGHT LIMIT ONLY CHANGE

	90' Height Limit
	90' (120') Bonus Height Limit

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

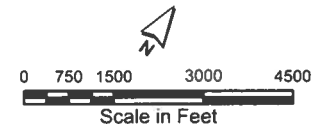
NOTES:

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

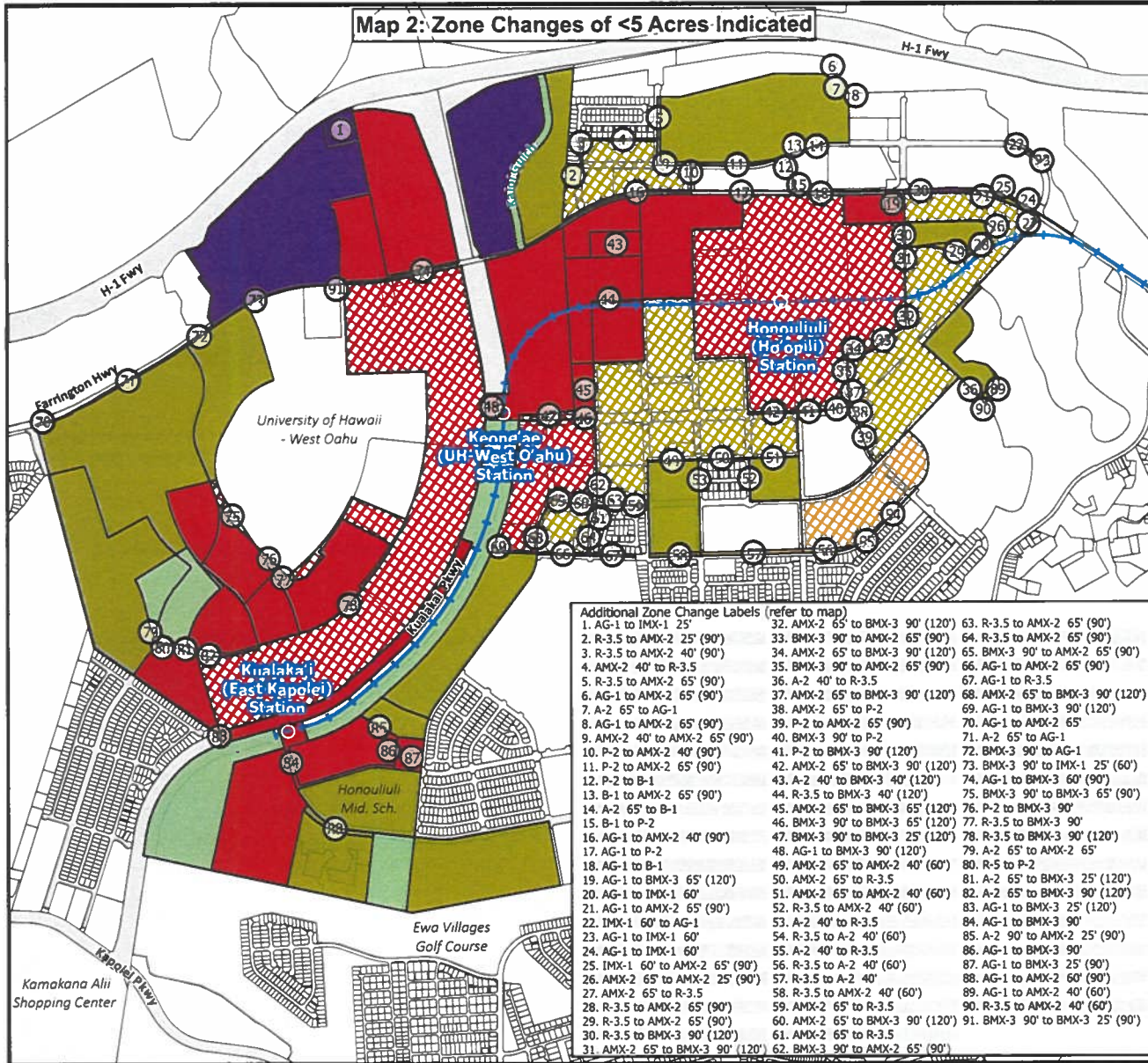


ORD. NO.

EFF. DATE:

BILL

2023/Z-1



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EXHIBIT B

PORTION OF
ZONING MAP NOS. 12 & 13
EWA BEACH - IROQUOIS POINT & MAKAKILO

HONOLULU (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

APPROX. ACRES: 1,374.4

NOTES:

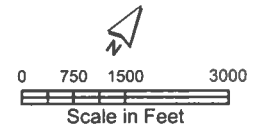
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DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL

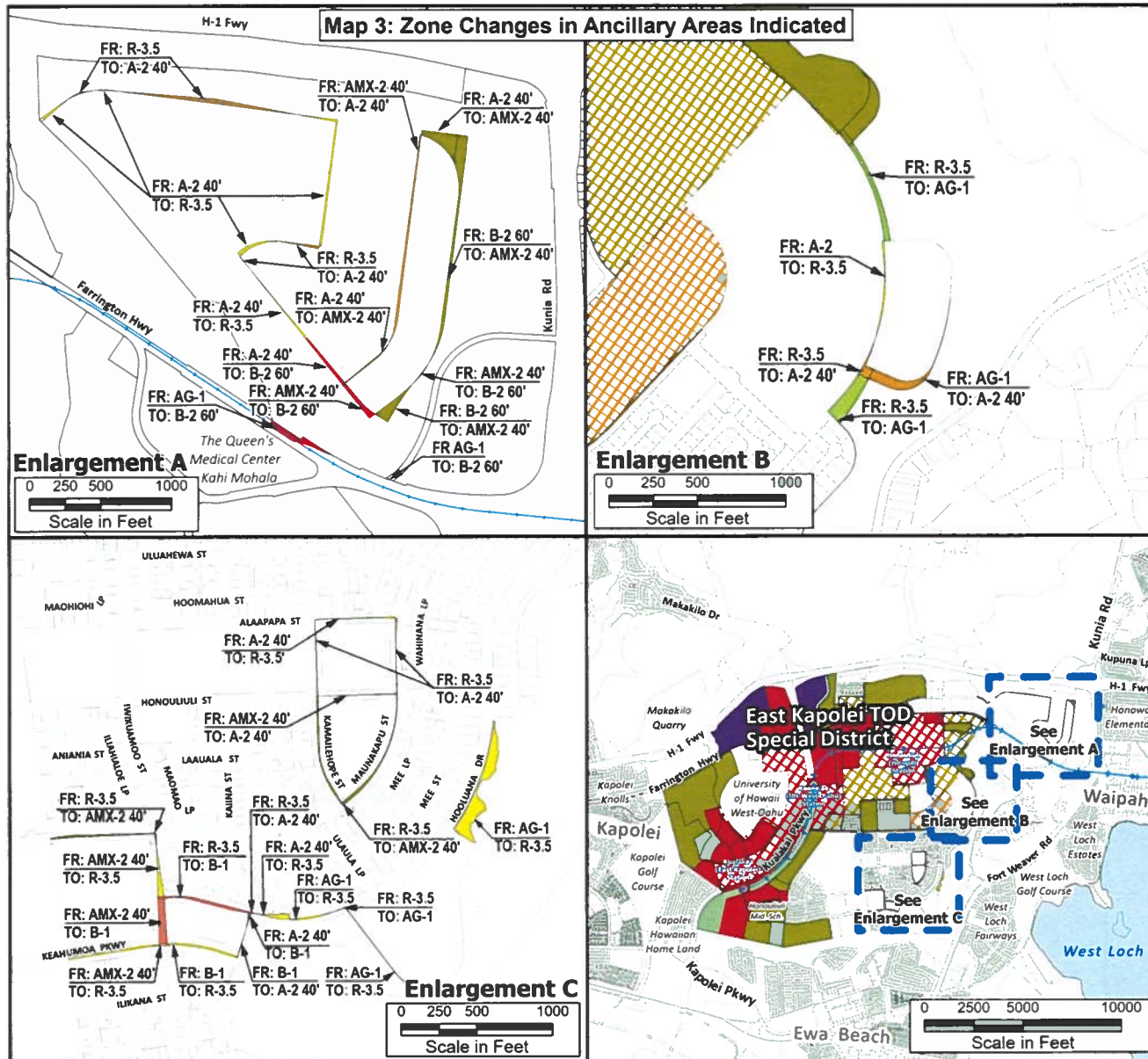


ORD. NO.

EFF. DATE:

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2023/Z-1



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EXHIBIT C

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

AMX-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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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:

BILL

2023/Z-1

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

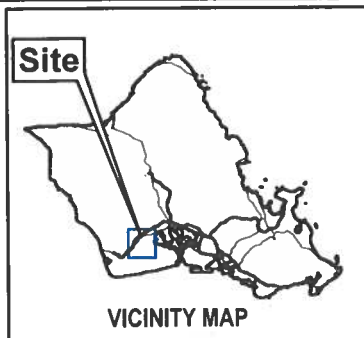
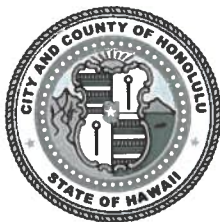
9-1-186: por. 057, por. 058, por. 059, por. 060

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, HOONAAUO 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.), LALAHIIWA 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.



LIST OF AFFECTED PARCELS (TMK) AND STREETS

FOLDER NO.: 2024/GEN-19

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

BILL 39 (2026), CD1

Introduced: 05/14/26 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

Title: RELATING TO THE REZONING OF LAND SITUATED AT KAPOLEI AND HONOULIULI IN 'EWA , O'AHU, HAWAII.

Voting Legend: * = Aye w/Reservations

05/14/26	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
07/08/26	CCL	Communication D-446(26) approved. 8 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TUPOLA, WATERS, WEYER 1 ABSENT: TULBA
08/27/26	ZON	Reported out for passage on second reading and scheduling of a public hearing as amended in CD1 form. CR-249(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 as amended, 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-264(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