

FOR INFORMATION & DISCUSSION

I. SUBJECT

Update by HCDA Staff on the Proposed Amendments to the 2006 Kalaeloa Master Plan and 2012 Kalaeloa Community Development District Rules, Chapter 15-215, *Hawaii Administrative Rules*, and Revised Schedule for Presentation and Decision-Making Hearings Pursuant to Chapter 91, *Hawaii Revised Statutes* (HRS), and Chapter 201M-2, HRS.

II. BACKGROUND

The Kalaeloa Master Plan was completed by the Hawaii Community Development Authority (“HCDA”) in March 2006.¹ Title 15, Chapter 215, *Hawaii Administrative Rules* (“HAR”), Kalaeloa Community Development District (“CDD”) rules took effect on October 27, 2012.²

Updates to the master plan and rules began in 2019 with the assistance of the consulting firm, Torti Gallas+Partners (“TG+P”). TG+P prepared drafts of the updated master plan, and assisted HCDA staff with analysis and initial updates to the draft rules and plan. An early draft of the plan and rules was reviewed by a permitted interaction group that was established by the Kalaeloa Board. Community meetings were held in 2022 and 2023. The Authority approved the Executive Director to schedule hearings at its December 6, 2023 regular meeting. A presentation hearing was held on August 7, 2024. The planned decision-making hearing was subsequently postponed to allow additional time for HCDA staff to consider feedback and incorporate further edits.

III. DISCUSSION

Since the publication and presentation of the July 2024 draft plan and rules, HCDA staff have been addressing comments from other agencies, landowners, and community stakeholders. Among the proposed adjustments include slight revisions to the land use plan, including shifting potential urban center land uses (“T5”) from the historic downtown core of Kalaeloa up to Roosevelt Avenue. Other land use changes involve Board of Water Supply and authority lands which are proposed for redesignation to mixed-use activity transect zoning (“T3”). The maximum allowable density in mixed-use transects would be slightly increased from a floor area ratio (“FAR”) of 1.25 to 1.5.

The proposed rules are now more closely aligned with requirements in the City and County of Honolulu Land Use Ordinance (“LUO”). Because local architects and developers are already familiar with LUO requirements, these updates should facilitate more efficient development. Provisions for joint or split-zone development have also been added and aligned with the LUO. Other form-based zoning code requirements have

been simplified. The proposed rule amendments also include other clarifications and improvements, and permit streamlining and simplification.

The designations for special district transect zones, which are exempt from HCDA development standards due to federal ownership or control for aviation, military, or other purposes, were renumbered and expanded to include parcels owned by the Department of Hawaiian Home Lands, are governed by the Hawaiian Homes Commission Act of 1920.

Proposed updates to the Kalaeloa Master Plan now include additional discussion about historic resources and illustrative concepts to preserve and interpret the ‘Ewa Plain Battlefield, which was listed on the National Register of Historic Places in 2016. The thoroughfare plan has also been updated to clearly eliminate roadways through the historic ‘Ewa Battlefield. At the same time, the current iteration of the thoroughfare plan establishes roadway access to developable parcels throughout the Kalaeloa Community Development District and allows for future connections to the larger ‘Ewa region.

The current draft plan and rules are available for public review via the HCDA website <https://dbedt.hawaii.gov/hcda/kalaeloa-plan-and-rules/>. Any comments on the draft plan and rules may be submitted via email to dbedt.hcda.contact@hawaii.gov, but must be received by September 17, 2025.

IV. SCHEDULE

Presentation Hearing: Wednesday, September 3, 2025 at 9:00 a.m.

Decision-Making Hearing: Wednesday, November 5, 2025 at 9:00 a.m.

Hearing Information: <https://dbedt.hawaii.gov/hcda/kalaeloa-plan-and-rules/>

Citations:

¹ Hawai‘i Community Development Authority. (March 1, 2006). Kalaeloa Master Plan. <https://dbedt.hawaii.gov/hcda/files/2013/04/Kalaeloa-Master-Plansmall.pdf>

²Hawai‘i Community Development Authority. (September 11, 2012). *Kalaeloa Community Development District Rules. Title 15, Subtitle 4, Chapter 215, Hawaii Administrative Rules.* <https://dbedt.hawaii.gov/hcda/files/2018/02/Ch.-215-Kalaeloa-CDD-Rules-EFF-2012-10-27.pdf>

Attachments:

Exhibit A - Proposed Kalaeloa Community Development District Plan (July 31, 2025 Draft)

Exhibit B - Proposed Amendments to the Kalaeloa Community Development District Rules, HAR §15-215 (July 31, 2025 Draft – Ramseyer Version)

Exhibit C - Summary of Major Changes to Kalaeloa Community Development District Rules (July 31, 2025 Draft)

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