



## **AGENDA FOR THE MEETING OF THE LAND USE COMMISSION**

**DATE:** April 8, 2026

**TIME:** 10:00 a.m.

**VIRTUAL:** <https://us02web.zoom.us/j/82609716097>

**LOCATION:** Airport Conference Center (in Hawaiian Airlines Terminal Building)  
400 Rodgers Blvd., 7th Floor, Room #3, Honolulu, HI 96819

This meeting will be held using interactive conference technology under Hawaii Revised Statutes (“HRS”), Section §92-3.7. Commission members, staff, testers, and the public can choose to participate in person, online via Zoom, or by telephone.

**1. Call to Order**

**2. A92-683 Halekua Development Corporation (O’ahu)**

To consider Haseko Royal Kunia, LLC’s Motion to Amend the Memorandum of Understanding’s (“MOU”) Offsite Infrastructure Date in Condition A.1 filed October 7, 2024 to amend the MOU’s offsite infrastructure date in Condition A.1. to be consistent with the Sixth Amendment to Amendment and Restatement of MOU dated December 17, 2025.

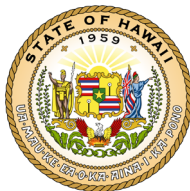
Files pertaining to this docket are available at: <https://luc.hawaii.gov/a92-683>

Parcel information: Tax Map Key No. 9-4-02: 01, portion of 52, 70 and 71. Approximately 503.886 acres at Waikele and Hō’ae’ae, ‘Ewa, O’ahu, City and County of Honolulu, State of Hawai’i.

**3. Update on 2026 Hawai’i State Legislative Bills Relating to Measures That May Impact the Land Use Commission (“LUC”)**

**a. SB2156 SD1 - RELATING TO LAND USE**

Permits film production on certain lands zoned for agricultural use under certain conditions, including obtaining land use special permits. Establishes the Agricultural Film Production Land Use Oversight Committee within the Creative Industries Division of the Department of Business, Economic Development, and Tourism (“DBEDT”) to establish film permit application requirements and processes, facilitate the issuance of special permits for film production on agricultural zoned parcels, and advise and make recommendations relating to the regulation of film productions on agricultural zoned lands. Requires DBEDT to adopt rules. Requires DBEDT to consult with state and county agencies to issue permits for film production within an agricultural district using the consolidated film permit process under certain circumstances. Includes temporary filming activities as a permissible conditional accessory use of lands within the agricultural district. Effective 7/1/2050. (SD1)



[https://www.capitol.hawaii.gov/session/measure\\_indiv.aspx?billtype=SB&billnumber=2156&year=2026](https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=SB&billnumber=2156&year=2026)

**b. HB1737 HD3 SD1 - RELATING TO FARM EMPLOYEE HOUSING**

Clarifies the allowable uses within agricultural districts with respect to farm dwellings and farm employee housing. Effective 7/1/2050. (SD1)

[https://www.capitol.hawaii.gov/session/measure\\_indiv.aspx?billtype=HB&billnumber=1737&year=2026](https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1737&year=2026)

**c. HB1713 HD3 SD1 - RELATING TO SCHOOL IMPACT FEES.**

Prohibits the Land Use Commission from imposing exactions from a residential development for educational purposes. Repeals school impact fees. Abolishes school impact fee subaccounts within the School Facilities Special Fund and transfers unencumbered balances to the School Facilities Special Fund. Abolishes fair share contribution and impact fee accounts within the Department of Education ("DOE) Donations - Facilities Trust and transfers unencumbered balances to the School Facilities Special Fund. Provides that any existing educational contribution agreements executed with the DOE or School Facilities Authority before the repeal of school impact fees shall remain in effect. Transfers existing educational contribution agreements from the DOE to the School Facilities Authority. Repeals a requirement for the School Facilities Authority to report to the Legislature. Appropriates funds from the School Facilities Special Fund. Effective 7/1/3000. (SD1)

[https://www.capitol.hawaii.gov/session/measure\\_indiv.aspx?billtype=HB&billnumber=1713&year=2026](https://www.capitol.hawaii.gov/session/measure_indiv.aspx?billtype=HB&billnumber=1713&year=2026)

**4. Approval of Meeting Minutes for March 11, 2026**

Meeting Minutes are available at:

<https://files.hawaii.gov/luc/meetings/minutes/2026/2026-03-11.pdf>

**5. Tentative Meeting Schedule**

**6. Adjournment**

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**NOTE:** Agenda items may be taken out of order.

**Participating Virtually via Zoom.** You may be asked to enter your name or email. The Commission requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous.

Join the Zoom Webinar:

**April 8, 2026:** <https://us02web.zoom.us/j/82609716097>

Webinar Passcode: **0408** Webinar ID: **826 0971 6097** Dial-In Number: **+1-646-568-7788**

If the audio-visual connection is lost during the public portion of the meeting, the meeting shall automatically recess for up to 30 minutes while the Commission attempts to restore



connection. Online viewers should check the Land Use Commission (“LUC”) website at <https://luc.hawaii.gov/> for reconnection information. If the connection is lost for more than 30 minutes, the meeting will be continued to a specific date and time, with the new link for the continued meeting to be provided at the LUC’s website (<https://luc.hawaii.gov/>).

**Oral Public Testimony.** To provide oral public testimony, you can attend the Commission meeting in person at the physical meeting location, remotely as listed on page 1 via the Zoom link or via telephone using the dial-in number. Participants attending via Zoom who wish to provide oral testimony should use the Q&A feature during the scheduled meeting. We strongly encourage participants to limit to two minutes for each testifier per agenda item.

**Written Public Testimony.** We encourage interested persons to submit written testimony in advance of the meeting, which will be distributed to Commission members prior to the meeting to allow for a timely review. To ensure the Commissioners have time to review your written testimony, we suggest that it reaches us at least 24 hours before the scheduled meeting. Late written testimony will be retained as part of the record and distributed to Commission members as soon as practicable, but we cannot ensure that the Commission will receive it in sufficient time to review, prior to decision-making.

You may submit written testimony online at <https://luc.hawaii.gov/testimony>, mail your testimony at P.O. Box 2359, Honolulu, HI, 96804-2359, or send an email to [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov). Written testimonies may be posted to the LUC meeting website; as a precaution, please be mindful with any personal information prior to submitting it unless you intend for it to be shared.

**Executive Session.** During the scheduled meeting, the Commission may elect to go into Executive Session for reasons limited to those set forth in section HRS § 92-5(a)(4), to consult with its legal counsel on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities.

**Board Packet.** Meeting materials for this session are available for public viewing on the LUC website at <http://luc.hawaii.gov>. Meeting materials are available for public inspection at the LUC office located at 235 S. Beretania Street, Room 406, Honolulu, HI 96813. The Board Packet typically includes the draft minutes and staff reports and supporting documentation for the items listed above. In accordance with HRS § 92-7.5, these documents will be posted at least three full business days prior to the scheduled meeting.

**Special Assistance.** If you need an auxiliary aid/service or other accommodation due to a disability, please contact the State Land Use Commission at (808) 587-3823 or [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov) as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.