

Honolulu, Hawaii

APR 02 , 2026

RE: H.R. No. 107
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Madame:

Your Committee on Water & Land, to which was referred H.R.
No. 107 entitled:

"HOUSE RESOLUTION REQUESTING THE OFFICE OF PLANNING AND
SUSTAINABLE DEVELOPMENT, IN CONSULTATION WITH THE HAWAII
COMMUNITY DEVELOPMENT AUTHORITY, HAWAII HOUSING FINANCE AND
DEVELOPMENT CORPORATION, AND THE CITY AND COUNTY OF HONOLULU,
TO CONDUCT AN ASSESSMENT OF PROJECTED MAXIMUM INFRASTRUCTURE
CAPACITY AROUND TRANSIT-ORIENTED DEVELOPMENT AREAS WITHIN THE
CITY AND COUNTY OF HONOLULU,"

begs leave to report as follows:

The purpose of this measure is to request the Office of
Planning and Sustainable Development to conduct an assessment of
the projected maximum infrastructure capacity, based on the
current capacity of sewer and water infrastructure, around
transit-oriented development areas within the City and County of
Honolulu, in consultation with the Hawaii Community Development
Authority, Hawaii Housing Finance and Development Corporation, and
City and County of Honolulu.

Your Committee received testimony in support of this measure
from the Honolulu Board of Water Supply. Your Committee received
comments on this measure from the Office of Planning and
Sustainable Development.




Your Committee finds that transit-oriented development (TOD) areas are geographic areas generally consisting of lands within a one-half-mile radius of a transit hub or station and designated by a county by an adopted ordinance, plan, or resolution for the development of mixed-use neighborhoods, including services and amenities that support walkability and safe and convenient access to transit services. Before new development can occur, assessments of existing infrastructure capacity are necessary to identify the improvements and investments needed to accommodate anticipated growth. The City and County of Honolulu has adopted nine neighborhood TOD plans comprising twenty-one rail station TOD areas, each one surrounding an existing or anticipated station along the rail transit corridor. Your Committee further finds that in recognition that the State owns the largest share of land along the City and County of Honolulu's rail transit corridor and thus has the opportunity to enhance and revitalize Oahu's neighborhoods, Act 130, Session Laws of Hawaii 2016, designated the Office of Planning and Sustainable Development as the lead agency to coordinate and advance smart growth and TOD planning in the State.

Your Committee has amended this measure by making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee concurs with the intent and purpose of H.R. No. 107, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as H.R. No. 107, H.D. 1.

Respectfully submitted on
behalf of the members of the
Committee on Water & Land,


for MARK J. HASHEM, Chair



