

REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:

Esther Kia'aina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
April 30, 2026

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu
Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 26-95
entitled:

"RESOLUTION ADOPTING A REVISION TO THE PUBLIC INFRASTRUCTURE
MAP FOR THE 'EWA DEVELOPMENT PLAN AREA,"

transmitted by Departmental Communication 277 (2026), dated April 21, 2026, from the
Department of Planning and Permitting ("DPP") and introduced on April 23, 2026,
reports as follows:

The purpose of the Resolution is to revise the Public Infrastructure Map ("PIM")
for the 'Ewa Development Plan area by amending the symbol for the City's H-POWER
facility, identified as PIM No. 036, from a solid waste facility to a modified solid waste
facility to allow for the appropriation of funds to acquire 28.5 acres of land adjacent to
the existing H-POWER facility to expand the facility.

The H-POWER facility is located in Campbell Industrial Park in 'Ewa, and is part
of the Honolulu Waste Energy Recovery Program, which is meant to reduce the amount
of waste sent to the Waimānalo Gulch Sanitary Landfill and generate electricity. The
expansion will enhance current H-POWER capabilities through improved source
separation and waste pre-processing.

The amendment to PIM No. 036 will allow for the appropriation of funds in the
City's Executive Capital Budget for land acquisition of the expansion site, which is
owned by Hawai'i MMGD 2 Foreign LLC, and leased by AES Hawai'i. The Fiscal Year
2027 Executive Capital Budget Bill currently appropriates \$30,000,000 for this purpose.
All former AES coal-fired power facility structures on the site have been demolished.

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON **MAY 13 2026**

COMMITTEE REPORT NO. **116(26)**

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The proposed expansion site is zoned I-2 Intensive Industrial District, which allows for heavy industrial uses away from residential communities.

Your Committee notes that in Departmental Communication 277 (2026), the DPP recommended approval of the revision to the PIM for the 'Ewa Development Plan area.

At your Committee's meeting on April 30, 2026, the DPP Director testified in support of the Resolution and the DPP Chief Planner responded to questions from the Councilmembers. The DPP Chief Planner indicated that the DPP will be reaching out to the different departments to determine whether there are PIM symbols for projects that have been completed and should be administratively removed from the maps.

The Director of the Department of Environmental Services ("ENV") testified in support of the Resolution and responded to questions from Councilmembers. The ENV Director explained that the expanded waste processing facility would sort more material for recycling, and the City anticipates that due to the upcoming closure of the PVT facility, the City will be responsible for construction and demolition ("C&D") waste in addition to municipal solid waste. Currently, there is no City facility that processes non-combustible C&D waste, such as concrete and metal. The City is still evaluating how to process both combustible (wood, etc.) and non-combustible C&D waste. There are new technologies that can handle C&D waste that release less emissions, and the City is exploring new technologies that are different from the mass burning of waste. Acquiring the expansion site will allow for flexibility and space to consider different possibilities and options. The expansion site is conveniently located next to the current H-POWER facility and other City facilities, including the potential future ash recycling facility and the new leeward base yard.

Your Committee received no verbal or written public testimony on the Resolution.

HONOLULU CITY COUNCIL

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COMMITTEE REPORT NO. 116(26)

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Your Committee prepared a CD1 version of the Resolution that makes the following amendments:

- A. Amends the third WHEREAS clause to clarify that the Department of Environmental Services ("ENV") has requested an amendment to the PIM for the 'Ewa DP area to revise existing PIM No. 036 for the City's existing solid waste to energy facility ("H-POWER") from a solid waste facility (SW) to modified solid waste facility (SW/M) to allow for the acquisition of land adjacent to the existing H-POWER facility to expand the facility.
- B. Amends the fifth WHEREAS clause to clarify that the ENV plans to acquire the expansion site for the development of a Materials Processing and Solid Waste to Energy facility adjacent to the City's existing H-POWER facility to enhance current H-POWER capabilities through improved source separation and waste pre-processing, and reduce the amount of municipal solid waste going to the Waimānalo Gulch Sanitary Landfill, thus extending the useful life of the landfill.
- C. Amends the seventh WHEREAS clause to add that the proposed Project is consistent with the O'ahu General Plan, the 'Ewa DP, and applicable functional plans by providing adequate facilities to ensure the effective and efficient delivery of integrated and environmentally sound waste disposal systems, by reducing the volume of waste sent to the Waimānalo Gulch Sanitary Landfill, and by supporting solid waste handling and disposal in Campbell Industrial Park.
- D. Amends the ninth WHEREAS clause to clarify that the Council finds the proposed Project will support the City's current efforts to implement technological advances to meet the integrated solid waste management and infrastructure needs on O'ahu, and provide public and environmental benefits.

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- E. Amends the BE IT RESOLVED clause to clarify that the existing PIM No. 036 for the City's H-POWER facility is revised from a solid waste facility (SW) to a modified solid waste facility (SW/M) to allow for land acquisition and the development of a Materials Processing and Solid Waste to Energy facility adjacent to the City's existing H-POWER facility.
- F. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds that the proposed Project is of a type enumerated in ROH § 4-8.3, meets the criteria set forth in ROH § 4-8.4, and is consistent with the O'ahu General Plan and 'Ewa Development Plan.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 26-95, as amended herein, and recommends its adoption in the form attached hereto as Resolution 26-95, CD1. (Ayes: Cordero, Kia'aina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

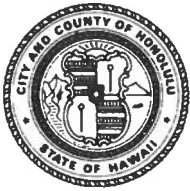


Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON MAY 13 2026

COMMITTEE REPORT NO. 116(26)



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

No. 26-95, CD1

RESOLUTION

ADOPTING A REVISION TO THE PUBLIC INFRASTRUCTURE MAP FOR THE 'EWA DEVELOPMENT PLAN AREA.

WHEREAS, the City Council ("Council") adopted the Public Infrastructure Map ("PIM") for the 'Ewa Development Plan ("Ewa DP") area by Resolution 00-037; and

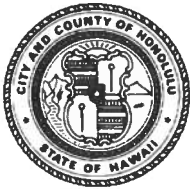
WHEREAS, Chapter 4, Article 8, Revised Ordinances of Honolulu 2021 ("ROH"), requires a major public facility, including a solid waste facility, to be shown on the appropriate PIM for a development plan area before the Council may appropriate funds for land acquisition or construction of the facility; and

WHEREAS, the Department of Environmental Services ("ENV") has requested an amendment to the PIM for the 'Ewa DP area to revise existing PIM No. 036 for the City's existing solid waste to energy facility ("H-POWER") from a solid waste facility (SW) to a modified solid waste facility (SW/M) to allow for the acquisition of land adjacent to the existing H-POWER facility to expand the facility; and

WHEREAS, the land to be acquired is an approximately 28.5-acre zoning lot within Campbell Industrial Park, located at 91-86 Kaomi Loop, Kapolei, O'ahu, and identified as Tax Map Key 9-1-026:028, as shown on Exhibit A, attached hereto and incorporated by reference herein (the "Expansion Site"); and

WHEREAS, the ENV plans to acquire the Expansion Site for the development of a Materials Processing and Solid Waste to Energy facility adjacent to the City's existing H-POWER facility to enhance current H-POWER capabilities through improved source separation and waste pre-processing, and reduce the amount of municipal solid waste going to the Waimānalo Gulch Sanitary Landfill, thus extending the useful life of the landfill (the "Project"); and

WHEREAS, the Project will include H-POWER boiler replacement, a mixed recyclable materials processing and recovery facility, construction and demolition waste processing, and ancillary support facilities such as administration, maintenance, fleet, and warehouse; and



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No. 26-95, CD1

RESOLUTION

WHEREAS, the proposed Project is consistent with the O'ahu General Plan, the 'Ewa DP, and applicable functional plans by providing adequate facilities to ensure the effective and efficient delivery of integrated and environmentally sound waste disposal systems, by reducing the volume of waste sent to the Waimānalo Gulch Sanitary Landfill, and by supporting solid waste handling and disposal in Campbell Industrial Park; and

WHEREAS, the Council finds that the proposed Project will support the City's current efforts to implement technological advances to meet integrated solid waste management and infrastructure needs on O'ahu, and provide public and environmental benefits; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the existing PIM No. 036 for the City's H-POWER facility is revised from a solid waste facility (SW) to a modified solid waste facility (SW/M) to allow for land acquisition and the development of a Materials Processing and Solid Waste to Energy facility adjacent to the City's existing H-POWER facility, as shown on Exhibit A, attached hereto and incorporated by reference herein; and

BE IT FURTHER RESOLVED that the Department of Planning and Permitting may delete the modified solid waste facility symbol revised by this resolution from the PIM for the 'Ewa DP area by administrative procedure upon completion of the Project, pursuant to ROH Section 4-8.2(b); and



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

No. 26-95, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, and Roger Babcock Jr., Ph.D., P.E., Director of Environmental Services.

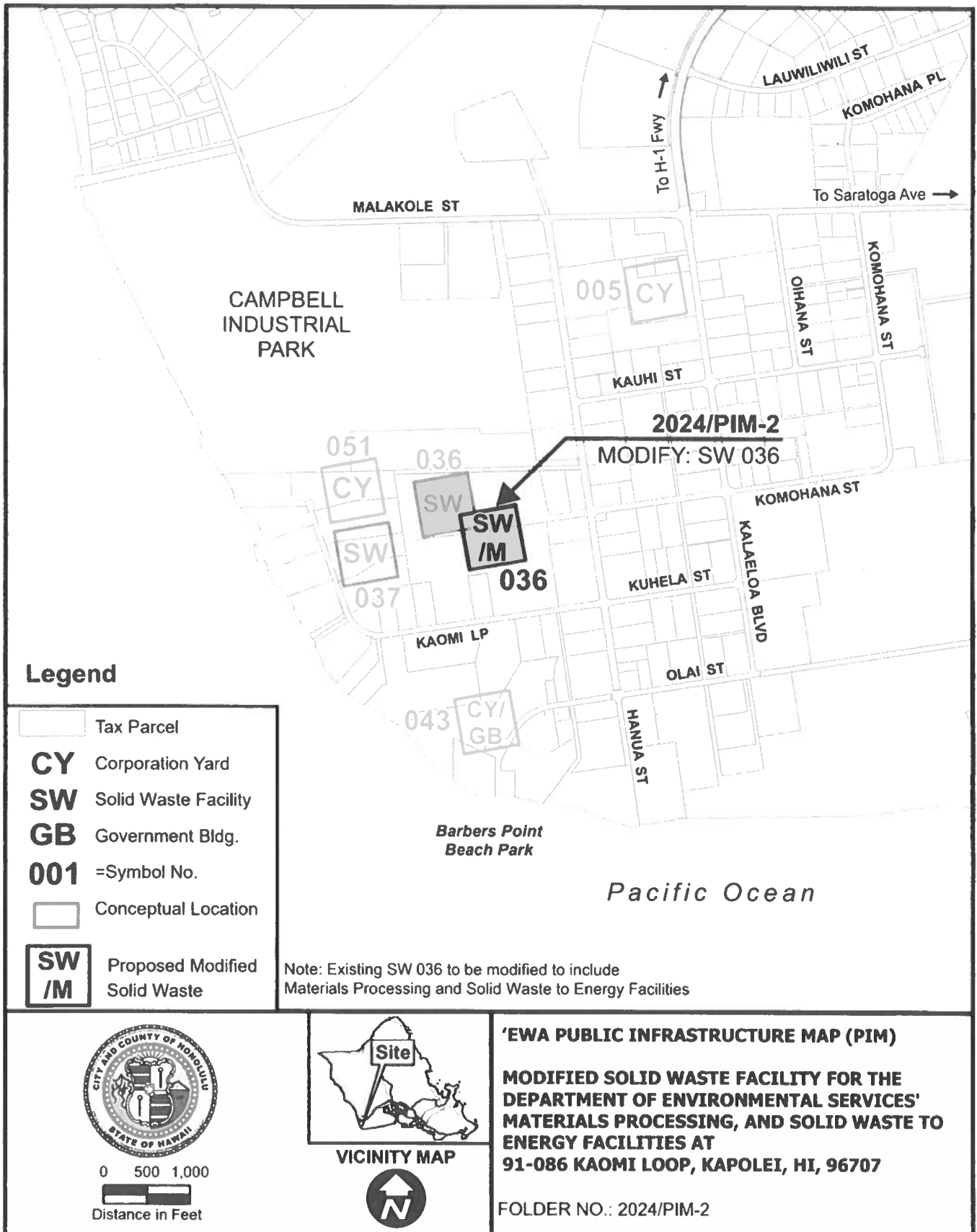
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

April 23, 2026
Honolulu, Hawai'i

Councilmembers



Report Title:

Public Infrastructure Map ("PIM"); Department of Environmental Services ("ENV");
Modified Solid Waste Facility Symbol ("SW/M"); Honolulu Program of Waste Energy
Recovery ("H-POWER"); Waste-to-Energy; 'Ewa Development Plan

*The summary description of legislation appearing on this page is for informational
purposes only and is not legislation or evidence of legislative intent.*