SUMMARY OF PROPOSED COMMITTEE DRAFT:

BILL 42 (2026)
TO AMEND A PORTION OF THE STATE LAND USE DISTRICT BOUNDARY MAP (KAHUKU QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE KOʻOLAU LOA DEVELOPMENT PLAN AREA, LĀʻIE, OʻAHU, HAWAIʻI

The PROPOSED CD1 makes the following amendments:

A. In SECTION 1 of the bill, amends the Council findings to be consistent with the standards and criteria for approval of a petition for a State Land Use District boundary amendment ("SLUDBA") under ROH § 23-1.6.

B. In renumbered SECTION 3 of the bill:

1. Separates Condition A into two conditions:

   a. Condition A, which requires the City to satisfy the requirements in HRS § 205-3.5(a)(1); and

   b. Condition B, which requires the City to satisfy the requirements in HRS § 205-3.5(a)(2).

   Re-letters subsequent conditions

2. Amends re-lettered Condition C to clarify that prior to the issuance of any construction permit or building permit for improvements to the Petition Area, the City is required to submit to the Department of Planning and Permitting a copy of the State Historic Preservation Division's written acceptance of an archaeological survey for the Petition Area that meets the requirements of HAR § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.

3. Amends re-lettered Condition D to conform with standard language to minimize impacts to endangered, threatened, or protected species.

4. Adds a new Condition E to require that the lowest finished floor elevation be a minimum of 6 feet above mean sea level for all habitable structures located on portions of the Petition Area that are within the sea level rise exposure area for 3.2 feet of sea level rise by the year 2100.

5. Adds a new Condition F to require the relocation of the existing fuel dispensing station (which is within the tsunami evacuation zone) to higher elevation. This could occur when two related above-ground fuel storage tanks are relocated to a higher elevation.

C. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **42 (2026), CD1**

PROPOSED

A BILL FOR AN ORDINANCE

TO AMEND A PORTION OF THE STATE LAND USE DISTRICT BOUNDARY MAP (KAHUKU QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED IN THE KOʻOLAU LOA DEVELOPMENT PLAN AREA, LĀʻIE, OʻAHU, HAWAIʻI.

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

SECTION 1. Purpose and findings. The purpose of this ordinance is to re-classify approximately 8.188 acres of land in Lāʻie, Oʻahu, from the State Land Use Agricultural District to the State Land Use Urban District.

The City Council finds that consistent with the standards and criteria for the approval of a petition for a State Land Use District boundary amendment ("SLUDBA") under Section 23-1.6, Revised Ordinances of Honolulu 2021, the SLUDBA for the approximately 8.188 acres of land described above:

1. Will contribute to the general welfare and prosperity of Oʻahu residents by allowing for upgrades and improvements to the City's Lāʻie Corporation Yard and Refuse Convenience Center, which provides road maintenance and refuse collection services to better serve the communities in the Koʻolau Loa and North Shore areas;

2. Will help address the public need for infrastructure maintenance and waste disposal in the Koʻolau Loa and North Shore areas by bringing the existing and planned uses of the Lāʻie Corporation Yard and Refuse Convenience Center into compliance with State Land Use District laws, and allowing for planned improvements to the facility; and

3. Is consistent with the Hawaiʻi State Plan, Oʻahu General Plan, Koʻolau Loa Sustainable Communities Plan, and the purpose and intent of the State Land Use Urban District.

SECTION 2. The State Land Use District Boundary Map (Kahuku Quadrangle) is hereby amended by reclassifying approximately 8.188 acres of land located in Lāʻie and identified as Tax Map Key 5-6-006:001 (the "Petition Area"), from the State Land Use Agricultural District to the State Land Use Urban District, as depicted in Exhibit A, attached hereto and incorporated by reference herein. This reclassification is subject to the conditions in SECTION 3 of this ordinance.

A BILL FOR AN ORDINANCE

SECTION 3. The reclassification of lands in SECTION 2 of this ordinance is subject to the following conditions:

A. The City and County of Honolulu (the "City") (or any successor owner, tenant, or interested party) is prohibited from taking any action involving the use of the Petition Area that may, alone or in connection with other actions, interfere with or restrain farming operations on adjacent or contiguous lands in the State Land Use Agricultural District; provided the farming operations are conducted in a manner consistent with generally accepted agricultural and management practices. For the purposes of this SECTION, "farming operation" means the same as defined in Section 165-2, Hawaii Revised Statutes ("HRS").

B. Prior to the sale of any land or interest in land within the Petition Area, the City (or any successor owner, tenant, or interested party) shall provide a written disclosure to any prospective purchaser or lessee stating that farming operations and practices on adjacent land within the State Land Use Agricultural District are protected under the Hawaii Right to Farm Act, HRS Chapter 165. This statement must also be included in any disclosures required for the sale, transfer, or lease of real property or any interest in real property.

C. Prior to the issuance of any construction permit or building permit for improvements to the Petition Area, the City shall submit to the Department of Planning and Permitting a copy of the State Historic Preservation Division's written acceptance of an archaeological inventory survey for the Petition Area that meets the requirements of Section 13-276-5, Hawaii Administrative Rules, and includes subsurface testing conducted by a qualified archaeologist.

D. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Petition Area, the design, construction, and operation of facilities on the Petition Area must comply with the following avoidance and minimization measures from the United States Fish and Wildlife Service:

    1. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

2. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

3. Exterior light fixtures on the Petition Area must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.

4. Automatic motion sensor switches and controls must be installed on all outdoor lights, or outdoor lights must be turned off when activity is not occurring in the lighted area.

5. All Petition Area work and construction activities are limited to daylight hours (sunrise to sunset) during the seabird fledging period (September 15 through December 15).

6. Power lines, guy-wires, and other cables must have minimal exposure above vegetation height, and include a minimized vertical profile.

E. The lowest finished floor elevation must be a minimum of 6 feet above mean sea level for all habitable structures (enclosed buildings or spaces intended and designed for human occupancy or habitation) located on portions of the Petition Area that are within the sea level rise exposure area for 3.2 feet of sea level rise by the year 2100, as shown on the Hawaii Sea Level Rise Viewer (or its successor).

F. The existing fuel dispensing station that is located within the tsunami evacuation zone must be relocated to a higher elevation, which may occur at the same time as the planned relocation of two related above-ground fuel storage tanks to a higher elevation.

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

June 9, 2026
Honolulu, Hawai‘i

Councilmembers

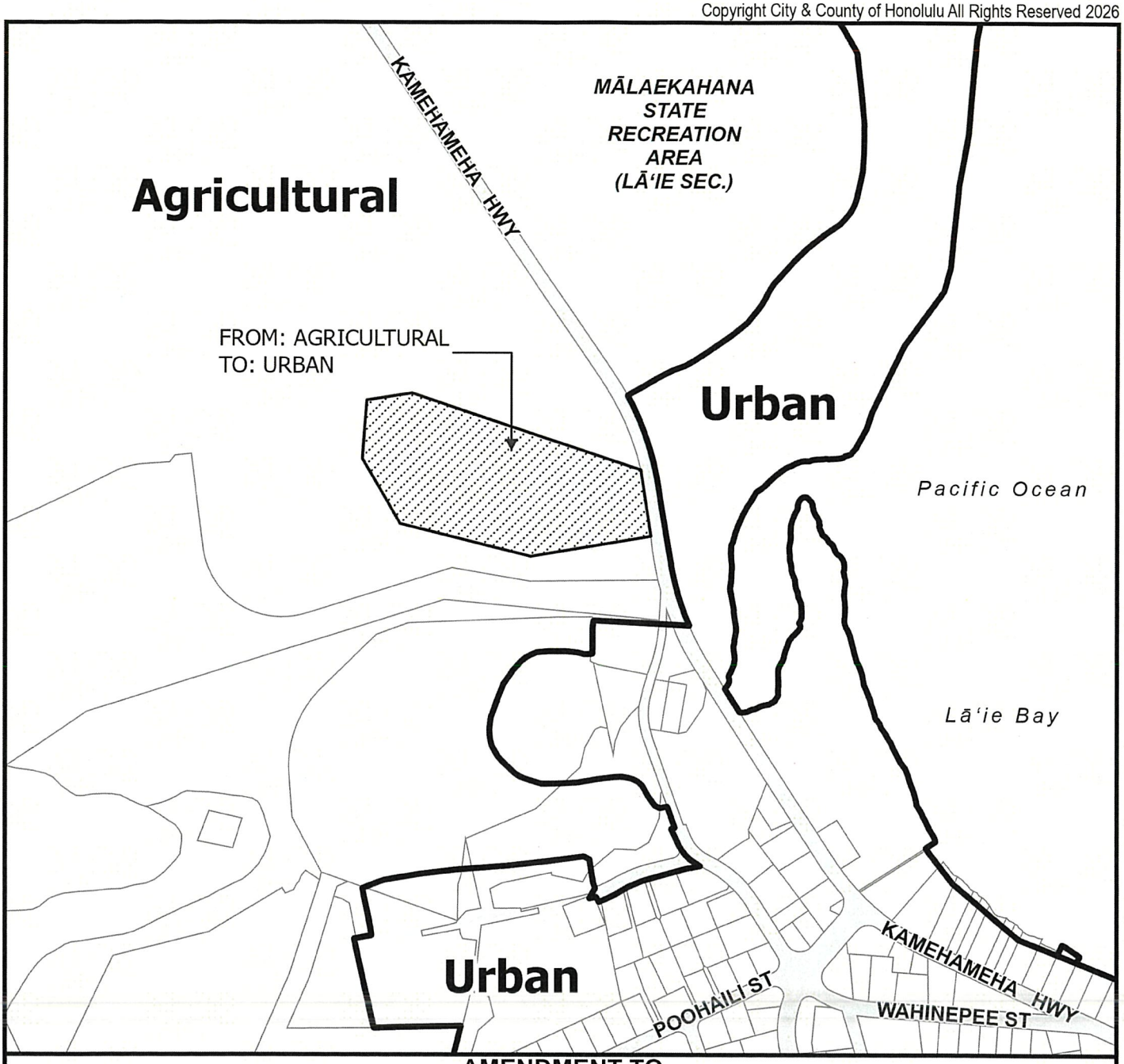
APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ___.

RICK BLANGIARDI, Mayor
City and County of Honolulu

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AMENDMENT TO STATE LAND USE DISTRICT MAP LĀ'IE

0 250 500
Scale in Feet

APPLICANT: City & County of Honolulu
Department of Design & Construction (DDC),
Facilities Division

TAX MAP KEY(S): 5-6-006: 001

FOLDER NO.: 2025-DBA-18

LAND AREA: APPROXIMATELY 8.188 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING **PLANNING COMMISSION** **CITY COUNCIL**

ORD. NO.
EFF. DATE: **EXHIBIT A** **BILL**

Report Title:
State Land Use District Boundary Amendment ("SLUDBA"); Lāʻie Corporation Yard and Refuse Convenience Center; Laie Corporation Yard and Refuse Convenience Center; Department of Planning and Permitting ("DPP"); Department of Design and Construction ("DDC"); Department of Environmental Services ("ENV"); Koʻolau Loa Development Plan Area; Koolau Loa Development Plan Area; Koʻolau Loa Sustainable Communities Plan Area; Koolau Loa Sustainable Communities Plan Area; Lāʻie, Oʻahu, Hawaiʻi; Laie, Oahu, Hawaii

Description:
Reclassifies certain lands in Lāʻie, Oʻahu from the State Land Use Agricultural District to the State Land Use Urban District.

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