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Bill 43 (2026), Change in Zoning TMK 6-6-018:024 (portion)

Committee on Zoning & Planning, August 27, 2026, 9:00am

Item 9

MISC. COM. 364(26) ZON

Location

TMK 6-6-018:024

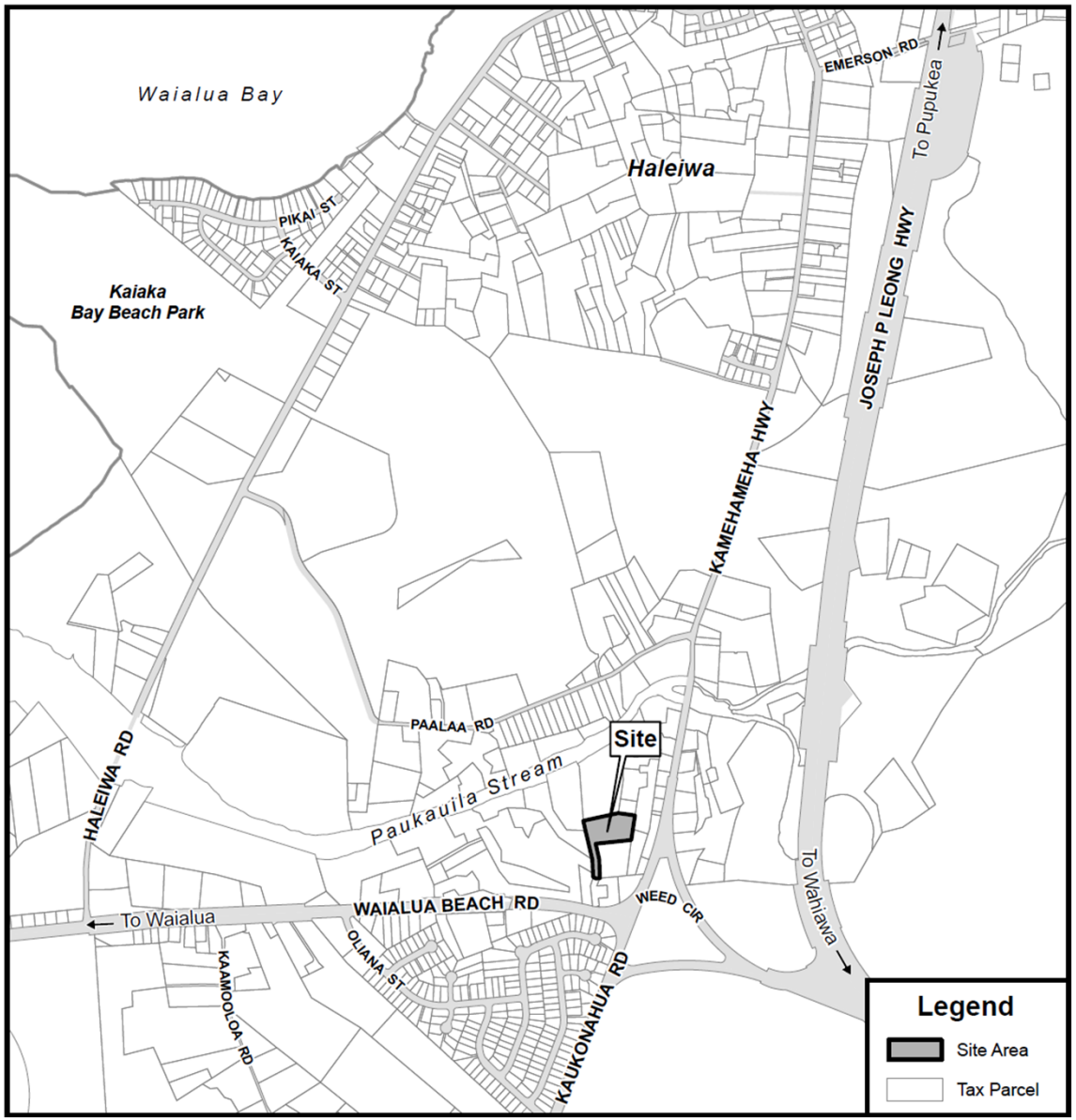
66-9A Waialua Beach Road, Haleiwa

Parcel: 1.431 acres

Current Zoning:

- 80 square feet R-5
- 1.429 acres Country

SLU: Urban District



Outside Hazard Zones

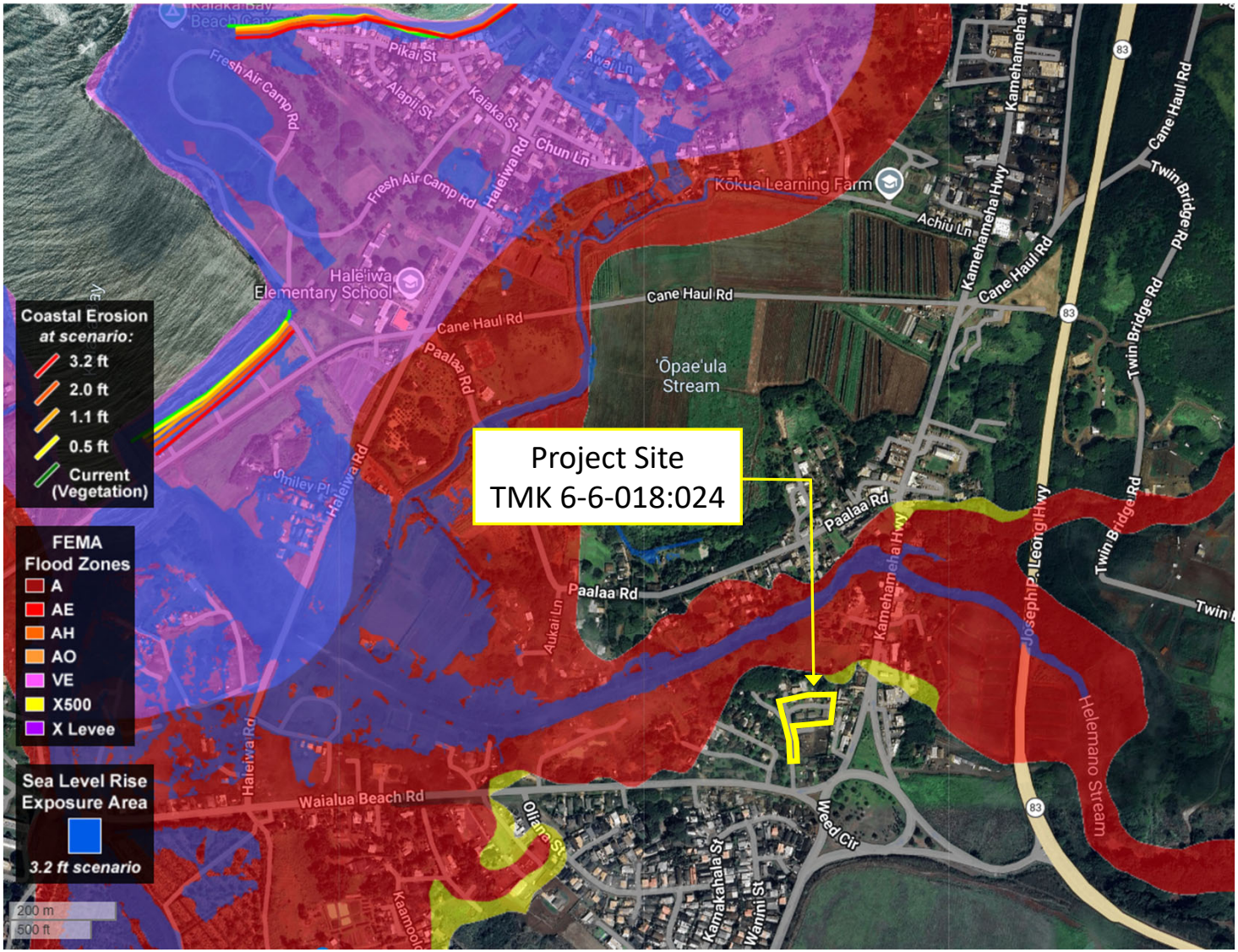
TMK 6-6-018:024

66-9A Waialua Beach Road, Haleiwa

Outside SLR-XA

Outside Flood Zones

Outside the tsunami evacuation zone (in the extreme tsunami evacuation zone)



Zone Change

TMK 6-6-018:024 (portion)

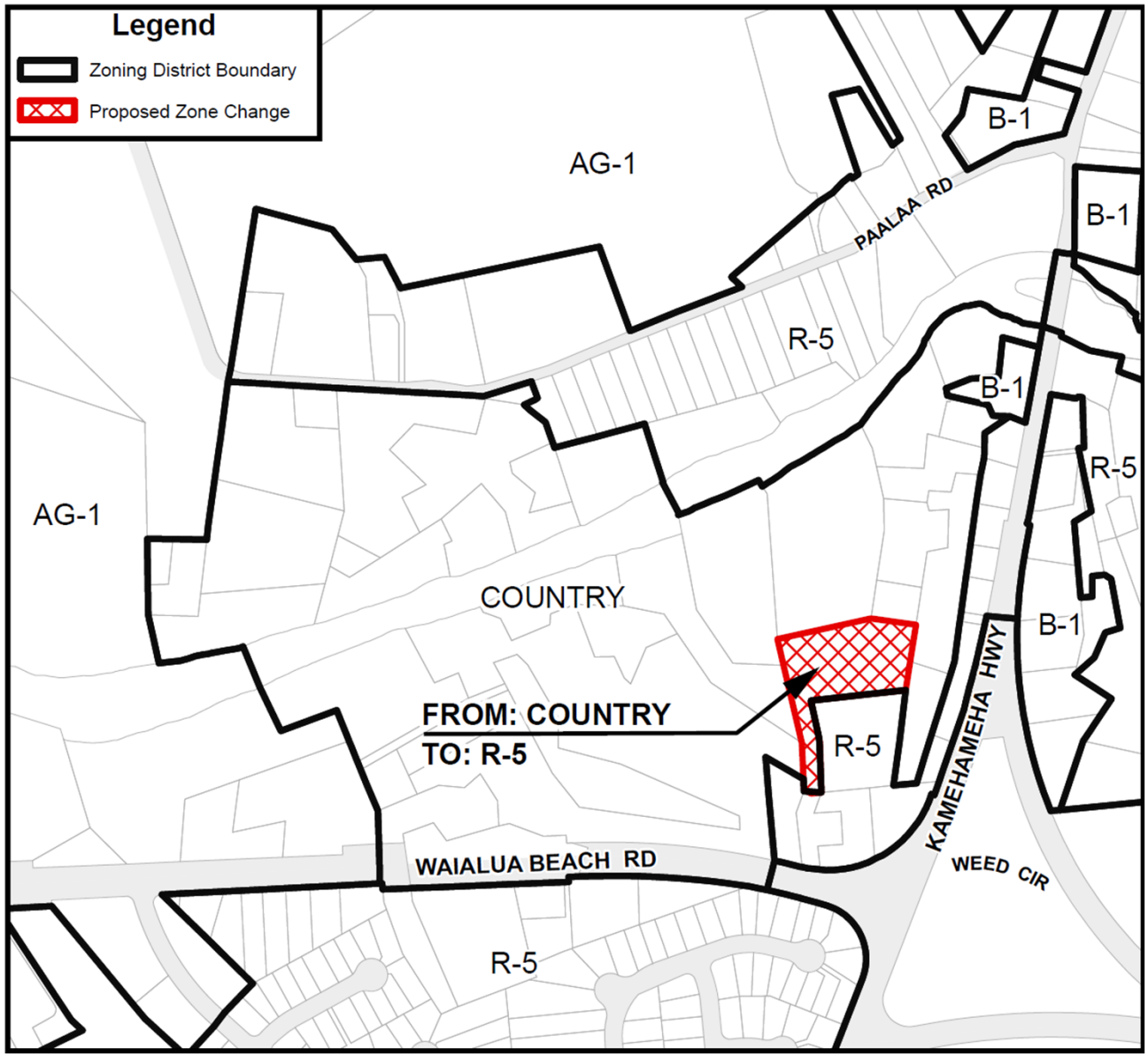
66-9A Waialua Beach Road, Haleiwa

Current Zoning:

- 80 square feet R-5
- 1.429 acres Country

Bill 43 (2026) Zoning:

- 1.431 acres R-5



Aerial Photograph

2021 Air Photograph

Residential use is consistent with surrounding properties



Site Plan

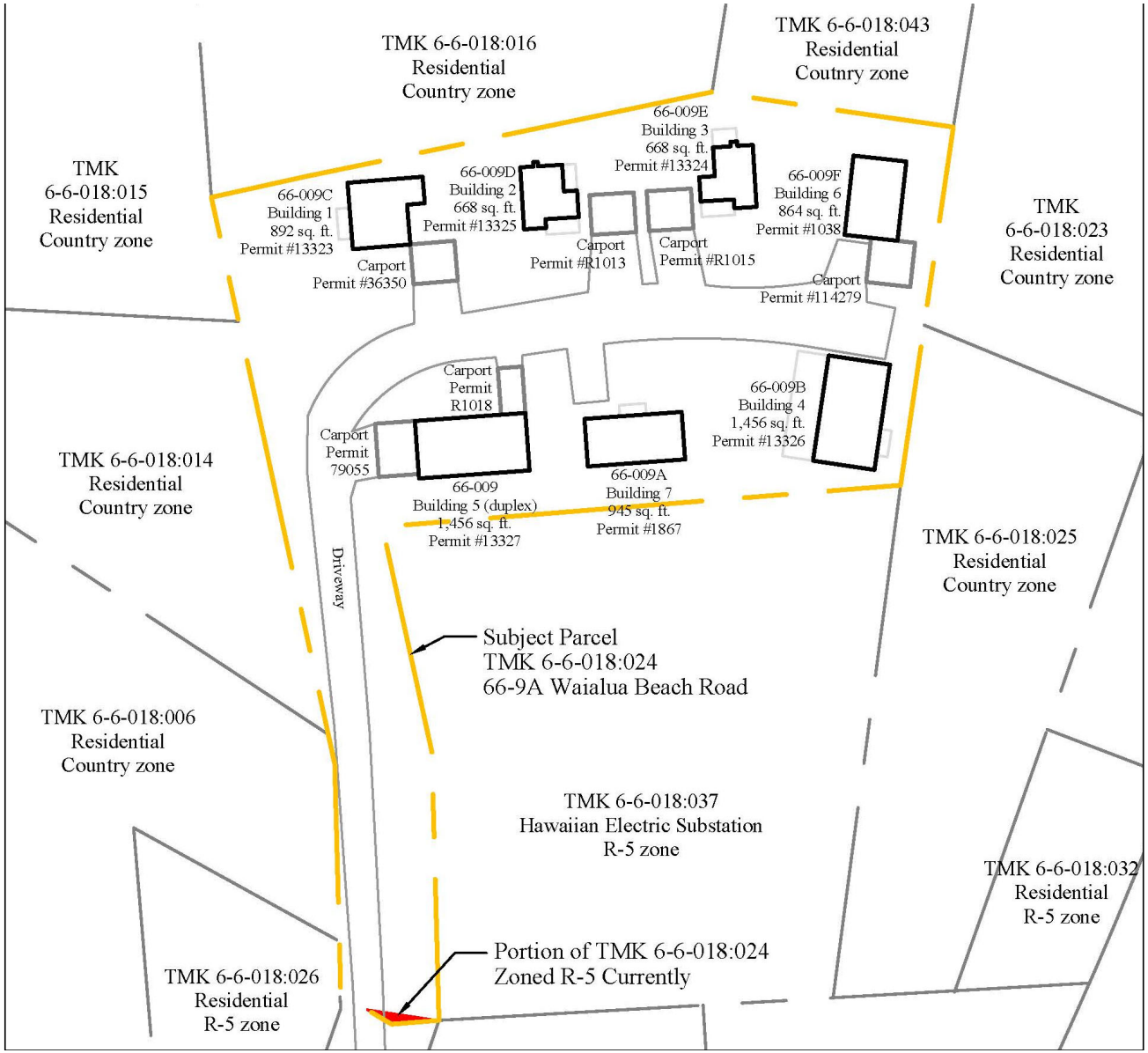
TMK 6-6-018:024

1.431 acres (1.2 acres without flagpole)

6 detached single-family dwellings (average 915 square feet of floor area)

1 duplex

Developed between 1965 and 1975



Other Considerations

- ALISH: unclassified land
- LBS: no classification
- Not Important Ag Land
- Primarily flat with elevation of roughly 30 feet
- Neighborhood Board was generally supportive
- Agencies raised no substantial concerns
- Southern boarder is contiguous with R-5 zoned lots
- Eastern boarder is near R-5 zoned lots along Kamehameha Highway
- Paalaa Kai Unit II, a 209 lot residential subdivision zoned R-5, is across Waialua Beach Road

Other Considerations

- Consistent with O‘ahu General Plan
- Consistent with North Shore Sustainable Communities Plan
- Existing development is consistent with LUO R-5 zoning development standards
- Outside the SMA
- In the Haleiwa Special District

Zone Change Conditions and Hagan Plans

Proposed Zone Change Condition

- Lot may not be further subdivided

Hagan Family Plan

- No subdivision is planned
- CPR may occur in future (note, CPR does not change how governmental requirements are applied to the parcel; CPR does not allow for greater development)

Zone Change Conditions and Hagan Plans

Proposed Zone Change Condition

- Comply with other governmental requirements (e.g., LUO)

Hagan Family Plan

- Gradually repair/improve, but not substantially expand, existing structures
- No plans to add new structures (note, maximum number of dwelling units on this lot per LUO is currently 8)
- No short-term rentals