REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kiaʻāina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
September 24, 2026

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning & Planning, which considered Bill 42 (2026), CD1, entitled:

"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,"

which passed Second Reading and was the subject of a public hearing held at the Council meeting on September 9, 2026, reports as follows:

The purpose of Bill 42 (2026), CD1, is to amend the State Land Use District Boundary Map (Kahuku Quadrangle), by reclassifying approximately 8.188 acres of land in Haleʻiwa, Oʻahu, from the State Land Use Agricultural District to the State Land Use Urban District (the "Petition Area").

The Petition Area is on the mauka side of Kamehameha Highway at the northern end of Lāʻie town, and is the location of the City's Lāʻie Corporation Yard and Refuse Convenience Center (the "Corporation Yard").

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CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 7 2026

COMMITTEE REPORT NO. 265(26)

The Corporation Yard is used by the Department of Facility Maintenance Division of Road Maintenance, which provides road maintenance from Waimea Bay to Kualoa. The Corporation Yard is also used by the Department of Environmental Services Division of Refuse Collection and Disposal as a transfer station for Ko'olau Loa residents to recycle and dispose of household waste.

Under State law, yards for equipment; materials; vehicle storage, repair, or maintenance; and refuse convenience centers are not permitted uses in the State Land Use Agricultural District. This State Land Use District boundary amendment ("SLUDBA") would bring the Corporation Yard's existing and planned uses into compliance with State Land Use District laws, and allow for 3 phases of planned improvements to the Corporation Yard, including:

- Replacing the existing administration building with a general storage structure;
- Replacing the existing garage shop with a new administrative office;
- Constructing two covered garages for road maintenance vehicles;
- Constructing two covered garages for refuse collection vehicles;
- Constructing a vehicle wash rack facility with a recycling water system;
- Constructing a dewatering facility for dewatering wet materials collected offsite;
- Constructing an emergency generator building;
- Adding a canopy roof over the existing fuel station and relocating the two above-ground fuel storage tanks to higher elevation behind the fuel station;

- Replacing the seven existing material bins with five larger concrete bins for storing sand, gravel, rock, and cement; and

- Adding capacity for the individual wastewater system that serves the Petition Area.

The Corporation Yard is a public facility, which is a permissible use in all zoning districts, so no change of zoning or conditional use permit is required. Other than under this SLUDBA discretionary approval, there is no subsequent opportunity to include conditions of approval.

Therefore, the Bill incorporates more conditions than are usually included in SLUDBA bills, including:

- Conditions required under State law regarding the reclassification of land contiguous to an agricultural district;

- A condition requiring an Archaeological Inventory Survey;

- Conditions recommended by the U.S. Fish and Wildlife Service to protect endangered species;

- A condition requiring relocation of the existing fuel pumps to higher elevation at the same time as the planned relocation of two above-ground fuel tanks; and

- A condition requiring that the lowest building finished floor elevation is set at a minimum of 6 feet above mean sea level, so there will be minimal impact from 3.2 feet of sea level rise.

Your Committee finds that at a public hearing on this Bill held by the City Council on September 9, 2026, public testimony was received in support of the Bill.

Your Committee set forth detailed background information relating to this Bill in Committee Report No. 250 (2026), which the Council adopted at its meeting on September 9, 2026.

At your Committee's meeting on September 24, 2026, the DPP Planning Division Chief testified in support of the current CD1 version of the Bill.

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

Your Committee finds, pursuant to § 23-1.6, Revised Ordinances of Honolulu 2021 ("ROH") that the SLUDBA for the Petition Area:

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

2. Will help address the public need for infrastructure maintenance and waste disposal in the Ko'olau Loa and North Shore areas by bringing the existing and planned uses of the Lā'ie 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 Hawai'i State Plan, O'ahu General Plan, Ko'olau Loa Sustainable Communities Plan, and the purpose and intent of the State Land Use Urban District.

REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
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Your Committee on Zoning & Planning is in accord with the intent and purpose of Bill 42 (2026), CD1, and recommends that it pass Third Reading. (Ayes: Cordero, Kia'āina, Waters – 3; Noes: None; Absent: Okimoto, Tupola – 2.)

Respectfully submitted,

Committee Chair

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