
HOUSE RESOLUTION

HONORING AND ACHIEVING THE ESTABLISHED PUBLIC POLICIES AND OBJECTIVES FOR THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT BY URGING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO RESCIND APPROVAL FOR CERTAIN RESIDENTIAL DEVELOPMENTS AND BY IMPOSING A ONE-YEAR MORATORIUM ON PROJECT DEVELOPMENTS WITHIN THE DEVELOPMENT DISTRICT TO ADDRESS INFRASTRUCTURE IMPACTS AND OTHER MAJOR PUBLIC CONCERNS.

1 WHEREAS, through the enactment of chapter 206E, Hawaii
2 Revised Statutes, the Legislature created the Hawaii Community
3 Development Authority and designated community development
4 districts under the Authority's jurisdiction in order to develop
5 "communities which serve the highest needs and aspirations of
6 Hawaii's people;" and
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8 WHEREAS, section 206E-33, Hawaii Revised Statutes, requires
9 the Hawaii Community Development Authority to provide for the
10 high quality of life of residents within designated community
11 development districts by providing for an increased supply of
12 affordable housing within well-planned developments that meet
13 the community's needs; and
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15 WHEREAS, the Hawaii Community Development Authority has not
16 consistently adhered to its own development plans for the
17 Kakaako Community Development District, but has permitted
18 development proposals and plans by private developers to modify
19 existing community development plans for both the mauka and
20 makai regions of the Kakaako Community Development District; and
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22 WHEREAS, in approving private development proposals and
23 plans, the Hawaii Community Development Authority has granted
24 variances that undermine existing community development plans,
25 ignore established protections, and threaten infrastructure
26 capacity, thereby disregarding community health, welfare, and
27 quality of life; and



H.R. NO. 6

1
2 WHEREAS, the Hawaii Community Development Authority has
3 disregarded and failed to act on community concerns that have
4 been repeatedly expressed at the Authority's community meetings,
5 public hearings, and board meetings; and
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7 WHEREAS, many of the building and other permits issued
8 recently by the City and County of Honolulu for development
9 within the Kakaako Community Development District have been
10 conditional due to insufficient information relating to water
11 and wastewater capacity and sufficiency of infrastructure within
12 the Development District; and
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14 WHEREAS, the issuance of conditional building and
15 development permits is counterproductive to the maintenance of a
16 reliable permitting process and contradicts established
17 regulations; now, therefore,
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19 BE IT RESOLVED by the House of Representatives of the
20 Twenty-seventh Legislature of the State of Hawaii, Regular
21 Session of 2014, that the Hawaii Community Development Authority
22 is urged to immediately rescind any approval granted or permits
23 awarded for the development of residential towers within the
24 Kakaako mauka portion of the Kakaako Community Development
25 District; and
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27 BE IT FURTHER RESOLVED that a one-year moratorium shall be
28 imposed on the Hawaii Community Development Authority's approval
29 of development proposals and projects within the Kakaako
30 Community Development District until the Authority addresses the
31 sufficiency of infrastructure for sewer, water, road, park, and
32 school needs within the Development District by providing for
33 the completion of:
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35 (1) A supplemental environmental impact study disclosing
36 road, water, and sewer capacity challenges and
37 available mitigation measures throughout the
38 Development District;
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40 (2) A comprehensive carrying capacity study by the
41 University of Hawaii's Environmental Center to address



H.R. NO. 6

1 the impact of development within the Development
2 District on the water supply and wastewater treatment
3 capacity of Honolulu and Oahu as a whole;

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5 (3) A traffic impact analysis report on present and
6 projected road capacity and traffic within and
7 surrounding the Development District;

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9 (4) A school capacity and needs analysis by the Department
10 of Education for projected populations of 30,000 to
11 45,000 residents within the Kakaako mauka portion of
12 the Development District;

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14 (5) A parks and open spaces master plan linked to national
15 urban community recreational open space standards for
16 the Development District;

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18 (6) A historic and cultural preservation plan for the
19 Development District to include historic buildings,
20 cultural sites, and significant public view planes;
21 and

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23 (7) A low and moderate income housing plan for the
24 Development District to include families earning less
25 than 100 percent of the area median income; and
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27 BE IT FURTHER RESOLVED that the one-year moratorium on the
28 Hawaii Community Development Authority's approval of new
29 development proposals and projects shall be renewed
30 automatically on an annual basis until the Authority has
31 adequately addressed the infrastructure information and planning
32 needs of the Development District; and
33

34 BE IT FURTHER RESOLVED that the Hawaii Community
35 Development Authority shall immediately convene a working group
36 of interested stakeholders, to particularly include groups and
37 individuals who have expressed consistent concerns on this
38 issue, to meaningfully participate in the development, approval,
39 and implementation of any future plans for development within
40 the Kakaako Community Development District; and



H.R. NO. 6

1 BE IT FURTHER RESOLVED that certified copies of this
2 Resolution be transmitted to the Chairperson of the Hawaii
3 Community Development Authority, and the respective
4 administrators of each department of the City and County of
5 Honolulu that exercises a development review or permitting
6 function.

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OFFERED BY: _____

Oliver Am

JAN 17 2014

