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# HOUSE CONCURRENT RESOLUTION

URGING THE BOARD OF LAND AND NATURAL RESOURCES TO FACILITATE THE  
TRANSFER OF PUBLIC LANDS IN KEALAKEHE TO THE DIVISION OF  
BOATING AND OCEAN RECREATION AS AN EXPANSION OF HONOKOHAU  
SMALL BOAT HARBOR.

1           WHEREAS, at a meeting of the Board of Land and Natural  
2 Resources (BLNR) on December 13, 2002, former BLNR chairperson  
3 Gilbert Coloma-Agaran requested and received approval from BLNR  
4 to transfer by executive order approximately 350 acres of public  
5 lands at Kealakehe, North Kona, Hawaii, to the Division of  
6 Boating and Ocean Recreation (DOBOR) for the expansion of the  
7 Honokohau Small Boat Harbor; and

8  
9           WHEREAS, in 2002 and 2003, DOBOR surveyed and inspected all  
10 of the 11 small boat harbors statewide and determined that  
11 approximately \$250,000,000 will be required to repair the  
12 neglected and deteriorated small boat harbor facilities; and

13  
14           WHEREAS, DOBOR proposed to negotiate a lease with a  
15 lessee/developer who would construct a second marina at  
16 Honokohau using the existing channel entrance, increase the  
17 number of boat slips at Honokohau at least threefold, and build  
18 a maritime commercial complex, a commercial/retail center, golf  
19 course, county recreational park, fishing village, Hawaiian  
20 wellness and healing center, yacht club, restaurant, residential  
21 complex, park, and canoe halau, among other things, at an  
22 initial cost of \$500,000,000; and

23  
24           WHEREAS, DOBOR estimated that a percentage of the gross  
25 proceeds from lease revenues generated by its marina development  
26 project, when fully developed, would be sufficient to cover the  
27 debt service for most of the \$250,000,000 in capital improvement  
28 project (CIP) funds needed to repair small boat harbors  
29 statewide; and



1           WHEREAS, at a BLNR meeting on April 25, 2003, BLNR, at the  
2 request of the current administration, rescinded its prior  
3 action of December 13, 2002, and approved the transfer by  
4 executive order of the approximately 350 acres of public lands  
5 at Kealakehe to the Land Division for the purpose of negotiating  
6 a master lease with a lessee/developer through a Request for  
7 Proposal (RFP) for the development of a mixed-use marina that  
8 would include expansion of the Honokohau Small Boat Harbor; and  
9

10           WHEREAS, the proposed marina development was then awarded  
11 under an RFP to a developer who will be issued a long-term lease  
12 enabling the development of the marina project; and  
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14           WHEREAS, in February of 2006, the current administration  
15 and BLNR approved a 35 percent increase in small boat harbor  
16 moorage fees, which would generate between \$1,500,000 to  
17 \$2,000,000 in revenue and approximately \$7,000,000 to 10,000,000  
18 in CIP funds, which is less than 5 percent of the CIP funds  
19 needed to repair small boat harbors statewide; and  
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21           WHEREAS, there is concern that the present DLNR  
22 administration does not have a strategic plan to remedy the  
23 current unacceptable and deplorable conditions of the State's  
24 small boat harbors other than the proposed 35 percent increase  
25 in moorage fees; and  
26

27           WHEREAS, if DLNR has no strategic plan, recreational  
28 boaters need other assistance to resolve the deplorable  
29 condition of the State's small boat harbors; and  
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31           WHEREAS, revenues from the marina development originally  
32 proposed by DOBOR could be used to make necessary repairs to the  
33 State's small boat harbors without placing upon recreational  
34 boaters the burden of an unreasonable increase in moorage fees;  
35 and  
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37           WHEREAS, the marina development is consistent with the  
38 statutory responsibilities of DOBOR and development of the  
39 approximately 350 acres of public lands at Kealakehe should be  
40 administered and managed by DOBOR as an expansion of the  
41 Honokohau Small Boat Harbor; now, therefore,



# H.C.R. NO. 174

1 BE IT RESOLVED by the House of Representatives of the  
2 Twenty-third Legislature of the State of Hawaii, Regular Session  
3 of 2006, the Senate concurring, that the Legislature urges BLNR  
4 to:

- 5
- 6 (1) Rescind its action of April 25, 2003, that rescinded
- 7 the setting aside of approximately 350 acres of public
- 8 lands at Kealekehe, North Kona, Hawaii, to DOBOR for
- 9 the expansion of the Honokohau Small Boat Harbor; and
- 10
- 11 (2) Recommend to the Governor the issuance of an executive
- 12 order transferring the Kealakehe lands to DOBOR's
- 13 management and jurisdiction for the purpose of
- 14 expanding the Honokohau Small Boat Harbor;
- 15

16 and

17  
18 BE IT FURTHER RESOLVED that the Chairperson of BLNR is  
19 requested to submit a report to the Legislature on the actions  
20 taken by BLNR to have the approximately 350 acres of public  
21 lands at Kealakehe transferred to DOBOR by executive order at  
22 least 20 days prior to the Regular Session of 2007; and  
23

24 BE IT FURTHER RESOLVED that certified copies of this  
25 Concurrent Resolution be transmitted to the Governor,  
26 Chairperson of BLNR, and each member of BLNR.  
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OFFERED BY:

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MAR 15 2006

