

JAN 25 2006

A BILL FOR AN ACT

RELATING TO ROYAL KUNIA.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that population growth
2 throughout Central Oahu has been extensive with some of the
3 fastest growing areas being Waipahu, Kunia, Waikele, and Waipio.
4 Within this region, much new housing has been developed in
5 addition to large commercial developments in Waikele, Kunia, and
6 Waipio. The Central Oahu Sustainable Communities Plan provides
7 for the development of 25,000 new homes in master-planned
8 residential developments in Mililani Mauka, Koa Ridge Makai,
9 Waiawa, and Royal Kunia by the year 2025.

10 The legislature finds that the tremendous recent and
11 projected future developmental growth of these areas, within
12 Kunia in particular, raises concerns of overcrowding and a lack
13 of open spaces. In July 2005, 3-D Investments purchased real
14 property in Kunia, Oahu, comprised of one hundred and
15 seventy-two acres that had previously been earmarked for the
16 development of a golf course. Subsequently, 3-D Investments,
17 after having made the commitment to design a mutually beneficial
18 suitable development scenario with the Royal Kunia community,



1 proposed to construct a residential housing project on the one
2 hundred and seventy-two acre parcel.

3 The legislature believes that the preservation of this
4 parcel of land is necessary to promote smart growth in our
5 communities, which should include the preservation of open
6 spaces, including natural areas both in and surrounding
7 localities that provide important community space, habitat for
8 plants and animals, recreational opportunities, including parks
9 or golf courses, farm and ranch land, or places of natural
10 beauty and critical environmental areas. Open space
11 preservation will provide for less density in our residential
12 communities, less negative impact upon traffic and schools, and
13 increased property value of existing residences.

14 Accordingly, the legislature finds that this land,
15 consisting of TMK numbers 1-9-4-2-49, 1-9-4-2-50, and
16 1-9-4-2-64, is suitable and desirable for the establishment
17 of a state park in order to promote and preserve smart growth
18 and open spaces. The legislature further finds that the
19 condemnation of the land for the establishment of a state park
20 is for a public purpose.

21 SECTION 2. The department of land and natural resources is
22 directed to commence eminent domain proceedings, pursuant to



1 section 184-3, for the condemnation of the one hundred and
2 seventy-two acre parcel in Royal Kunia for the establishment of
3 a state park.

4 SECTION 3. There is appropriated out of the general
5 revenues of the State of Hawaii the sum of \$, or so
6 much thereof as may be necessary for fiscal year 2006-2007, for
7 the condemnation of the Royal Kunia site, TMK numbers
8 1-9-4-2-49, 1-9-4-2-50, and 1-9-4-2-64, comprising one hundred
9 and seventy-two acres of real property for the establishment of
10 a new state park.

11 SECTION 4. The sum appropriated shall be expended by the
12 department of land and natural resources for the purposes of
13 this Act.

14 SECTION 5. This Act shall take effect on July 1, 2006.

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INTRODUCED BY:

Brian Kanno
Will Eyo

SB. NO. 3026

Report Title:

Eminent Domain; Appropriation; Royal Kunia

Description:

Appropriates funds for the condemnation of land in Royal Kunia for the establishment of a state park.

