

MAR 15 2006

SENATE CONCURRENT RESOLUTION

REQUESTING THE CITY AND COUNTY OF HONOLULU TO MAINTAIN THE
CURRENT ZONING OF A ONE HUNDRED SEVENTY-TWO ACRE PARCEL OF
REAL PROPERTY IN ROYAL KUNIA FOR THE ESTABLISHMENT OF A
PARK, GOLF COURSE, OR CONTINUED USE AS OPEN SPACE.

1 WHEREAS, population growth throughout Central and Leeward
2 Oahu has been extensive; and

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4 WHEREAS, the Central Oahu Sustainable Communities Plan
5 provides for the development of 25,000 new homes in
6 master-planned residential developments in Mililani Mauka, Koa
7 Ridge Makai, Waiawa, and Royal Kunia by the year 2025; and

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9 WHEREAS, the tremendous recent and projected future
10 developmental growth within these areas, especially in Kunia,
11 raises concerns regarding overcrowding and a lack of open
12 spaces; and

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14 WHEREAS, in Kunia, 3-D Investments purchased a one hundred
15 and seventy-two acre parcel of real property in July 2005 that
16 had previously been earmarked for the development of a golf
17 course; and

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19 WHEREAS, a number of Royal Kunia residents purchased their
20 homes with the understanding that there was a commitment to
21 build a golf course on the one hundred seventy-two acre parcel;
22 and

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24 WHEREAS, 3-D Investments has indicated the desire to
25 construct additional housing on the parcel instead of a golf
26 course; and

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28 WHEREAS, the parcel is currently classified as part of a
29 State Land Use Urban District, pursuant to the Land Use
30 Commission's reclassification in In the Matter of the Petition
31 of Halekua Development Corporation, Docket No. A92-683, in 1996;
32 and



1 WHEREAS, the parcel is currently zoned by the City and
2 County of Honolulu zoning code as part of a P-2 general
3 preservation district; and
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5 WHEREAS, the Legislature believes that the preservation of
6 this parcel of land is preferable to promote open spaces,
7 including natural areas; recreational opportunities, such as
8 parks or golf courses, farm and ranch land, or places of natural
9 beauty; and
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11 WHEREAS, open space preservation will help to decrease the
12 density in our residential communities, decrease the negative
13 impact on traffic and schools, and increase the property value
14 of existing residences; and
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16 WHEREAS, an additional area of concern regarding the parcel
17 involves its possible role as a flood plain; and
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19 WHEREAS, flood plains are important for replenishing
20 aquifers and providing natural storage for floodwater, valuable
21 habitats for wildlife and plants, and recreational resources;
22 now, therefore,
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24 BE IT RESOLVED by the Senate of the Twenty-third
25 Legislature of the State of Hawaii, Regular Session of 2006, the
26 House of Representatives concurring, that the City and County of
27 Honolulu is requested to maintain the current zoning of the one
28 hundred and seventy-two acre parcel of real property in Royal
29 Kunia, TMK numbers 1-9-4-2-49, 1-9-4-2-50, and 1-9-4-2-64, for
30 the establishment of a park, golf course, or continued use as
31 open space; and
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33 BE IT FURTHER RESOLVED that the City and County of Honolulu
34 is urged to investigate and ascertain whether the one hundred
35 and seventy-two acre parcel is or contains a flood plain that
36 would also necessitate restricting or prohibiting further
37 development; and
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39 BE IT FURTHER RESOLVED that certified copies of this
40 Concurrent Resolution be transmitted to the Mayor of the City
41 and County of Honolulu, the members of the Honolulu City
42 Council, the Managing Director of the City and County of



1 Honolulu, and the Director of Planning and Permitting for the
2 City and County of Honolulu.

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