

MAR 15 2006

S.R. NO. 88

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## SENATE 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

8  
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,  
23

24           BE IT RESOLVED by the Senate of the Twenty-third  
25 Legislature of the State of Hawaii, Regular Session of 2006,  
26 that the City and County of Honolulu is requested to maintain  
27 the current zoning of the one hundred and seventy-two acre  
28 parcel of real property in Royal Kunia, TMK numbers 1-9-4-2-49,  
29 1-9-4-2-50, and 1-9-4-2-64, for the establishment of a park,  
30 golf course, or continued use as open space; and  
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32           BE IT FURTHER RESOLVED that the City and County of Honolulu  
33 is urged to investigate and ascertain whether the one hundred  
34 and seventy-two acre parcel is or contains a flood plain that  
35 would also necessitate restricting or prohibiting further  
36 development; and  
37

38           BE IT FURTHER RESOLVED that certified copies of this  
39 Resolution be transmitted to the Mayor of the City and County of  
40 Honolulu, the members of the Honolulu City Council, the Managing



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

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