
A BILL FOR AN ACT

RELATING TO HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

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

1 SECTION 1. Section 206E-7, Hawaii Revised Statutes, is
2 amended to read as follows:
3 "~~§~~206E-7~~§~~ **Community development rules.** (a) The
4 authority shall establish community development rules under
5 chapter 91 on health, safety, building, planning, zoning, and
6 land use ~~[which,]~~ that, upon final adoption of a community
7 development plan, shall supersede all other inconsistent
8 ordinances and rules relating to the use, zoning, planning, and
9 development of land and construction thereon. Rules adopted
10 under this section shall follow existing law, rules, ordinances,
11 and regulations as closely as is consistent with standards
12 meeting minimum requirements of good design, pleasant amenities,
13 health, safety, and coordinated development. The authority may,
14 in the community development plan or by a community development
15 rule, provide that lands within a community development district
16 shall not be developed beyond existing uses or that improvements
17 thereon shall not be demolished or substantially reconstructed,
18 or provide other restrictions on the use of the lands.



1 (b) The community development rules shall include the
2 following smart growth principles for development within all
3 community development districts:

4 (1) Creating a range of housing opportunities and choices;

5 (2) Creating walkable neighborhoods;

6 (3) Encouraging community and stakeholder collaboration;

7 (4) Fostering distinctive, attractive communities with a
8 strong sense of place;

9 (5) Making development decisions predictable, fair, and
10 cost effective;

11 (6) Mixing land uses;

12 (7) Preserving open space, farmland, natural beauty, and
13 critical environmental areas;

14 (8) Providing a variety of transportation choices;

15 (9) Strengthening and directing development toward
16 existing communities; and

17 (10) Taking advantage of compact building design."

18 SECTION 2. The Hawaii community development authority
19 shall adopt the community development rules pursuant to section
20 1 of this Act within twelve months of the effective date of this
21 Act.



1 SECTION 3. Statutory material to be repealed is bracketed
2 and stricken. New statutory material is underscored.

3 SECTION 4. This Act shall take effect upon its approval.

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JAN 18 2008



Report Title:

Hawaii Community Development Authority; Smart Growth Principles

Description:

Requires the Hawaii Community Development Authority to incorporate smart growth principles in community plan rules.

