

---

---

# SENATE CONCURRENT RESOLUTION

REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO DEFER DECISIONS ON ANY APPLICATIONS FOR ZONING CHANGES UNTIL THE COMPLETION OF THE SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT PROCESS AND THE SUBSEQUENT ADOPTION OF THE DRAFT MAUKA AREA PLAN AND THE MAUKA AREA RULES.

1           WHEREAS, over the past year, a draft revised plan for the  
2 Kaka'ako Mauka Area in Honolulu was prepared by the Hawaii  
3 Community Development Authority (HCDA), with the help and  
4 participation of the area's stakeholders and the general public;  
5 and

6  
7           WHEREAS, a supplemental environmental impact statement  
8 (SEIS) is currently underway on the Draft Mauka Area Plan, and  
9 is expected to be completed in May 2008; and

10  
11           WHEREAS, on April 2, 2008, General Growth Properties, Inc.  
12 (GGP), filed an Application for Ward Neighborhood Master Plan,  
13 and HCDA must act upon GGP's application within two hundred days  
14 of its acceptance as a complete application; and

15  
16           WHEREAS, treatment of such elements as tower footprints,  
17 tower height, reserved housing, and street layout in the current  
18 Mauka Area Plan may be more advantageous to GGP than provisions  
19 of the revised Draft Mauka Area Plan; and

20  
21           WHEREAS, several of the design proposals in GGP's Master  
22 Plan application may have a significant impact upon neighboring  
23 small businesses and industrial uses, upon traffic circulation  
24 in central Kaka'ako, as well as on community-based proposals for  
25 uses of the Kewalo Basin and Kaka'ako makai lands; and

26  
27           WHEREAS, the HCDA does not anticipate completing the public  
28 review and comment period on the SEIS and its adoption of the  
29 Mauka Area Rules before the end of the year; and

30



1 WHEREAS, from a public policy perspective, it would be  
2 prudent for the HCDA either to delay action on the GGP Master  
3 Plan, or to require that GGP follow the Draft Mauka Area Plan;  
4 and  
5

6 WHEREAS, one means of addressing the interests of the  
7 Kaka'ako business community would be for the HCDA to refrain from  
8 adopting area-wide master plans until the Draft Mauka Area Plan  
9 is formally adopted, and to incorporate provisions in the  
10 revised Mauka Area Rules to facilitate projects that would  
11 perpetuate service and industrial uses in Central Kaka'ako; and  
12

13 WHEREAS, another means of addressing concerns raised by  
14 community participants and neighboring businesses would be to  
15 have the HCDA provide for broad-based public review of the GGP  
16 Master Plan, including posting pertinent information on the plan  
17 on its website, and thorough evaluation and public input on  
18 GGP's Master Plan application; now, therefore,  
19

20 BE IT RESOLVED by the Senate of the Twenty-fourth  
21 Legislature of the State of Hawaii, Regular Session of 2008, the  
22 House of Representatives concurring, that the Hawaii Community  
23 Development Authority is requested:  
24

25 (1) To defer decisions on any applications for zoning  
26 changes until the completion of the supplemental  
27 environmental impact statement process and the  
28 subsequent adoption of the Draft Mauka Area Plan and  
29 the Mauka Area Rules, or;  
30

31 (2) In the alternative, to report to the Legislature no  
32 later than twenty days prior to the convening of the  
33 Regular Session of 2009 on the steps the HCDA has  
34 taken to provide the fullest extent of public review  
35 and scrutiny of its actions on the GGP Master Plan  
36 application and the considerations for its decision on  
37 the application; and  
38

39 BE IT FURTHER RESOLVED that a certified copy of this  
40 Concurrent Resolution be transmitted to the Executive Director  
41 of the Hawaii Community Development Authority.

