



**Hawaii
Association of
REALTORS®**
www.hawaii Realtors.com

The REALTOR® Building
1136 12th Avenue, Suite 220
Honolulu, Hawaii 96816

Phone: (808) 733-7060
Fax: (808) 737-4977
Neighbor Islands: (888) 737-9070
Email: har@hawaii Realtors.com

February 8, 2008

The Honorable Ken Ito, Chair
House Committee on Water, Land,
Ocean Resources & Hawaiian Affairs
State Capitol, Room 312
Honolulu, Hawaii 96813

RE: H.B. 2526 Relating to the State Plan
Hearing Date: February 11, 2008 @ 9:30 a.m., Room 312

Dear Chair Ito and members of the House Committee on Water, Land, Ocean Resources & Hawaiian Affairs:

On behalf of our 10,000 members in Hawaii, the Hawaii Association of REALTORS® (HAR) supports the intent of H.B. 2526 which requires land development to comply with smart growth principles.

HAR served on the Interim Task Force on Smart Growth created pursuant to HR 259, Regular Session of 2007 and was very pleased with the high level of cooperation and discussion that occurred at all of the meetings. Smart growth principles include creating a range of housing opportunities and choices, mixed land uses, and providing a variety of transportation choices. H.B. 2526 will ensure that a comprehensive approach to land development complies with smart growth principles, which have been proven to make communities better and to improve the quality of life in all neighborhoods.

HAR looks forward to working with our state lawmakers in building better communities by supporting quality growth, seeking sustainable economies and housing opportunities, embracing the cultural and environmental qualities we cherish, and protecting the rights of property owners.

Mahalo for the opportunity to testify.

HAWAII BUILDING AND CONSTRUCTION TRADES COUNCIL, AFL-CIO
Gentry Pacific Design Center, Suite 215A
560 N. Nimitz Highway, #50
Honolulu, Hawaii 96817
(808) 524-2249 - FAX (808) 524-6893

February 10, 2008

Honorable Representative Ken Ito, Chair
Honorable Representative Jon Riki Karamatsu, Vice Chair
Members of the House Committee on Water, Land, Ocean Resources &
Hawaiian Affairs
Hawaii State Capital
415 South Beretania Street
Honolulu, HI 96813

RE: IN OPPOSITION OF HB2526
RELATING TO THE STATE PLAN
Hearing: Monday, February 11, 2008, 9:30 a.m.

Dear Chair Ito, Vice Chair Karamatsu and the House Committee on Water, Land,
Ocean Resources & Hawaiian Affairs:

For the Record my name is Buzz Hong the Executive Director for the Hawaii
Building & Construction Trades Council, AFL-CIO. Our Council is comprised
of 16-construction unions and a membership of 26,000 statewide.

The Council opposes the passage of HB2526, which adds as an objective in
the State Plan that land development shall be in compliance with smart
growth principles.

Thank you for the opportunity to submit this testimony in opposition of HB2526.

Sincerely,

William "Buzz" Hong

WBH/dg

From: Joe Fadrowsky [mailto:joef@gentryhawaii.com]
Sent: Sunday, February 10, 2008 9:42 PM
To: WLHtestimony
Cc: har1-En
Subject: Testimony for HB 2523, 2524, 2525 and 2526 Relating to Smart Growth

February 10, 2008

The Honorable Representative Ken Ito, Chair, and Members
Committee on Water, Land, Ocean Resources & Hawaiian Affairs
Hearing – Monday February 11, 2008 at 9:30am
State House of Representatives, Room 312
State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chair Ito and Members:

Subject: House Bill Nos. HB 2523, 2524, 2525 and 2526 Relating to Smart Growth

My name is A. Joseph Fadrowsky, III, a participant in the 2007 Interim Task Force on Smart Growth meetings chaired by Representative Sharon Har.

I support House Bill Nos. 2523, 2524, 2525 and 2526.

These bills enhance the decision making criteria of State agencies (LUC, DOT, HCDA, etc.) by adding smart growth principles to their deliberations and direct the State Agencies to consider existing County plans in their deliberations.

Attendees at the meetings represented a broad cross section of experienced and knowledgeable people from both the public and private sector. These bills represent a well balanced effort to enhance State decision-making regarding land use matters by: a) including a spectrum of smart growth principles that should be fair and cost effective, and b) more closely integrating State planning efforts with County planning efforts.

Thank you for this opportunity to express my views.

A. Joseph Fadrowsky, III
1360 Laukahi Street
Honolulu, Hawaii 96821



100 Kahelu Avenue
Mililani, Hawaii 96789-3997
P.O. Box 898900
Mililani, Hawaii 96789-8900
(808) 548-4811 Fax (808) 548-6670

February 11, 2008

LATE TESTIMONY

Honorable Ken Ito, Chair, Committee on Water, Land, Ocean Resources & Hawaiian Affairs
Hawai'i State Capitol, Conference Room 312
415 South Beretania Street
Honolulu, HI 96813

RE: HB 2526 RELATING TO THE STATE PLAN - COMMENTS

Chair Ito, Vice Chair Karamatsu and Members of the Committee:

I am Harry Saunders, President of Castle & Cooke Hawai'i. We appreciate the opportunity to offer our testimony in support of the intent of this bill and to offer comments on the HB 2526 RELATING TO THE STATE PLAN.

HB 2526 seeks to incorporate smart growth principles into the State Plan. We are not opposed to the principles of smart growth and in fact incorporate many of them, when we are able, into the planning of our communities. We are, however, concerned that the ten principles of smart growth are being incorporated into the statutes as policies when the concepts can be in conflict with county zoning ordinances and/or market realities.

Rather than having smart growth principles mandated as policy, our preference is to work with the state and counties to amend the ordinances to allow and incentivize smart growth. We respectfully request that the bill be amended to require the counties to 1) amend their zoning codes to allow smart growth, and 2) provide incentives such as expedited permitting, density bonuses, mixed-use zoning, and other motivators to encourage smart growth to occur.

Mahalo for taking our comments into consideration. Should you have any questions, feel free to contact Carleton Ching, Vice President of Government and Community Relations, at 548-3793.

Sincerely,

Harry A. Saunders
President



WINDWARD AHUPUA'A ALLIANCE

From the Peaks of *Na Ko'olau* to the Outer Reefs

*Community-Based Planning
Sustainable Economic Development
Restoration, Preservation, Protection & Public Access
Educational & Cultural Programs*

Committee on Water, Land, Ocean Resources & Hawaiian Affairs

Rep. Ken Ito, Chair

Rep. Jon Riki Karamatsu, Vice Chair

Public Hearing

9:30 am

Monday, February 11, 2008

Conference Room 312

HB 2526 - Relating To The State Plan

STRONGLY SUPPORT

My name is Shannon Wood, speaking on behalf of the *Windward Ahupua'a Alliance*, a 501c3 Hawai'i non-profit corporation, which was established in July, 2002, to create the Ko'olau Greenbelt & Heritage Trails System in order to restore, protect & provide public access to the *mauka* (mountain) lands on the Windward side of O'ahu along the base of *Na Ko'olau* up to the North Shore and Kawela Bay as well as to support locally-owned sustainable economic activities in the more developed areas. Over time, however, its mandate has expanded well beyond these vitally important regional issues.

WAA now works to educate & inform residents, visitors, businesses, policymakers, and the media all across Hawai'i about using Smart Growth planning principles. These include: Designing long-term waste management systems; developing & implementing comprehensive curbside recycling programs in very county; tightening & improving illegal dumping/derelict vehicle legislation & enforcement; establishing both state & county-level "legacy lands" funds to support affordable workforce housing initiatives and critical land purchases to protect against inappropriate development; creating alternative energy systems to reduce Hawai'i's dependency on fossil fuels & to mitigate the impacts of global warming; and setting long-term watershed protection policies based upon *ahupua'a* concepts & principles using the Ko'olau Greenbelt & Heritage Trails System as one model.

WAA strongly supports HB 2526 and urges you to do so as well. We would expect to take an active role in its implementation. *Mahalo.*

P.O. Box 6366

Kane'ohe, HI 96744

E-Mail: info@waa-hawaii.org

Voicemail: 808/247-6366

Cellular: 808/223-4481

Website: <http://www.waa-hawaii.org>