
HOUSE CONCURRENT RESOLUTION

SUPPORTING DW AINA LE'A DEVELOPMENT LLC'S CONTINUED BUILDOUT OF THE URBAN DEVELOPMENT BETWEEN THE MAUNA LANI RESORT DEVELOPMENT AND WAIKOLOA VILLAGE, AS PERMITTED BY THE STATE AND COUNTY GOVERNMENTS.

1 WHEREAS, Land Use Commission Docket No. 87-617 approved,
2 and effective January 1989, reclassified one thousand sixty-two
3 acres centrally located on the Big Island between the Mauna Lani
4 resort development and Waikoloa Village from an agricultural
5 district to an urban district; and

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7 WHEREAS, because the reclassified area receives less than
8 ten inches of rainfall per year, it is not suitable for
9 agricultural development; and

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11 WHEREAS, the Land Use Commission Decision and Order in
12 Docket No. 87-617 also authorized the development of a
13 residential community consisting of one thousand nine hundred
14 twenty-four dwelling units, support facilities, and recreational
15 amenities, including a commercial center, a golf course, a club
16 house, parks and community facilities; and

17
18 WHEREAS, additionally, the County of Hawaii's Community
19 Plan designates the one thousand sixty-two acres as Urban
20 Expansion, allowing for medium to high density residential uses,
21 and on December 5, 1996, County of Hawaii Change of Zone
22 Ordinance No. 96-153 permitted one thousand forty-five homes to
23 be built on the one thousand sixty-two acres; and

24
25 WHEREAS, on November 25, 2005, the Land Use Commission
26 issued an order that "at least twenty per cent of the project's
27 residential units" shall be offered for sale at prices
28 determined to be affordable by the County of Hawaii Office of
29 Housing and Community Development, provided that in no event
30 shall the gross number of affordable housing units within the



1 one thousand sixty-two acres be less than three hundred eighty-
2 five units; and

3
4 WHEREAS, on February 9, 2009, DW Aina Le'a Development,
5 LLC, purchased the one thousand sixty-two acres with all
6 approved entitlements from the prior land owner; and

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8 WHEREAS, on September 24, 2009, the Land Use Commission
9 permitted DW Aina Le'a Development, LLC, to develop the one
10 thousand sixty-two acres, provided that DW Aina Le'a
11 Development, LLC, commence development immediately and complete
12 sixteen affordable units by March 31, 2010; and

13
14 WHEREAS, DW Aina Le'a Development, LLC, completed the
15 construction of sixteen affordable units, meeting the County of
16 Hawaii's building inspection standards; however, the community
17 infrastructure facilities were not completed by March 31, 2010;
18 and

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20 WHEREAS, DW Aina Le'a Development, LLC, did employ more
21 than three hundred fifty local workers and did invest more than
22 \$25,000,000 with local vendors and contractors during the
23 initial development of the land and construction of the forty
24 affordable units; and

25
26 WHEREAS, DW Aina Le'a Development, LLC, has formed
27 marketing and investment partnerships with businesses
28 representing hundreds of individuals in Singapore, Malaysia,
29 Hong Kong, and Japan to participate in the development of The
30 Villages of Aina Le'a by buying tenants in common property
31 interests in the land, thereby holding title and deed as
32 taxpayers, and provided more than \$25,000,000 for the
33 development of the project; and

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35 WHEREAS, the Big Island community desires that the one
36 thousand sixty-two acres be developed as a residential community
37 with at least three hundred eighty-five affordable units to
38 serve the needs of the resort area; and

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40 WHEREAS, the State of Hawaii, represented by the
41 Legislature, desires that affordable units be built now to
42 provide business for local vendors and to provide employment for
43 local workers; and

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1 WHEREAS, DW Aina Le'a Development, LLC, has committed to
2 continue building three hundred eighty-five affordable units on
3 the one thousand sixty-two acres of residential property
4 permitted by Land Use Commission Docket No. 87-617 and County of
5 Hawaii Zoning Ordinance No. 96153, in compliance with the county
6 of Hawaii Office of Housing and Community Development
7 regulations; now, therefore,
8

9 BE IT RESOLVED by the House of Representatives of the
10 Twenty-sixth Legislature of the State of Hawaii, Regular Session
11 of 2011, the Senate concurring, that the Legislature supports DW
12 Aina Le'a Development LLC's continued buildout of the permitted
13 development, which will in turn employ workers, support local
14 businesses and suppliers, and provide homes for local residents;
15 and
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17 BE IT FURTHER RESOLVED that certified copies of this
18 Concurrent Resolution be transmitted to the Mayor, Council
19 Chairperson, and Director of Planning for the County of Hawaii;
20 and the President of DW Aina Le'a Development, LLC.
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OFFERED BY:

Colvin H. Ay
Amely Evans

MAR 16 2011

