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# A BILL FOR AN ACT

RELATING TO KAKAAKO.

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

1           SECTION 1. The legislature finds that there is an  
2 increasing concentration of density in the downtown and Kakaako  
3 center on the island of Oahu. In Act 153, Session Laws of  
4 Hawaii 1976, the legislature created the Hawaii community  
5 development authority as the authority in charge of the planning  
6 and development of Kakaako, one of the main centers of urban  
7 living in Honolulu. This was due to its central location and  
8 largely unplanned and underutilized condition at the time.

9           The State realizes the importance of Kakaako due to its  
10 location and has invested millions of dollars in clean-up and  
11 the building of infrastructure. The legislature finds that the  
12 State needs to partner with the landowners in the area to  
13 develop this community in accordance with the development  
14 guidance policies. Moreover, the scarcity of landowners in  
15 Kakaako makes it imperative that planning incentives continue.  
16 Their continuance is essential to developing Kakaako in  
17 accordance with the development guidance policies pursuant to  
18 section 206E-33, Hawaii Revised Statutes.



1 The purpose of this Act is to allow certain lots in the  
2 makai area of the Kakaako community development district to be  
3 developed for residential units and exempt from public  
4 facilities fees; provided that twenty per cent of the units are  
5 designated for residents in the low- or moderate- income range.

6 SECTION 2. Section 206E-31.5, Hawaii Revised Statutes, is  
7 amended to read as follows:

8 "[+]§206E-31.5[+] **Prohibitions.** Anything contained in  
9 this chapter to the contrary notwithstanding, the authority is  
10 prohibited from:

11 (1) Selling or otherwise assigning the fee simple interest  
12 in any lands in the Kakaako community development  
13 district to which the authority in its corporate  
14 capacity holds title, except with respect to:

- 15 (A) Utility easements;
- 16 (B) Remnants as defined in section 171-52;
- 17 (C) Grants to any state or county department or  
18 agency; or
- 19 (D) Private entities for purposes of any easement,  
20 roadway, or infrastructure improvements; or

21 (2) Approving any plan or proposal for any residential  
22 development in that portion of the Kakaako community



1 development district makai of Ala Moana boulevard and  
2 between Kewalo basin and the foreign trade zone[-],  
3 excluding lot 1 as shown on the map filed with the  
4 bureau of conveyances of the State of Hawaii as file  
5 plan 2471 and tax map key (1) 2-1-15-61, which shall  
6 also be exempt from public facilities fees pursuant to  
7 section 206E-12; provided that at least twenty per  
8 cent of the total number of dwelling units in any  
9 residential development developed pursuant to this  
10 paragraph shall be dedicated as reserved housing as  
11 defined in section 206E-101."

12 SECTION 3. Statutory material to be repealed is bracketed  
13 and stricken. New statutory material is underscored.

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



**Report Title:**

Kakaako Community Development District; Residential Housing

**Description:**

Allows two lots in the makai area of the Kakaako community development district to be developed as residential properties that are exempt from public facilities fees; provided that at least twenty per cent of the units are designated for residents in low- or moderate- income ranges. (Proposed SD1)

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

