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## HOUSE RESOLUTION

URGING THE STATE, CITY AND COUNTY OF HONOLULU, AND CASTLE &  
COOKE HOMES HAWAII, INC., TO ENTER INTO A LAND EXCHANGE  
AGREEMENT.

1           WHEREAS, article IX, Section 6, of the state constitution  
2 states that the State and its political subdivisions, as  
3 provided by general law, shall plan and manage the growth of the  
4 population to protect and preserve the public health and  
5 welfare; and  
6

7           WHEREAS, article XI, Section 4, of the state constitution  
8 states that the State shall have the power to acquire interests  
9 in real property to control future growth, development, and land  
10 use within the State; the exercise of such power is deemed to be  
11 for a public use and purpose; and  
12

13           WHEREAS, section 171-50(a), Hawaii Revised Statutes, allows  
14 public land to be exchanged for private land for public  
15 purposes, including but not limited to: (1) consolidation of  
16 holdings of public lands; (2) straightening of boundaries of  
17 public lands; (3) acquisition of adequate access for landlocked  
18 public lands which have development potential; or (4)  
19 acquisition of lands suitable for residential use; and  
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21           WHEREAS, the Department of Business, Economic Development,  
22 and Tourism projects that the population of the State of Hawaii  
23 in the year 2035 will be 1,657,500 with 1,071,200 residing in  
24 the City and County of Honolulu; and  
25

26           WHEREAS, Castle & Cooke Homes Hawaii, Inc. ("Castle &  
27 Cooke") and the State both own parcels of land in West Oahu; and  
28

29           WHEREAS, Castle & Cooke is in the process of preparing a  
30 community master plan to develop 3,500 homes on 576 acres of  
31 land; and  
32

33           WHEREAS, critical infrastructure such as potable water  
34 systems, wastewater systems, and detention and retention



1 drainage systems would need to be constructed for Castle &  
2 Cooke's community master plan; and

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4 WHEREAS, the Honolulu Authority for Rapid Transportation  
5 has started planning and design for twenty-one rail stations;  
6 and

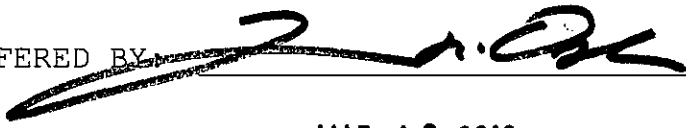
7  
8 WHEREAS, the Honolulu Rail Transit project has started  
9 construction in the West Oahu area, and medium and higher-  
10 density areas are sited along the proposed rail transit  
11 corridor; and

12  
13 WHEREAS, the City and County of Honolulu can assist Castle  
14 & Cooke by providing infrastructure financing and waivers  
15 relating to county zoning and permitting processes, and the  
16 State can assist Castle & Cooke by waiving certain fees to  
17 offset any differences in value between parcels owned by the  
18 State in West Oahu and parcels owned by Castle & Cooke in West  
19 Oahu; now, therefore,

20  
21 BE IT RESOLVED by the House of Representatives of the  
22 Twenty-seventh Legislature of the State of Hawaii, Regular  
23 Session of 2013, that the State, City and County of Honolulu,  
24 and Castle & Cooke are urged to enter into an agreement  
25 involving the exchange of a joint package of parcels and  
26 incentives by the State and City and County of Honolulu for  
27 parcels owned by Castle & Cooke; and

28  
29 BE IT FURTHER RESOLVED that certified copies of this  
30 Resolution be transmitted to the Director of Business, Economic  
31 Development, and Tourism; Chairperson of the Hawaiian Homes  
32 Commission; Chairperson of the Board of Land and Natural  
33 Resources; Director of Transportation; Chairperson of the Board  
34 of Regents of the University of Hawaii; President of the  
35 University of Hawaii System; Mayor of the City and County of  
36 Honolulu; Honolulu City Council; and the President of Castle &  
37 Cooke Homes Hawaii, Inc.

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OFFERED BY: 

MAR 13 2013

