

MAR 13 2013

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# SENATE CONCURRENT 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  
20

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  
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1 WHEREAS, critical infrastructure such as potable water  
2 systems, wastewater systems, and detention and retention  
3 drainage systems would need to be constructed for Castle &  
4 Cooke's community master plan; and  
5

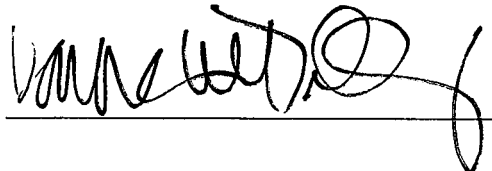
6 WHEREAS, the Honolulu Authority for Rapid Transportation  
7 has started planning and design for twenty-one rail stations;  
8 and  
9

10 WHEREAS, the Honolulu Rail Transit project has started  
11 construction in the West Oahu area, and medium and higher-  
12 density areas are sited along the proposed rail transit  
13 corridor; and  
14

15 WHEREAS, the City and County of Honolulu can assist Castle  
16 & Cooke by providing infrastructure financing and waivers  
17 relating to county zoning and permitting processes, and the  
18 State can assist Castle & Cooke by waiving certain fees to  
19 offset any differences in value between parcels owned by the  
20 State in West Oahu and parcels owned by Castle & Cooke in West  
21 Oahu; now, therefore,  
22

23 BE IT RESOLVED by the Senate of the Twenty-seventh  
24 Legislature of the State of Hawaii, Regular Session of 2013, the  
25 House of Representatives concurring, that the State, City and  
26 County of Honolulu, and Castle & Cooke are urged to enter into  
27 an agreement involving the exchange of a joint package of  
28 parcels and incentives by the State and City and County of  
29 Honolulu for parcels owned by Castle & Cooke; and  
30

31 BE IT FURTHER RESOLVED that certified copies of this  
32 Concurrent Resolution be transmitted to the Director of  
33 Business, Economic Development, and Tourism; Chairperson of the  
34 Hawaiian Homes Commission; Chairperson of the Board of Land and  
35 Natural Resources; Director of Transportation; Chairperson of  
36 the Board of Regents of the University of Hawaii; President of  
37 the University of Hawaii System; Mayor of the City and County of  
38 Honolulu; Honolulu City Council; and the President of Castle &  
39 Cooke Homes Hawaii, Inc.  
40  
41  
42

OFFERED BY: 



S.C.R. NO. 178

Omchille Adani

Will Zyo

Clarence K. Fushikawa

Asid y Jye

