

MAR 13 2013

SENATE 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

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

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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

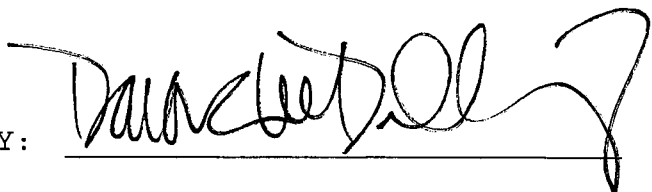
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8 WHEREAS, the Honolulu Rail Transit project has started
9 construction in the West Oahu area, and medium and higher-
10 density areas are sited along the proposed rail transit
11 corridor; and

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

27
28 BE IT FURTHER RESOLVED that certified copies of this
29 Resolution be transmitted to the Director of Business, Economic
30 Development, and Tourism; Chairperson of the Hawaiian Homes
31 Commission; Chairperson of the Board of Land and Natural
32 Resources; Director of Transportation; Chairperson of the Board
33 of Regents of the University of Hawaii; President of the
34 University of Hawaii System; Mayor of the City and County of
35 Honolulu; Honolulu City Council; and the President of Castle &
36 Cooke Homes Hawaii, Inc.

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OFFERED BY: 



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