
HOUSE CONCURRENT RESOLUTION

HONORING AND ACHIEVING THE ESTABLISHED PUBLIC POLICIES AND OBJECTIVES FOR THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT BY URGING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO RESCIND APPROVAL FOR CERTAIN RESIDENTIAL DEVELOPMENTS AND BY IMPOSING A ONE-YEAR MORATORIUM ON PROJECT DEVELOPMENTS WITHIN THE DEVELOPMENT DISTRICT TO ADDRESS INFRASTRUCTURE IMPACTS AND OTHER MAJOR PUBLIC CONCERNS.

1 WHEREAS, through the enactment of chapter 206E, Hawaii
2 Revised Statutes, the Legislature created the Hawaii Community
3 Development Authority and designated community development
4 districts under the Authority's jurisdiction in order to develop
5 "communities which serve the highest needs and aspirations of
6 Hawaii's people;" and
7

8 WHEREAS, section 206E-33, Hawaii Revised Statutes, requires
9 the Hawaii Community Development Authority to provide for the
10 high quality of life of residents within designated community
11 development districts by providing for an increased supply of
12 affordable housing within well-planned developments that meet
13 the community's needs; and
14

15 WHEREAS, the Hawaii Community Development Authority has not
16 consistently adhered to its own development plans for the
17 Kakaako Community Development District, but has permitted
18 development proposals and plans by private developers to modify
19 existing community development plans for both the mauka and
20 makai regions of the Kakaako Community Development District; and
21

22 WHEREAS, in approving private development proposals and
23 plans, the Hawaii Community Development Authority has granted
24 variances that undermine existing community development plans,
25 ignore established protections, and threaten infrastructure



1 capacity, thereby disregarding community health, welfare, and
2 quality of life; and

3
4 WHEREAS, the Hawaii Community Development Authority has
5 disregarded and failed to act on community concerns that have
6 been repeatedly expressed at the Authority's community meetings,
7 public hearings, and board meetings; and

8
9 WHEREAS, many of the building and other permits issued
10 recently by the City and County of Honolulu for development
11 within the Kakaako Community Development District have been
12 conditional due to insufficient information relating to water
13 and wastewater capacity and sufficiency of infrastructure within
14 the Development District; and

15
16 WHEREAS, the issuance of conditional building and
17 development permits is counterproductive to the maintenance of a
18 reliable permitting process and contradicts established
19 regulations; 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 2014, the Senate concurring, that the Hawaii
24 Community Development Authority is urged to immediately rescind
25 any approval granted or permits awarded for the development of
26 residential towers within the Kakaako mauka portion of the
27 Kakaako Community Development District; and

28
29 BE IT FURTHER RESOLVED that a one-year moratorium shall be
30 imposed on the Hawaii Community Development Authority's approval
31 of development proposals and projects within the Kakaako
32 Community Development District until the Authority addresses the
33 sufficiency of infrastructure for sewer, water, road, park, and
34 school needs within the Development District by providing for
35 the completion of:

36
37 (1) A supplemental environmental impact study disclosing
38 road, water, and sewer capacity challenges and
39 available mitigation measures throughout the
40 Development District;

41
42 (2) A comprehensive carrying capacity study by the
43 University of Hawaii's Environmental Center to address
44 the impact of development within the Development



1 District on the water supply and wastewater treatment
2 capacity of Honolulu and Oahu as a whole;

- 3
- 4 (3) A traffic impact analysis report on present and
5 projected road capacity and traffic within and
6 surrounding the Development District;
- 7
- 8 (4) A school capacity and needs analysis by the Department
9 of Education for projected populations of 30,000 to
10 45,000 residents within the Kakaako mauka portion of
11 the Development District;
- 12
- 13 (5) A parks and open spaces master plan linked to national
14 urban community recreational open space standards for
15 the Development District;
- 16
- 17 (6) A historic and cultural preservation plan for the
18 Development District to include historic buildings,
19 cultural sites, and significant public view planes;
20 and
- 21
- 22 (7) A low and moderate income housing plan for the
23 Development District to include families earning less
24 than 100 percent of the area median income; and
25

26 BE IT FURTHER RESOLVED that the one-year moratorium on the
27 Hawaii Community Development Authority's approval of new
28 development proposals and projects shall be renewed
29 automatically on an annual basis until the Authority has
30 adequately addressed the infrastructure information and planning
31 needs of the Development District; and
32

33 BE IT FURTHER RESOLVED that the Hawaii Community
34 Development Authority shall immediately convene a working group
35 of interested stakeholders, to particularly include groups and
36 individuals who have expressed consistent concerns on this
37 issue, to meaningfully participate in the development, approval,
38 and implementation of any future plans for development within
39 the Kakaako Community Development District; and



H.C.R. NO. 10

1 BE IT FURTHER RESOLVED that certified copies of this
2 Concurrent Resolution be transmitted to the Chairperson of the
3 Hawaii Community Development Authority, and the respective
4 administrators of each department of the City and County of
5 Honolulu that exercises a development review or permitting
6 function.

7
8
9

OFFERED BY: *Stacy Orr*

JAN 17 2014

