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# A BILL FOR AN ACT

RELATING TO THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT.

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

1           SECTION 1. Chapter 206E, Hawaii Revised Statutes, is  
2 amended by adding four new sections to part II to be  
3 appropriately designated and to read as follows:

4           "§206E-     Minimum proximity between tower buildings.

5 There shall be a minimum of three hundred feet between buildings  
6 that are one hundred feet or higher in height.

7           §206E-     Project eligibility review of infrastructure.

8 The executive director of the authority shall require, prior to  
9 receipt of any application for a development permit, a project  
10 eligibility review of the development project. No development  
11 application for a permit shall be considered until the project  
12 eligibility review has been completed. Developments shall not  
13 be approved unless adequate infrastructure facilities are or  
14 will be made available to service the proposed development prior  
15 to occupancy. The executive director shall obtain approval from  
16 applicable governmental agencies regarding the adequacy of  
17 infrastructure requirements.



1        §206E- Height. No portion of any building or other  
2 structure shall exceed four hundred feet in height.

3        §206E- Mauka-makai axes for tower buildings. Any  
4 building that is at least one hundred feet in height shall be  
5 oriented on a mauka-makai axis."

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; [~~e~~]

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[-]i  
3 and

4 (3) Granting any variance, exemption, or modification to  
5 any provision of any rule or development plan relating  
6 to maximum floor area ratio."

7 SECTION 3. Statutory material to be repealed is bracketed  
8 and stricken. New statutory material is underscored.

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

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INTRODUCED BY:  \_\_\_\_\_



# S.B. NO. 2696

**Report Title:**

Kakaako Community Development District; Prohibitions

**Description:**

Amends Hawaii Community Development Authority statute to establish building restrictions and prohibitions.

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

