
A BILL FOR AN ACT

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

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

1 SECTION 1. Chapter 206E, Hawaii Revised Statutes, is
2 amended by adding a new part to be appropriately designated and
3 to read as follows:
4 "PART . OAHU RAIL STATION DEVELOPMENT DISTRICT
5 §206E- Oahu rail station development district; purpose.
6 The legislature finds that the jurisdiction of the authority
7 shall include development along the corridor, which includes all
8 state property within one-half mile from any rail station
9 constructed as part of the high-capacity transit corridor
10 project in the city and county of Honolulu. Any state
11 development along the corridor shall require a permit from the
12 authority.
13 §206E- Definitions. As used in this part, unless the
14 context otherwise requires:
15 "Corridor" means any state property within one-half mile
16 from any rail station construction as part of the high-capacity
17 transit corridor project in the city and county of Honolulu.



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1 "District" means the Oahu rail station development district
2 established by this part.

3 §206E- District; established, boundaries. (a) The Oahu
4 rail station development district is established and shall be
5 composed of all land within the corridor.

6 (b) The authority shall facilitate the development of all
7 property belonging to the State within the district; provided
8 that development is carried out in accordance with any county
9 transit oriented development plans for lands surrounding the
10 district. In addition to any other duties that the authority
11 may have pursuant to this chapter, the authority's duties shall
12 include but not be limited to:

13 (1) Coordinating with other state entities during the
14 conveyance of properties and conducting remediation
15 activities for the property belonging to the State
16 within the district;

17 (2) Developing the infrastructure necessary to support the
18 development of all property belonging to the State
19 within the district; and

20 (3) Providing, to the extent feasible, maximum opportunity
21 for the reuse of property belonging to the State



1 within the district by private enterprise or state and
2 county government.

3 §206E- Development guidance policies. The following
4 shall be the development guidance policies generally governing
5 the authority's actions in the district:

- 6 (1) Development shall be in accordance with any county
7 transit oriented development plan, except as it
8 conflicts with the Hawaii State Constitution and the
9 Hawaii Revised Statutes, as they relate to the
10 department of Hawaiian home lands;
- 11 (2) With the approval of the governor, and in accordance
12 with state law governing lands owned by the department
13 of Hawaiian home lands, the authority, upon the
14 concurrence of a majority of its voting members, may
15 modify and make changes to a transit oriented
16 development plan with respect to the district to
17 respond to changing conditions; provided that prior to
18 amending a transit oriented development plan, the
19 authority shall conduct a public hearing to inform the
20 public of the proposed changes and receive public
21 input;



1 (3) The authority shall seek to promote economic
2 development and employment opportunities by fostering
3 diverse land uses and encouraging private sector
4 investments that use the opportunities presented by
5 the high-capacity transit corridor project consistent
6 with the needs of the public;

7 (4) The authority may engage in planning, design, and
8 construction activities within and outside the
9 district; provided that activities outside the
10 district shall relate to infrastructure development,
11 area-wide drainage improvements, roadway realignments
12 and improvements, business and industrial relocation,
13 and other activities the authority deems necessary to
14 carry out development of the district and implement
15 this chapter. The authority may undertake studies or
16 coordinating activities in conjunction with the county
17 and appropriate state agencies and may address
18 facility systems, industrial relocation, and other
19 activities;

20 (5) Hawaiian archaeological, historic, and cultural sites
21 shall be preserved and protected;



- 1 (6) Endangered species of flora and fauna shall be
- 2 preserved to the extent feasible;
- 3 (7) Land use and development activities within the
- 4 district shall be coordinated with and, to the extent
- 5 possible, complement existing county and state
- 6 policies, plans, and programs affecting the district;
- 7 and
- 8 (8) Public facilities within the district shall be
- 9 planned, located, and developed to support the
- 10 development policies established by this chapter for
- 11 the district and rules adopted pursuant to this
- 12 chapter."

13 SECTION 2. This Act shall not be applied so as to impair

14 any contract existing as of the effective date of this Act in a

15 manner violative of either the Hawaii State Constitution or

16 Article I, section 10, of the United States Constitution.

17 SECTION 3. This Act shall take effect upon its approval.

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INTRODUCED BY: Marky Haha

JAN 22 2016



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Report Title:

Hawaii Community Development Authority; Oahu Rail Station
Development District

Description:

Establishes the Oahu Rail Station Development District, which includes all state property within one-half mile from any rail station constructed as part of the high-capacity transit corridor project in the City and County of Honolulu, to be placed under the jurisdiction of the Hawaii Community Development Authority. Requires that any state development in the district requires a permit from the Authority.

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

