

DAVID Y. IGE  
GOVERNOR OF HAWAII



**STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

**Testimony of  
SUZANNE D. CASE  
Chairperson**

**Before the Senate Committees on  
ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM  
and  
WATER AND LAND**

**Wednesday, March 17, 2021  
3:00 PM**

**State Capitol, Via Videoconference, Conference Room 224**

**In consideration of  
HOUSE BILL 774, HOUSE DRAFT 1  
RELATING TO DEVELOPMENT DISTRICTS**

House Bill 774, House Draft 1 proposes to establish the Pulehunui Community Development Authority as an autonomous community development authority under the Hawaii Community Development Authority (HCDA) for the purposes of developing the Pulehunui community development district. The measure also proposes to authorize the HCDA to obtain various forms of federal funding for construction, maintenance, and development projects in the Pulehunui community development district. **The Department of Land and Natural Resources (Department) supports this measure.**

The proposed Pulehunui community development district would include the parcel that serves as the project site for the Department's proposed industrial and business park. The Department desires to develop an approximately 280-acre portion of the property identified as Tax Map Key (2) 3-8-008:001 for a light industrial and business park. The Department intends to lease a variety of small, medium and large lots to private lessees for the purpose of generating income to support the Department's resource protection programs. This project will also require the provision of necessary infrastructure, including water and wastewater systems. The Department has been working with other State and county agencies in order to address these issues. This measure would provide a significant financial opportunity to successfully provide the necessary infrastructure to not only the Department's project, but other proposed State and County projects in the immediate vicinity.

Thank you for the opportunity to comment on this measure.

**SUZANNE D. CASE**  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

**ROBERT K. MASUDA**  
FIRST DEPUTY

**M. KALEO MANUEL**  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

**HB-774-HD-1**

Submitted on: 3/16/2021 8:04:20 AM

Testimony for EET on 3/17/2021 3:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Russell Tsuji	Testifying for DLNR	Support	No

Comments:

I am available for questions. Please allow me Zoom access. Thank you.



**HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawaii 96817  
Telephone: (808) 594-0300 Fax: (808) 587-0299  
Web site: <http://dbedt.hawaii.gov/hcda/>

DAVID Y. IGE  
GOVERNOR

JOHN WHALEN  
CHAIR

DEEPAK NEUPANE, P.E., AIA  
EXECUTIVE DIRECTOR

**Statement of  
DEEPAK NEUPANE, P.E., AIA  
Executive Director  
Hawaii Community Development Authority  
before the**

**SENATE COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM  
And  
SENATE COMMITTEE ON WATER AND LAND**

Wednesday, March 17, 2021  
3:00 P.M.

VIA Videoconference  
State Capitol, Conference Room 224

In consideration of  
**HB 774, HD1  
RELATING TO DEVELOPMENT DISTRICTS.**

Chairs Wakai and Inouye, Vice Chairs Misalucha and Keith-Agaran, and members of the Committees. The Hawaii Community Development Authority (HCDA) **supports HB 774 HD1**, that establishes the Pulehunui community development district, and an autonomous community development authority, administratively attached to the HCDA, to facilitate the development and improvement of Pulehunui public lands.

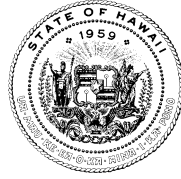
Despite the pandemic in 2020, HCDA has been busy with several development projects in the Kakaako and Kalaeloa community development districts, keeping local workers employed, providing affordable housing for local families, improving infrastructure and developing public facilities for the communities.

As HCDA continues its mission to join the strengths of private enterprise, public development and regulation into a new form capable of long-range planning and implementation of improved community development, we thank the legislature and community for its guidance and support.

We appreciate the opportunity to provide our **support** for this measure.

DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

JOSH GREEN  
LT. GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES  
DEPUTY TO THE CHAIRMAN

**STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS**

P. O. BOX 1879  
HONOLULU, HAWAII 96805

TESTIMONY OF WILLIAM J. AILA, JR, CHAIRMAN  
HAWAIIAN HOMES COMMISSION  
BEFORE THE SENATE COMMITTEES ON ENERGY, ECONOMIC DEVELOPMENT,  
AND TOURISM & WATER AND LAND  
HEARING ON MARCH 17, 2021 AT 3:00PM VIA VIDEOCONFERENCE

**HB 774, HD1, RELATING TO DEVELOPMENT DISTRICTS**

March 17, 2021

Aloha Chair Wakai, Chair Inouye, and members of the Committees:

Thank you for the opportunity to testify in support of House Bill 774, HD1. This bill establishes the Pulehunui community development authority as an autonomous community development authority under the Hawaii Community Development Authority (HCDA) for the purposes of developing the Pulehunui community development district and authorizes the HCDA to obtain various forms of federal funding for construction, maintenance, and development projects in the Pulehunui community development district.

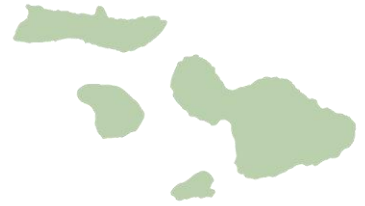
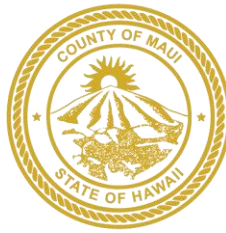
The Department of Hawaiian Home Lands (DHHL) has been leading an effort to develop a regional infrastructure master plan to serve certain State lands in Pulehunui in a manner that is financially and environmentally efficient, maximizing the use of State funds while minimizing environmental impacts to the extent practicable. The Pulehunui community development district proposed in this bill does not include the parcels DHHL owns in Pulehunui, but are adjacent to DHHL lands. DHHL supports any effort toward obtaining funds to develop in this area.

Thank you for your consideration of our testimony.

MICHAEL P. VICTORINO  
MAYOR

MICHELE CHOUTEAU MCLEAN, AICP  
DIRECTOR

JORDAN E. HART  
DEPUTY DIRECTOR



DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

March 12, 2021

TESTIMONY OF MICHELE CHOUTEAU MCLEAN, AICP  
PLANNING DIRECTOR, COUNTY OF MAUI

BEFORE THE SENATE COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM  
AND THE SENATE COMMITTEE ON WATER AND LAND  
Wednesday, March 17, 2021

### **HB774, HD1 RELATING TO DEVELOPMENT DISTRICTS**

Senator Glenn Wakai, Chair, EET

Senator Lorraine R. Inouye, Chair, WTL

Senator Bennette E. Misalucha, Vice Chair, EET

Senator Gilbert S.C. Keith-Agaran, Vice Chair, WTL

Honorable Members of the Senate Committee on Energy, Economic Development, and Tourism

Honorable Members of the Senate Committee on Water and Land

---

Thank you for this opportunity to testify with **CONCERNS** over HB774, HD1.

As you know, Hawaii has a complex land use regulatory scheme. Because of, or in spite of, these multi-layered regulations, Maui County has made a great effort in general and community planning. These plans are intended to allow for targeted growth in areas where such growth can be served by infrastructure, among other criteria. When proposed development does not comply with these plans, amendments are needed – a process that allows agency and public review to ensure overall compliance and compatibility.

HB774, HD1 suggests but is not explicit that development within the Pulehunui Community Development District does not need to comply with these plans. Proposed subsection 206E-E(4), beginning at line 8 on page 6, states *“Land use and development activities within the district shall be coordinated with and, to the extent possible, complement existing county and state policies, plans, and programs affecting the district....”*

County and State land use regulations must apply to this area, including zoning, community plan, Maui Island Plan and state land use districts. “Coordinating with” and “complementing” these regulations “to the extent possible” is not sufficient to ensure compliance with these regulations that were years in the making, involving hundreds of citizens, the Maui Planning Commission and the Maui County Council. **We request that the language be amended to read:** *“Land use and development activities within the district shall [~~be coordinated with and, to the extent possible, complement existing~~] comply with applicable county and state policies, plans, and programs affecting the district....”*

Thank you for your consideration of this testimony.

Council Chair  
Alice L. Lee

Vice-Chair  
Keani N.W. Rawlins-Fernandez

Presiding Officer Pro Tempore  
Tasha Kama

Councilmembers  
Gabe Johnson  
Kelly Takaya King  
Michael J. Molina  
Tamara Paltin  
Shane M. Sinenci  
Yuki Lei K. Sugimura



Director of Council Services  
Traci N. T. Fujita, Esq.

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

March 14, 2021

TO: Honorable Glenn Wakai, Chair  
Senate Committee on Energy, Economic Development, and Tourism  
Honorable Lorraine R. Inouye, Chair  
Senate Committee on Water and Land

FROM: Alice L. Lee  
Council Chair

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

DATE: March 16, 2021

SUBJECT: **SUPPORT OF HB 774 HD1, RELATING TO DEVELOPMENT DISTRICTS**

Thank you for the opportunity to testify in **SUPPORT** of this important measure. The purpose of this measure is to create a development district that will provide an integrated experience of housing, education, and commercial facilities.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I SUPPORT this measure for the following reasons:

1. This measure would help support the development of much-needed housing units in Maui County.
2. This measure would help ensure skilled employees stay in Maui County, providing economic and social benefits to the community, instead of leaving because of a lack of housing options.

For the foregoing reasons, I **SUPPORT** this measure.

ocs:proj:legis:21legis:21testimony:hb774hd1\_paf21-008(42)a\_jbf