

existing rules, simplify the permit processes, and improve overall community planning efforts. In the Kaka‘ako Mauka CDD, the update will also introduce incentive-based transit-oriented development zoning rules to achieve enhanced community benefits.

III. DISCUSSION

HCDA staff intend to begin drafting revisions to the Kaka‘ako Makai Area Rules. Staff would conduct public outreach activities and work with stakeholders on these rule amendments. A supplemental environmental assessment would also be prepared. Staff would also formally request that the Authority initiate formal rulemaking hearings at the end of the Summer 2023.

Codifying HRS 206E-31.5 and the Kaka‘ako Makai Conceptual Master Plan into the Kaka‘ako Makai CDD Rules would provide applicants with clearer and consistent direction when seeking entitlements for land development proposals from the Authority. In addition, the updates would also provide a basis for the Authority to evaluate the planning and environmental impacts of any future legislative or other development initiatives in the Kaka‘ako Makai CDD.

Citations: ¹ Hawaii Community Development Authority. (2005). *The Kaka‘ako Community Development District Rules for the Makai Area. Title 15, Subtitle 4, Chapter 23, Hawaii Administrative Rules.* <https://dbedt.hawaii.gov/hcda/files/2012/11/Chapter-23-Makai-Area-Rules-Eff-2005-11-3.pdf>

² Hawaii Community Development Authority. (2005). *Kaka‘ako Community Development District Makai Area Plan.* <https://dbedt.hawaii.gov/hcda/files/2013/02/Makai-Area-Plan-EFF-2005-10-24.pdf>

³ Hawaii Community Development Authority. (2011). *Kaka‘ako Makai Conceptual Master Plan Final Report.* Prepared by MVE Pacific, Inc. https://dbedt.hawaii.gov/hcda/files/2015/03/11_0404_KM-FINAL-REPORT.pdf

Prepared By: Ryan Tam, AICP, Ph.D., Director of Planning and Development 

Reviewed By: Craig K. Nakamoto, Executive Director 