

**From:** [GALENFOX](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Saturday, July 1, 2023 5:38:25 PM

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<b>Project Name</b>
Agenda #3, amending Makai Area Plan to reflect HRS 206E-31.5
<b>Do you support or oppose?</b>
Support
<b>Comment</b>
In the spirit of the Legislature's blocking hotel development on Magic Island in the late 1960's, the State acted in 2006 to block Alexander and Baldwin's attempt to build luxury highrises on Kaakako Makai land. Kakaako Makai is the last undeveloped coastline from Diamond Head to Honolulu Harbor, and the Legislature wisely decided it should remain free of high rise structures that would serve private interests. Kakaako Makai is undeveloped in part because it covers a toxic waste dump suitable for park use, but not for housing people, rich or not. After the Legislature acted to preserve Kakaako Makai from luxury highrises, the Makai Community Planning Advisory Council -- 200 people including OHA representatives -- developed the plan that should now be enshrined in HCDA rules conforming to law.

**From:** [JohnKawamoto](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Saturday, July 1, 2023 5:43:33 PM

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**Project Name**

Item #3 in July 5, 2023 Kakaako Agenda

**Do you support or oppose?**

Support

**Comment**

SUPPORTING ITEM #3 IN THE JULY 5, 2023 KAKAAKO AGENDA

My name is John Kawamoto, and I support Item #3 in the July 5, 2023 Kakaako Agenda of the Hawaii Community Development Authority.

Revisions should be made to the Kakaako Community Development District Makai Area Plan and Chapter 15-23, Hawaii Administrative Rules ("Makai Rules"), to correct an error.

Act 317 (2006) prohibits the Hawaii Community Development Authority from "Approving any plan or proposal for any residential development in that portion of the Kakaako community development district makai of Ala Moana boulevard and between Kewalo basin and the foreign trade zone." The Makai Rules contradict Act 317 (2006).

Administrative rules are subordinate to State law, and Item #3 is designed to begin the process of correcting an error to make the Makai Rules consistent with State law.

Thank you for the opportunity to submit testimony.

**From:** [Steve Keizer](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] HCDA kakaako makai input  
**Date:** Saturday, July 1, 2023 6:08:41 PM

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Aloha,

I am a Kakaako resident and I oppose development of makai residential nature in our area for a number of reasons:

1) let's enforce the agreement that the land was given. Why are we even acknowledging a request to renegotiate terms of land use. If the contract is being opened we should cancel all terms of the agreement and go back to what was in place prior. Just because one party is unhappy now with the terms of the agreement then doesn't provide cause (nor a requirement for use of tax payer public funds) to expend time renegotiating now.

2) rising sea level should preclude permitting of any residential development that close to the ocean. It is clearly located in the flood map so is extremely susceptible to future flooding. Why would we permit this?

3) environmental concerns of sewage and other waste products caused by residential development being so close to the ocean is a real issue.

4) views would be blocked by all surrounding residences causing financial damage to thousands of current residents who currently have a view of the shoreline and Surfline.

5) excess traffic and congestion in the immediate area especially the entrance and exit from the area impacting Ala Moana Blvd at that location disrupting local commerce for many businesses located along Ala Moana Blvd and the surrounding Kakaako & Ward business sectors.

Please accept this testimony opposing any Kakaako Makai Residential Development now and for future.

Sincerely,

Steve Keizer  
1177 Queen Street - Apt 2905  
Honolulu, HI, 96814  
206-612-6007

**From:** [Chuck Lee](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] OPPOSITION TO ANY RESIDENTIAL DEVELOPMENT AT KAKAAKO MAKAI  
**Date:** Sunday, July 2, 2023 1:11:46 PM

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Aloha,

I am in total opposition to any residential development at Kaka'ako Makai.

Mahalo

Chuck Lee

**From:** [JasonNakasato](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Sunday, July 2, 2023 2:34:22 PM

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**Name**

Jason Nakasato

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**Project Name**

Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5 and a Ban on Residential Development, Subsequent Planning Efforts, and Consistency with Rules in Other Districts.

**Do you support or oppose?**

Support

**Comment**

Aloha HCDA Chairperson: Chason Ishii, Vice Chairperson: Peter Apo, Secretary: Sterling Higa

Luis Salaveria, Edwin Sniffen, Chris Sadayasu, Dawn Chang, Dawn Takeuchi Apuna, Kathleen Aoki, Kevin Sakoda

Thank you for the opportunity to voice our strong support for revising the 2005 Kaka'ako Makai Area Rules to include legislation from 2006 that is now recognized as HRS 206E 31.5, Prohibitions in Kaka'ako Makai that restricts the HCDA from planning residential development.

I believe the Kaka'ako Makai Area rules must be updated in accordance with State law because not doing so is a grave disservice to the interested and affected larger community. The updated Area Rules must consider current issues that are not covered in the 2005 Kaka'ako Makai Area Plans such as the impact of sea level rise and the impact of dense residential construction along our precious coastline especially in Kakaako Makai which is an encapsulated toxic landfill. Any delay in this action presents a liability risk to the HCDA and state of Hawaii. Preservation of our priceless shoreline view planes and green shoreline parks in accordance with the "Lei of Green Parks."

I respectfully appreciate this opportunity share my experiences in Kaka'ako Makai.

Mahalo,  
Jason Nakasato

**From:** [John Shockley](#)  
**To:** [DBEDT HCDA Contact](#)  
**Cc:** [Rita Shockley](#)  
**Subject:** [EXTERNAL] LIVE NOTE: Testimony in favor of the HCDA rule change prohibiting residential high-rise construction at Kaka"ako Makai  
**Date:** Sunday, July 2, 2023 7:13:50 AM

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**Aloha!**

**On behalf of the Free Access Coalition, we heartily support the ban on residential high-rise construction makai of Ala Moana Blvd. HCDA needs to protect the last remaining Honolulu city coastal area from rampant development. The rule-change is an important step in keeping the aina open for present and future Honolulu residents, local people and visitors.**

**Visitors are already developing a bad taste for the kind of ocean area development in our State. This rule will help mitigate that growing distaste for Hawaii over-construction.**

**Mahalo for your time!**

**John & Rita Shockley Coordinators: Free Access Coalition**  
**[www.freeaccesscoalition.weebly.com](http://www.freeaccesscoalition.weebly.com)**

**From:** [JohnParkinson](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Sunday, July 2, 2023 11:39:42 AM

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<b>Name</b>
John Parkinson
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<b>Project Name</b>
Makai residential rules. 7/25/23 Agenda item iii.3
<b>Do you support or oppose?</b>
Support
<b>Comment</b>
I support the HCDA changing its rules to prohibit residential development on Kakaako Makai land.

**From:** [John PWhalen](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Sunday, July 2, 2023 2:10:56 PM

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<b>Name</b>
John P Whalen
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<b>Project Name</b>
Amend Kaka'ako Makai Area Rules
<b>Do you support or oppose?</b>
Support
<b>Comment</b>
<p>HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY KAKA'AKO BOARD MEETING Wednesday, July 5, 2023 10:00 a.m.</p> <p>SUBJECT: Action Item 3, Amend Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5 and a Ban on Residential Development, Subsequent Planning Efforts, and Consistency with Rules in Other Districts.</p> <p>Aloha HCDA Chairperson: Chason Ishii, Vice Chairperson: Peter Apo, Secretary: Sterling Higa Luis Salaveria, Edwin Sniffen, Chris Sadayasu, Dawn Chang, Dawn Takeuchi Apuna, Kathleen Aoki, Kevin Sakoda</p> <p>Thank you for the opportunity to voice my strong support for revising the 2005 Kaka'ako Makai Area Rules to include legislation from 2006 that is now recognized as HRS 206E 31.5, Prohibitions in Kaka'ako Makai that restricts the HCDA from planning residential development.</p> <p>I believe the Kaka'ako Makai Area rules must be updated in accordance with State law because not doing so is a disservice to the interested parties and the affected larger community. Updated Area Rules must consider current issues that are not covered in the 2005 Kaka'ako Makai Area Plans such as the impact of sea level rise and the impact of dense residential construction along our coastline, especially in Kakaako Makai, which is an encapsulated toxic landfill. Any delay in this action presents a liability risk to the HCDA and state of Hawaii. Preservation of our priceless shoreline view planes and green shoreline parks in accordance with the long-standing "Lei of Green Parks" concept is a fundamental purpose for the Kaka'ako Area.</p> <p>I respectfully appreciate this opportunity share my experiences with and knowledge of the Kaka'ako Makai as a former HCDA board members and chair.</p> <p>Mahalo,</p>



**From:** [Larry Asakawa](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] Kaka'ako Makai Area Plan Rules  
**Date:** Monday, July 3, 2023 1:45:19 AM

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Dear HCDA Members,

Please amend the Kaka'ako Makai Area Plan Rules to include the residential ban in Kaka'ako Makai.

Mahalo, Larry Asakawa  
Hawaii Kai Resident

**From:** [Madonna Dizon](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] I Support HCDA's rule on Kaka'ako Makai development ban on High-rise residential development  
**Date:** Sunday, July 2, 2023 12:24:41 PM

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Highrise developments on the Makai side are eyesores and further degradation of our 'aina. The constant quest of developers for more and more money is an insult to our host culture, Hawaii, and one of our cultural identity maxims, MĀLAMA 'AINA. BAN highrise residential development on the Makai side.

Me Ke Aloha Pumehana, Madonna

**From:** [RachelleNobriga](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Sunday, July 2, 2023 1:25:06 PM

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**Name**

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**Project Name**

KAKAAKO - MAKAI AREA PLANS AND RULES

**Comment**

Hawai'i Community Development Authority  
American Brewery Building  
547 Queen Street, 2nd Floor Board Room  
Honolulu, Hawai'i 96813

SUBJECT: Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5 and a Ban on Residential Development, Subsequent Planning Efforts, and Consistency with Rules in Other Districts.

Aloha HCDA Chairperson: Chason Ishii, Vice Chairperson: Peter Apo, Secretary: Sterling Higa  
Luis Salaveria, Edwin Sniffen, Chris Sadayasu, Dawn Chang, Dawn Takeuchi Apuna, Kathleen Aoki, Kevin Sakoda

Thank you for the opportunity to voice our strong support of revising the 2005 Kaka'ako Makai Area Rules to include legislation from 2006 that is now recognized as HRS 206E 31.5, Prohibitions in Kaka'ako Makai that restricts the HCDA from planning residential development.

I believe the Kaka'ako Makai Area rules must be updated in accordance with State law because not doing so is a grave disservice to the interested and affected larger community. Any further delay in this action continues to present a liability risk to the HCDA and state of Hawaii, and a substantial disservice to the larger public that has worked to preserve and protect Kaka'ako Makai as Honolulu's last remaining open shoreline for our communities.

The updated Kaka'ako Makai Area Rules must also consider current issues that are not present in the 2005 Kaka'ako Makai Area Plans that did not cover: hazardous waste and contaminants of concern, sea level rise, preservation of shoreline view planes and preservation of shoreline parks in accordance with the "Lei of Green Parks."

Mahalo,  
Rachelle

**From:** [RonaldIwami](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Sunday, July 2, 2023 12:53:15 PM

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**Name**

Ronald Iwami

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**Project Name**

Residential Ban in Kaka'ako Makai Area Rule addition

**Do you support or oppose?**

Support

**Comment**

In 2006 the landmark law was passed unanimously except for one vote, setting public policy for this land. This law bans residential development and sale of public land in Kaka'ako Makai. This law has been threatened four times since 2012, most recently in 2023, so its adoption to the Rules will further protect this last oceanfront land for all the people of Hawaii to enjoy. Our banner at a recent rally stated "Protecting Open Spaces for Hawaii's Future Generations".

Friends of Kewalos fully supports the adoption of this law into the KM Area Rules. It is long overdue.

Aloha  
Ron Iwami  
Friends of Kewalos, President

Date: 7/5/23

To: HCDA Chairman & Board Members

From: Thomas Iwai Jr.

Subject: Updating Kaka'ako Makai Area Rules

I strongly support updating the 2005 Kaka'ako Makai Area Rules to reflect existing State of Hawaii law HRS 206E 31.5 that was passed in 2006 that restricts residential development in Kaka'ako Makai. Over the years, attempts have been made to propose the construction of multiple highrise 200'-400' residential units on parcels of land and surrounding properties that was used as a former public waste dumpsite in Kaka'ako. References to adjacent offshore surfbreaks such as Incinerators and Flies reflect this historical fact that is often overlooked. Disruption of these parcels for massive structural supports is likely to result in contamination seepage from this "brownfield" into popular adjacent recreational coastal waters off Kaka'ako, Kewalo Basin Park, and Ala Moana Beach Park. The Kaka'ako Area Rules should reflect these public safety concerns. Mahalo for giving me the opportunity to express my concerns.

**From:** [AlexKagawa](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Monday, July 3, 2023 8:41:43 AM

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**Project Name**

July 5th Kakaako Agenda Item III.3.

**Do you support or oppose?**

Support

**Comment**

In support of the recommendation to begin the process to update the Kakaako Community Development District Makai rules, Chapter 15-23, so that it is consistent with Act 317 Session Laws of Hawaii 2006 prohibiting residential development on areas that should be preserved for public open spaces and Hawaiian cultural activities for all of Hawaii. Thank you for the opportunity to provide written testimony.

**From:** [JenniferPang](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Monday, July 3, 2023 7:47:31 AM

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<b>Name</b>
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<b>Project Name</b>
Kaka'ako Makai Area Plan Rules
<b>Comment</b>
I would like the Kaka'ako Makai Area Plan Rules to include the residential ban in Kaka'ako Makai in order to protect this last oceanfront land in urban Honolulu for all the People of Hawaii to enjoy!

**From:** [MattNakamura](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Monday, July 3, 2023 8:31:50 AM

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<b>Do you support or oppose?</b>
Support
<b>Comment</b>
<p>I strongly support amending the Kaka'ako Makai Area Plan Rules to ban residential development in Kaka'ako Makai. It is plain to anyone who drives by the area that the proliferation of high rise condos is beyond a sustainable level. Traffic, sewage, and other infrastructure needs are being driven to the brink of collapse. Honolulu residents need the area makai of Ala Moana Blvd. to be preserved for all residents to enjoy the ocean and all the recreational and fishing activities currently in place. The encroachment of residential development would open the door to more people and restrictions on the access to this valuable resource. We don't need or want another Waikiki in Kaka'ako. Please do the right thing and amend the KMAPR to ban residential development in Kaka'ako Makai.</p> <p>Mahalo.</p>