



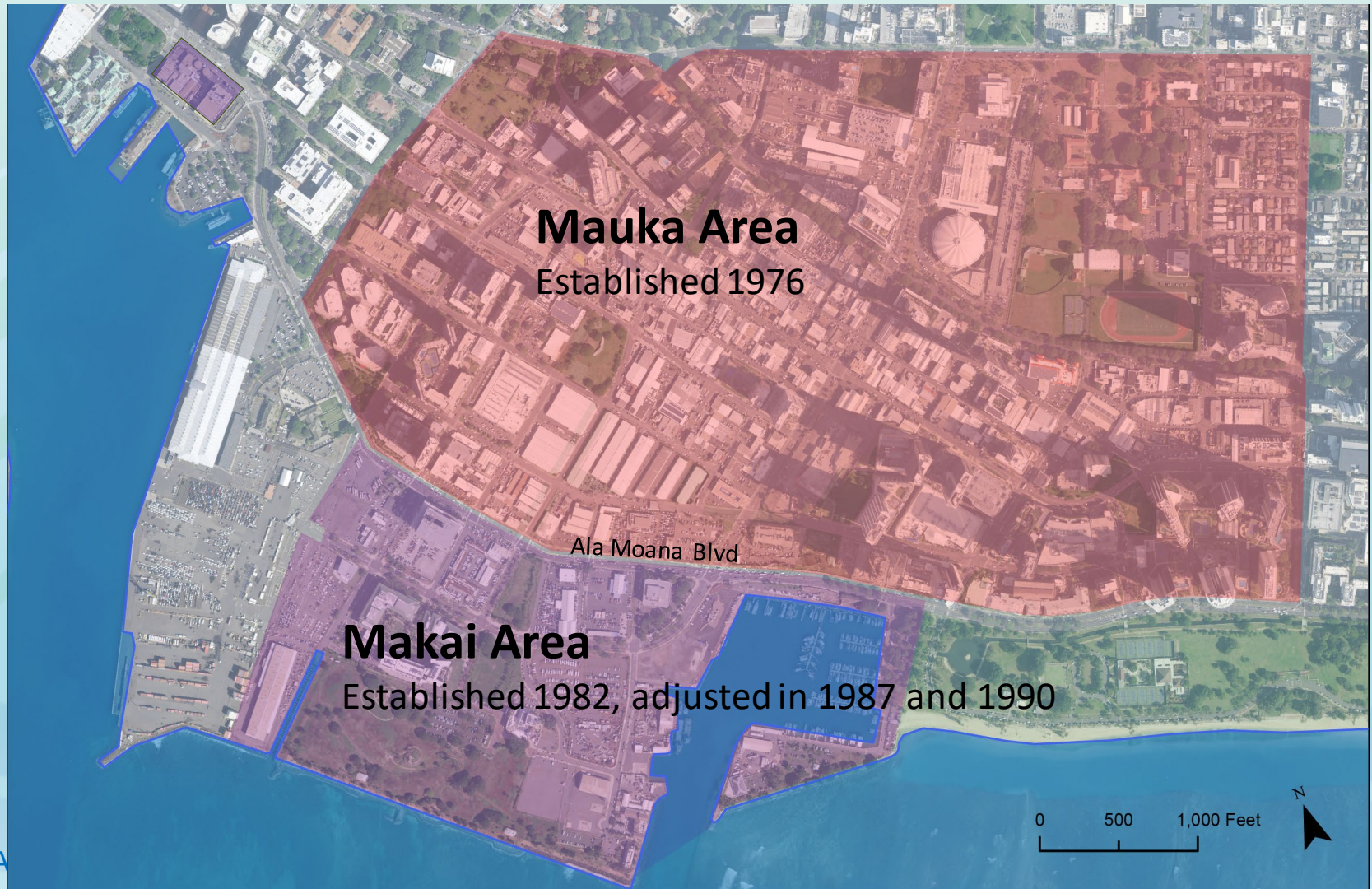
Kaka'ako Makai Area Plan and Rules Update



Hawai'i Community Development Authority

Community Outreach Meeting
August 9, 2023

Kaka'ako Community Development District History



2005 Makai Development Proposal



Community Effort to Preserve Access to Public Land



Source: Save our Kaka'ako



Act 317 (2006) banned residential development in Kaka'ako Makai

Act 317 (2006) Prohibited Residential Development

ACT 317

HOUSE OF REPRESENTATIVES
TWENTY-THIRD LEGISLATURE, 2006
STATE OF HAWAII

H.B. NO. 2555
H.D. 2
S.D. 2
C.D. 1

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 section to part II to be appropriately
3 designated and to read as follows:


4 "~~§206E-~~ **Prohibitions.** Anything contained in this
5 chapter to the contrary notwithstanding, the authority is
6 prohibited from:



7 (1) Selling or otherwise assigning the fee simple interest
8 in any lands in the Kakaako community development
9 district to which the authority in its corporate
10 capacity holds title, except with respect to:

11 (A) Utility easements;
12 (B) Remnants as defined in section 171-52;
13 (C) Grants to any state or county department or
14 agency; or
15 (D) Private entities for purposes of any easement,
16 roadway, or infrastructure improvements;

- Act 317 superseded 2005 Makai Area Rules, but which still remain in effect
- Residential uses are technically still allowed

Kakaako Community Development District
Makai Area Rules



 Prepared by:
Hawaii Community Development Authority
November 2005 

Kaka'ako Makai Conceptual Master Plan

- Kaka'ako Community Planning Advisory Council (CPAC) was established in 2006
- Community representatives included the Native Hawaiian community, the Office of Hawaiian Affairs, and the Friends of Kewalo Basin Park Association
- Developed and codified 14 guiding principles and the 2011 conceptual master plan



Vision Statement

The Hawaiian Place of Ka'ākaukukui and Kukukuae'o

- Kaka'ako Makai is the community's gathering place.
- A safe place that welcomes all people, from keiki to kupuna, with enriching cultural, recreational and educational public uses.
- A special place that continues the shoreline lei of green with scenic beauty, connects panoramic vistas mauka to makai, and encourages ecological integrity of land, air and sea.
- Kaka'ako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations.

Guiding Principles

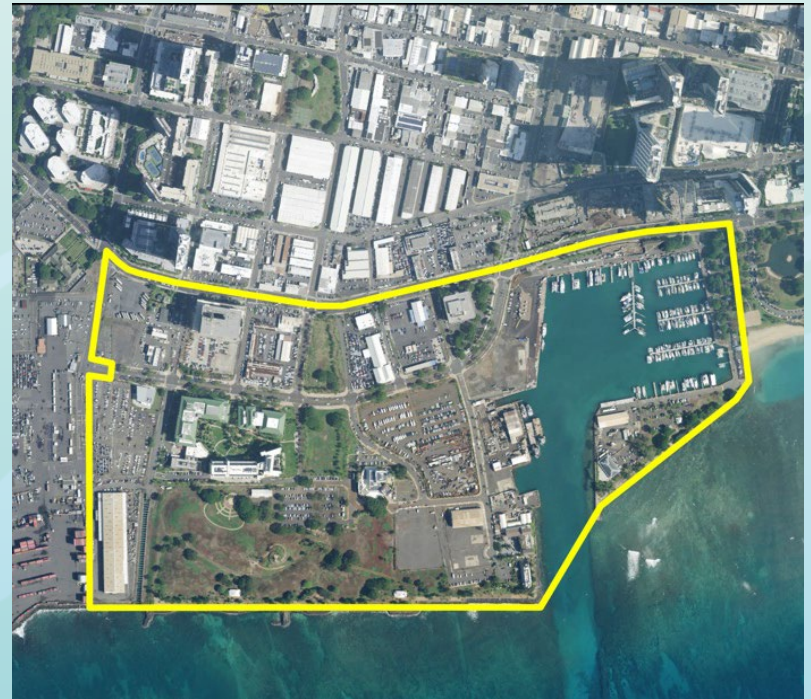
- Community cultural gathering place
- Hawaiian culture and values of the ahupua'a
- Open view planes
- Coastal and marine resources
- Expanded park and green space
- Public accessibility
- Public safety, health, and welfare
- Public use of public lands in the public interest
- Kewalo Basin
- Cultural facilities
- Small local businesses
- A Hawaiian sense of place in landscape, setting, and design
- Community/government planning partnership
- Future funding and management

2011 Adopted Conceptual Master Plan



Planned Amendments

- Conform to Act 317
(no residential development)
- Incorporate the adopted
2011 Conceptual Master Plan
- Permit simplification
 - Based on mauka permit framework
(improvement, renovation permits)
 - Simplified zoning



Next Steps

- Prepare administrative draft and submit to HCDA Board
- HCDA Board approval to proceed into the formal public hearing process
- Formal Public Hearing
- Decision-making hearing
- Governor sign-off

Mahalo

- Please sign-up at registration table to speak
- 3-minutes per speaker
- Will begin with in-person attendees
- Remote attendees: raise your hand or use chat message to indicate that you wish to speak
- Email comments to: **dbedt.hcda.contact@hawaii.gov**
- Or via website: **<https://dbedt.hawaii.gov/hcda/>**

