

**From:** [krisnutritionist](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] Testimony in SUPPORT of the Proposed Amendments to the Makai Plan and Rules  
**Date:** Saturday, October 21, 2023 2:54:45 PM

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Jul 4, 2023, 10:25 AM

Aloha to the esteemed Members of the HCDA,

This testimony is in strong support of amending the Kaka'ako Makai Area Plan Rules to include the residential ban in Kaka'ako Makai.

There are a number of compelling and urgent reasons for this- Climate change and impending sea level rise, infrastructure concerns, traffic density, skyline obstruction, and the fact that Kaka'ako Makai is on toxic landfill. To risk the leaching of these pollutants into the near ocean waters is unthinkable.

As a 40-year resident of Oahu who surfs daily, having watched the loss of open space at the shoreline, it is incumbent upon us to act now to preserve what little shoreline we have left in town for our keiki and theirs.

To allow this area to be infringed upon for a short term gain by one group at the expense of the rest of our urban core population, our sea life and ocean environment (which is currently on the verge of going from pristine to polluted) would be to choose to sell Hawaii's precious remaining urban coastline away when you have the power to protect it for future generations.

Such a change, which many concerned groups have fought to protect against for decades, would be irretrievable. I am in strong support of protecting our ocean waters and coastline from development that serves only to provide a short-term profit for the developers. As we are all aware, sea level rise will make any such development unlivable in the ensuing decades.

HCDA is to be commended for all you are doing to foster planned for, intelligent, *pono* development in Honolulu.

Respectfully,

Kristine Chung

**From:** [StephenHazam](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Saturday, October 21, 2023 10:47:10 AM

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Stephen Hazam

**Organization**

Individual, retired

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**Project Name**

Proposed Amendments to the Kakaako Makai Plan

**Do you support or oppose?**

Support

**Comment**

Please support the proposed amendments to the Kakaako Makai Plan.

We must protect this jewel of Urban Honolulu from ALL developers by prohibiting residential development and requiring that all siting and design of buildings properly consider sea level rise, climate change and climate resilient development.

Please support these proposed amendments and protect Kakaako Makai for ALL future generations.

**From:** [Craig Jerome](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] Testimony in Strong Support of Proposed Amendments to Kakaako Makai Area Plan and Rules  
**Date:** Thursday, October 26, 2023 9:12:46 AM

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To Whom it May Concern:

I am a runner and bodysurfer who engages in recreational activities in Kakaako Makai on a daily basis. I am writing to express my strong support for the Kakaako Makai Amended Rules. These amended rules will help protect the public right of access to an essential cultural resource for our community and residents.

Please vote to pass these amendments.

Best regards,

Craig Jerome  
999 Wilder Ave. Apt. 404  
Honolulu, HI 96822

**From:** [AlexKagawa](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Wednesday, October 25, 2023 3:37:54 PM

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**Name**

Alex Kagawa

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**Do you support or oppose?**

Support

**Comment**

In support of the following amendments:

- (1) residential ban that became law in 2012
- (2) Requiring design and siting of buildings to consider climate change, sea level rise and climate - resilient development.
- (3) Kaka'ako Makai Conceptual Master Plan created by the People in 2011 after 3 years of hard work, used as a guide to development.

I would also like to offer comments in support of reviving historical Hawaiian cultural activities, projects, and practices that best represent Kakaako prior to the take over by developers that are focused on luxury towers and high end commercial businesses that only support the part-time, non-resident population.

**From:** [JohnKawamoto](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Saturday, October 21, 2023 11:28:08 AM

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**Name**

John Kawamoto

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**Project Name**

PROPOSED KAKA'AKO MAKAI AREA PLAN AND RULE AMENDMENTS

**Do you support or oppose?**

Support

**Comment**

The natural beauty of Hawaii belongs to us all, and not a select few. The draft of the Proposed Amendments to the Makai Plan and Rules is designed to preserve that beauty. I support the draft and urge the Authority to adopt it.

**From:** [Steve Keizer](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] HCDA kakaako makai input  
**Date:** Tuesday, October 24, 2023 8:54:36 PM

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**From:** Steve Keizer <skeizer@msn.com>  
**Date:** July 1, 2023 at 6:08:32 PM HST  
**To:** dbedt.hcda.contact@hawaii.gov  
**Subject:** HCDA kakaako makai input

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:** [Linda Legrande](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] Makai Conceptual Master Plan & Act 317  
**Date:** Sunday, October 15, 2023 5:00:47 PM

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Aloha,

It seems as though we are getting closer to sensible amendments for this parcel of land. I am encouraged to read of the consideration for climate change & sea level rise in the design and siting of the proposed buildings.

I continue to stand firmly in asking the Authority to continue to NOT approve any plan or proposal for residential development in the Makai area.

Thank you, Linda Legrande  
2243 Mohala Way  
Honolulu, HI. 96822



**From:** [M.L](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] Testimony: Why We Cannot Allow Building Residential on Open Space Public Lands  
**Date:** Thursday, October 26, 2023 8:49:52 AM

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Testimony: Why We Cannot Allow Building Residential on Open Space Public Lands

Dear Hawaii Community Development Authority (HCDA),

I am writing to express my strong support for the residential ban on open space public lands, as outlined in the amendments established in 2012. This crucial legislation acts as a safeguard against the rampant development that has plagued other areas, such as the bustling Waikiki. I firmly believe that allowing residential buildings on these precious open spaces would be a grave mistake with long-term consequences.

First and foremost, the residential ban has been put in place to protect the integrity and natural beauty of these open spaces. Our public lands, Aina, are not meant to be transformed into concrete jungles devoid of the magnificent landscapes and vibrant ecosystems that make them unique. By preserving these areas as open spaces, we are ensuring that future generations can continue to enjoy and appreciate the natural wonders that our community has to offer.

Not only does the residential ban protect the visual appeal of these open spaces, but it also takes into consideration the urgent need to address climate change and sea level rise. By restricting development on these lands, we are prioritizing climate-resilient practices and sustainable development. This is crucial in a time when our planet is facing increasingly severe climate challenges. By incorporating climate change and sea level rise considerations into the design and siting of buildings, we can work towards a more sustainable future and mitigate the risks posed by these environmental threats.

Additionally, the Kaka'ako Makai Conceptual Master Plan, created by the people in 2011 after years of dedicated effort, serves as a vital guide for the development of these open spaces. This plan has been meticulously crafted to ensure that any development in the area aligns with the community's vision and values. Ignoring this plan and allowing residential buildings would undermine the hard work, dedication, and input of countless individuals who have worked tirelessly to shape the future of our community. We do not need nor want the expansion and encroachment of Urban Waikiki to degrade more oceanfront playgrounds because of Money hungry corporations.

In conclusion, the amendments establishing the residential ban on open space public lands are long overdue. It is imperative that we recognize the importance of preserving these lands and promoting responsible development practices. By doing so, we can protect one of the last oceanfront areas in urban Honolulu and ensure a sustainable, resilient, and vibrant future for our community.

Mahalo and Aloha for your time and consideration.

Sincerely,  
Marc Lizama

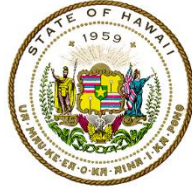
**From:** [Clara Morikawa](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] AMENDED KAKAAKO MAKAI AREA PLAN AND RULES  
**Date:** Sunday, October 22, 2023 2:10:35 PM

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Gentlemen:

I strongly support the Amended Kakaako Makai Rules and the Residential Ban. These were enacted in 2006 and 2011 but the Makai Rules were never amended to include them. I feel that it is important and necessary for us to now follow through and amend the Makai Rules to include them. We do not want residential development in Kakaako Makai and we must always consider climate change and sea level rise in this area.

Respectfully submitted,  
Clara K Morikawa  
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HAWAI'I STATE LEGISLATURE  
Ka 'Aha'ōlelo Moku'āina 'Ō Hawai'i

STATE CAPITOL  
415 SOUTH BERETANIA STREET  
HONOLULU, HAWAI'I 96813

October 20, 2023

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

**Subject: Strong Support for the Amendments to the Kaka'ako Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5, Prohibiting Residential Development; Consistency with Rules in the Kaka'ako Mauka District; and to Reflect HRS 206E-33, as amended, Requiring Climate Change, Sea Level Rise, and Climate-Resilient Development in the Design and Siting of Buildings**

**Hearing:** Wednesday, November 1, 2023, 9:45 a.m.

Dear Chair and Members:

As the elected State Senator and State Representatives of Kaka'ako and surrounding areas, we express strong support from communities who want to preserve and enhance our last urban coastline in Honolulu-- Kaka'ako Makai. We appreciate the Hawai'i Community Development Authority hearing the long-overdue amendments to the 2005 Kaka'ako Makai Area Plan and Rules to restrict residential development on the properties that span makai of Ala Moana Boulevard.

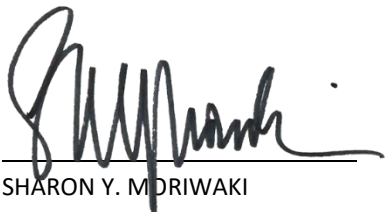
The revised rules will prohibit residential building to prevent further degradation and disturbance of the underground encapsulated toxic materials affecting the health of those living in and using the Kaka'ako area; require developments to consider climate change and sea level rise impacts in the design and siting of buildings; and conform to the development rules of the

Mauka area to facilitate sound development for the entire Kaka'ako Community Development District.

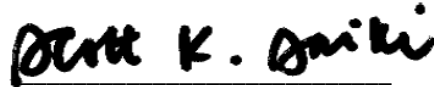
Additionally, it should not be overlooked that over 200 community and government agencies and individuals developed the existing Kaka'ako Makai Conceptual Master Plan which is considered in the proposed amendments. The Kaka'ako Makai Community Planning Advisory Council (CPAC) and the Hawai'i Community Development Authority adopted the goals of the master plan along with creating long-term sustainable projects. These goals and the efforts by hundreds continue to this day. Amending the current rules will support and honor those efforts.

Aloha and mahalo for the opportunity to testify.

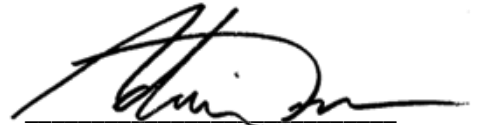
Sincerely,



SHARON Y. MDRIWAKI  
Senator, Senate District 12



SCOTT K. SAIKI  
Representative, House District 25



ADRIAN K. TAM  
Representative, House District 24

**From:** [rachelle@hawaiishoppingcenter.com](mailto:rachelle@hawaiishoppingcenter.com)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] HCDA - Testimony - Kaka'ako Makai Area Plan and Rules  
**Date:** Thursday, October 26, 2023 7:53:02 AM

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

Subject: Strong Support for the Amendments to the Kaka'ako Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5, Prohibiting Residential Development; Consistency with Rules in the Kaka'ako Mauka District; and to Reflect HRS 206E-33, as amended, Requiring Climate Change, Sea Level Rise, and Climate-Resilient Development in the Design and Siting of Buildings

Hearing: Wednesday, November 1, 2023, 9:45AM

Dear Chair and Members:

I express strong support to preserve and enhance our last urban coastline in Honolulu-- Kaka'ako Makai.

I appreciate the Hawai'i Community Development Authority hearing the long-overdue amendments to the 2005 Kaka'ako Makai Area Plan and Rules to restrict residential development on the properties that span makai of Ala Moana Boulevard.

The revised rules will prohibit residential building to prevent further degradation and disturbance of the underground encapsulated toxic materials affecting the health of those living in and using the Kaka'ako area; require developments to consider climate change and sea level rise impacts in the design and siting of buildings.

Aloha and Mahalo,  
Rachelle Nobriga

**From:** [State of Hawaii Webmaster](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Thursday, October 12, 2023 5:28:46 PM

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**Project Name**

PROPOSED KAKA'AKO MAKAI AREA PLAN AND RULE AMENDMENTS

**Do you support or oppose?**

Support

**Comment**

I STRONGLY SUPPORT the amended Makai Rules and Residential Ban for Kakaako Makai.

I support the proposed amendments to the Makai Plan and Rules that incorporate the Makai Conceptual Master Plan and Act 317 which includes a ban on residential development for the "Makai Urban Zone" and "Waterfront Community Zone" (referred to as Kakaako Makai). I also support the language being added to reflect Act 221 (2023), which amends HRS Section 206E-33 to require the Authority to consider climate change, sea level rise, and climate-resilient development in the design and siting of buildings.

**From:** [John Shockley](#)  
**To:** [DBEDT HCDA Contact](#)  
**Cc:** [Rita Shockley](#)  
**Subject:** [EXTERNAL] LIVE NOTE: "Strong Support for the Amended Makai Rules and the Residential Ban!"  
**Date:** Thursday, October 12, 2023 3:36:53 PM

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**Aloha!**

**The Free Access Coalition wish to express strong support for the amended rules and the Residential Ban on structures south of Ala Moana Blvd. in the Kaka'ako area.**

**Let's keep Honolulu's last shoreline area free of residential high-rises that only wealthy, mostly foreigners, can afford.**

**Mahalo for your time.**

**John & Rita Shockley. [www.freeaccesscoalition.weebly.com](http://www.freeaccesscoalition.weebly.com)  
808 210-9433. (John's cell)**

**From:** [John Shockley](#)  
**To:** [DBEDT HCDA Contact](#)  
**Cc:** [Thomas Iwai](#); [Stuart Coleman](#); [Audrey Malama Moana Lee](#); [Linda Wong](#); [Alethea Rebman](#); [Rita Shockley](#); [Sen. Sharon Moriwaki](#); [Deanna \(HPV\) Espinas](#); [Keone \(SOS\) Downing](#)  
**Subject:** [EXTERNAL] LIVE NOTE: Testimony in favor of the Kaka"ako Makai ammendments.  
**Date:** Saturday, October 21, 2023 2:29:27 PM

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**Aloha!**

**Just so we are certain, the Free Access Coalition supports the amendments to shore up the protection of Kaka’ako Makai for all the people of Hawaii including visitors. We need to have open oceanfront on Honolulu’s coastline accessible to both residents of the area and the general population at large. To this end, we never want to see expensive high-rise residential buildings or other detrimental development that will ruin the aina for all of us.**

**Your time is valuable. Mahalo for your consideration.**

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



**From:** [John PWhalen](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Monday, October 23, 2023 3:57:40 PM

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John P Whalen

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**Project Name**

Amend Kaka'ako Makai Area Rules

**Do you support or oppose?**

Support

**Comment**

I enthusiastically support the proposed amendments to the Kaka'ako plans and rules and all 31 specific changes that are included in this proposal. I believe they would be very beneficial to the administration and improvement of not only Kaka'ako Makai, but also to the entire Kaka'ako District. Most of them are well overdue, so I applaud the initiative of HCDA for bringing them forward. When I joined the HCDA board in 2005, Kaka'ako Makai was beset by numerous problems that would have impeded, if not defeated, its improvement in a manner envisioned in the 2011 citizen-led conceptual plan for the area to celebrate the culture, environment and vitality of Hawai'i in a prominently visible open space setting in urban Honolulu. I implore the board to approve these amendments.

**From:** [PeterLouis](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Thursday, October 26, 2023 8:14:42 AM

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Peter Louis

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Friends of Kewalos

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**Project Name**

Limit surf contests

**Do you support or oppose?**

Oppose

**Comment**

Aloha, I've been surfing the south shores of Oahu for over 50years and enjoyed the freedom of enjoying the surf spot @ kewalo basin. But now because of the increased surf contests in that area it limits our freedom to enjoy the surf. Some us have limited days and times to surf because of family, work etc. So these contests puts a damper on our schedule for available days to surf especially on the weekends. I'm not against surf contests but I'm for having it limited throughout the south shore.

Mahalo ☐

**From:** [DysonChee](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Thursday, October 26, 2023 11:03:16 AM

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**Project Name**

Proposed Amendments to the Kaka'ako Makai Plan and Rules.

**Do you support or oppose?**

Support

**From:** [EdmayApana](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Thursday, October 26, 2023 1:53:47 PM

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**Project Name**

Proposed amendments to the Makai Plan and Rules

**Do you support or oppose?**

Support

**Comment**

Dear HCDA Chair and Members,  
I strongly support the amendments to the Kakaako community development district 2005 Makai Area Plan and Rules prohibiting residential development or any high rise development in Kakaako Makai. These amended rules should also require that climate change and sea level rise be addressed by any development.  
Thank you for giving me the opportunity to testify.  
Edmay Apana

**From:** [Dyanne Taylor](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] Strong support for the Amendments to the Kaka'ako Community Development District 2005 Makai Area Plan and rules to reflect HRS 2065E-31.5 Prohibiting Residential Development Consistency with Rules in the Kaka'ako Mauka Districts and to refle...  
**Date:** Thursday, October 26, 2023 3:15:06 PM

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Hearing : Wednesday, November 1, 2023. 9:45 am

As a board member of Friends of Kewalos and an advise park user and Surfer, I strongly support our vision to preserve the last urban coastline in Honolulu, Kaka'ako Makai. I appreciate the HCDA hearing amendments to the 2005 Kaka'ako Makai Area Plan abs rules to restrict residential development Makai of Ala Moana Boulevard.

Underground toxic materials affecting the health and safety of living in and using the area. They should take Climate Change and Sea Level in siting building in this area.

Please just a surfing loving the opens space and building free on the Makai shorelines.

Mahalo,  
Dyanne Taylor  
Friends of Kewalos  
Surfer and park user.

**From:** [DanielChinen](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Thursday, October 26, 2023 3:55:18 PM

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**Project Name**

Kaka'ako Makai Plan and Rules.

**Do you support or oppose?**

Support

**From:** [jeanne datz rice](#)  
**To:** [DBEDT HCDA Contact](#)  
**Cc:** [jeanne datz rice](#)  
**Subject:** [EXTERNAL] KAKA'AKO MAKAI  
**Date:** Thursday, October 26, 2023 5:19:26 PM

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Aloha HCDA,

Thank you for the opportunity to express my views regarding the Proposed Amendments to the Kaka'ako Makai Plan and Rules.

The new Plan and Rules need to maintain the law that was passed in 2012 banning any residential developments - whether it be the State, OHA or a private developer. We need to keep the coastline clear and free for everyone to enjoy. We do not need another condo built or a hotel either - let's keep the visitor stays in Waikiki and residential needs - there is plenty of options that doesn't need to impose this area that has been free of high-rises for years and year. Keep Kaka'ako Makai for everyone to enjoy.

Secondly. We need to use the Kaka'ako Makai Conceptual Master Plan that was created by the People of Oahu in 2011 - in place to be used as a 'guide' to ensure Kaka'ako Makai is kept for all people - not just for some.

Lastly, any new construction, EIS studies, traffic, infrastructure and any other planning/studies -- all MUST consider the future and what climate change, sea level rise will do to Kaka'ako should any kind of construction be considered. We need to keep our coastlines clear and free and allow for the natural progression of Mother Nature - since we, the People, have done such a wonderful job of messing up our aina - for our children and our children's children and so on.

Keep Kaka'ako Makai as is - it's a wonderful area that all can enjoy. We need to ensure that proper development for the last oceanfront lands in Honolulu.

Mahalo,

**Jeanne**

**Jeanne Datz Rice**  
**Phone:** 808/741-2815  
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**From:** [Mary Ellen Williams](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Thursday, October 26, 2023 5:31:39 PM

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**Name**

Mary Ellen Williams

**Organization**

St. Andrew's Schools

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**Project Name**

Proposed Amendment to Kakaako Makai Plan and Rules

**Do you support or oppose?**

Support

**Comment**

I support smart, visionary development that stewards Kakaako Makai with the goal of conserving land and waterfront, creating a built environment that meets climate and sea level changes, and bringing a diverse community together through inclusive and thoughtful design. Honolulu needs to maintain spaces that promote the mental and physical health of citizens and visitors. This can be done through building at a lower, human scale, and incorporating landscaping that cools the environment and provides respite from the traffic and activity in the neighborhood.





*Hawaii's Thousand Friends*

335 Hahani Street #342132 \* Kailua, HI 96734 \* Phone/Fax (808) 262-0682 E-Mail: [htf3000@gmail.com](mailto:htf3000@gmail.com)

October 26, 2023

Hawaii Community Development Authority  
Kaka`ako Board

Hearing: Wednesday, November 1, 2023  
Via email: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)

Amendment and Compilation of Draft HAR Chapter 15-23,  
Relating to the Kaka`ako Makai Area Plan and Rules

Aloha Chair and Members,

Hawaii's Thousand Friends, a non-profit organization dedicated to ensuring that growth is reasonable and responsible and that planning, and land use decisions protect natural and cultural resources and human health and are implemented in conformity with the law, supports the proposed amendments to the Kaka`ako Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5 and incorporate the Makai Conceptual Plan.

Unfortunately, the Makai Rules were never amended to reflect Act 317, which was passed in 2006 as HRS 206E-31.5 nor was the Kaka`ako Makai Conceptual Master Plan, adopted by the Authority in 2011 incorporated into the Makai Rules. This is the Board's opportunity to correct these oversights.

Kaka`ako makai land, which was once part of the shoreline has a long history of contamination and should never be considered for residential use.

Between 1913 and 1927 a seawall was constructed, fill including municipal ash, unburned refuse, construction household trash, automobile batteries and unknown refuse was used. This sort of fill could be unstable and cause harm to people living on top of it.

An Environmental Protection Agency 1997 grant to the State Department of Health for a brownfields study revealed that some makai locations contained toxic ash from two waste incinerators that spewed high levels of lead, zinc, dioxins, mercury, silver, copper asbestos and arsenic. These toxins were spread as "fill" contaminating the surface and groundwater. Leaking underground petroleum storage tanks also spread benzene, DDT, and PCBs from discarded transformers in various locations.

Ground disturbances required for foundations and other infrastructure could emit hazardous waste, affecting coastal ecosystems and exposing humans to possible exposure. Precautions taken now may not withstand expected sea level rise, king tides, hurricanes, storm surges, tsunamis, and other hazards.

For the above reasons we urge the Board to adopt the proposed rules to protect human health and the environment.



October 27, 2023

**Testimony in Strong Support of the HCDA Kaka'ako Makai amended rules.**

Nov. 1 ,2023 Public Hearing, HCDA Board Meeting Room

Aloha HCDA Board,

My name is Ron Iwami, President of Friends of Kewalos. Our mission is to ***Protect, Preserve, and Malama Kewalo Basin Park and the surrounding shoreline to ensure the recreational user continues to have access and the ability to enjoy the area for future generations to come.***

Kaka'ako Makai is one of the last oceanfront lands in urban Honolulu. It is critical that HCDA develops this special land in the proper way.

The HCDA amended rules does just that. I applaud you for that.

- 1) Most importantly, it adds the residential ban that became law in 2012 protecting this land from becoming another Waikiki. We already have too many residential high rises in Kaka'ako Mauka and Kapiolani/ Keeaumoku corridor with more to come. People have made the comment “ *This place looks so different I could not recognize it.*”
- 2) It also requires design and siting of buildings to consider climate change, sea level rise, toxic land, and climate - resilient development. This is very wise in this day and age.
- 3) It includes the Kaka'ako Makai Conceptual Master Plan created by the People in 2011 after 3 years of hard work. I know, because I was part of the organizing committee. This plan is very important because it reflects the *Will of the People*.

These amendments are long overdue and are critically needed. Thank you for the opportunity to share our mana'o.

Ron Iwami

Friends of Kewalos, President

*To Protect, Preserve, and Malama Kewalo Basin Park and the surrounding shoreline and ocean to ensure that the recreational user will continue to have access and the ability to enjoy the area for future generations to come.*

[www.kewalos.org](http://www.kewalos.org)





**From:** [Marvin Yoshizumi](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] HCD Hearing amendments Kakaako Makai  
**Date:** Thursday, October 26, 2023 9:41:35 PM

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Aloha,

I am in strong support of the amendments related to Kakaako Makai.

1) Please keep the law of not allowing residential development in Kakaako Makai. It has been protecting this area since 2012.

2) Also important is requiring building to be aware of climate and rising sea level for the future of our aina.

Thank you,

Marvin Yoshizumi  
2388 Jennie St  
Honolulu, HI 96819

808-845-2449  
LANDLINE No Texts

**From:** [lynnehi@aol.com](mailto:lynnehi@aol.com)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] testimony for nov 1 meeting 2005 makai area plan and rules  
**Date:** Friday, October 27, 2023 3:52:09 PM

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Please accept this as testimony in strong support for amendments to the rules which will prohibit residential development in Kaka'ako Makai.

These amendments are long overdue. The last urban coastline in Honolulu must be preserved and enhanced. There should be no residential development makai of Ala Moana Boulevard. This will also require developments to take into account climate change and sea level rise impacts in the design and siting of buildings. Climate change is here now. Sea level rise is here now. The coastlines of all the islands are feeling its impact.

I have worked with community groups since the Alexander and Baldwin tried and failed to build residential properties in Kaka'ako Makai. That is many years. Too long. Time to move on to other projects. Please, no more delays.

Please confirm receipt.

lynne matusow  
60 n. beretania, #1804  
honolulu, hi 96817  
808 531-4260

**From:** [MikeMorita](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Friday, October 27, 2023 5:47:52 PM

---

**Name**

Mike Morita

**Address**

1530 B. Haloa Drive  
Honolulu, Hawaii 96818  
United States  
[Map It](#)

**Phone**

(808) 223-2903

**Email**

[mmorita45@gmail.com](mailto:mmorita45@gmail.com)

**Comment**

Aloha HCDA,  
My name is Mike Morita, born and raised in Honolulu. I have been an ocean lover like so many others my entire life. I want to make it clear that I support the amended rules to include the residential band in Kaka'ako makai. I am opposed to residential development in Kaka'ako makai.  
We all have a responsibility to plan for not only for ourselves but for the future generations. We cannot ignore the fact that the sea level is rising. Developing any kind of structures for residential or business in Kaka'ako makai will have a negative impact. Oahu is currently dealing with a lot of property and roads being damaged by the ocean level rising. This all could have been prevented if planning decades ago thought about the future generations and saving the coastlines from man's greed.  
Allow access to what coastlines are left in Kaka'ako to be for everyone, not just the ones who live there. There are enough buildings and parking lots in Kaka'ako but enough beach and ocean access.  
  
Please, no more development in Kaka'ako makai.  
Mike Morita



**From:** [CaseyTakayama](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Saturday, October 28, 2023 8:36:56 AM

---

**Name**

Casey Takayama

**Address**

41-1135 Waikupanaha St.  
Waimanalo, HI 96795  
United States  
[Map It](#)

**Phone**

(808) 259-5284

**Email**

[mastercasey@hotmail.com](mailto:mastercasey@hotmail.com)

**Do you support or oppose?**

Support

**Comment**

I support the proposed Amendments to the Kaka'ako Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5.  
Sea Level Rise associated with Climate Change is inevitable and such mitigation measures are necessary to minimized the impacts.

**From:** [DanielUno](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Saturday, October 28, 2023 9:46:48 AM

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**Name**

Daniel Uno

**Organization**

Friends of Kewalos

**Address**

1430 KEWALO ST apt 3  
HONOLULU, HI 96822  
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[Map It](#)

**Phone**

(808) 457-2859

**Email**

[unod7@hotmail.com](mailto:unod7@hotmail.com)

**Do you support or oppose?**

Support

**Comment**

I am in strong support of these amendments that include the residential ban of building on kakaako makai and requiring the design and siting of developement, to take into consideration of climate change and sea level rise. I have been surfing at Kewalos for almost 20 years and enjoy this little slice of country in the town area. I believe these amendments will keep this area from becoming another Waikiki so everybody and the future generations can enjoy what makes living on this island special.

**From:** [KimiyoMiyamori](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Sunday, October 29, 2023 8:57:19 AM

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**Name**

Kimiyo Miyamori

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(808) 259-5284

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**Project Name**

Amendments to the Kaka'ako Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5.

**Do you support or oppose?**

Support

**From:** [Galen Fox](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] HCDA November 1 Hearing: Testimony in Strong Support for the Amendments to the Kaka'ako Community Development District 2005 Makai Area Plan and Rules.  
**Date:** Sunday, October 29, 2023 4:54:01 PM

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Chair, Board Members:

I **strongly favor** Amendments to the Kaka'ako Community Development District 2005 Makai Area Plan and Rules that reflect HRS 206E-31.5, Prohibiting Residential Developmen These amendments reflect consistency with Rules in the Kaka'ako Mauka District that reflect HRS 206E-33, as amended, Requiring Climate Change, Sea Level Rise, and Climate-Resilient Development in the Design and Siting of Buildings.

These long-overdue amendments to the 2005 Kaka'ako Makai Area Plan and Rules will restrict residential development on the properties that span makai of Ala Moana Boulevard. They will prohibit residential building and prevent further degradation and disturbance of the underground encapsulated toxic materials affecting the health of those living in and using the Kaka'ako area. They will further require developments to consider climate change and sea level rise impacts in the design and siting of buildings. And they conform to the development rules of the HCDA Kaka'ako Board October 20, 2023 Page 2.

The Amendments respond to the concerns of the over 200 community and government agencies and individuals who developed the existing Kaka'ako Makai Conceptual Master Plan. The Kaka'ako Makai Community Planning Advisory Council and HCDA adopted the goals of the master plan along with creating long-term sustainable projects. These goals and the efforts of hundreds continue to this day. Amending the current rules will support and honor those efforts.

Mahalo and aloha,

Galen Fox  
Kaka'ako resident and park user

**From:** [Chalsa Loo](#)  
**To:** [DBEDT HCDA Contact](#)  
**Cc:** [CAPITOL2023-senmoriwaki](#)  
**Subject:** [EXTERNAL] Proposed amendments to Kakaako Plan and Rules  
**Date:** Monday, October 30, 2023 12:06:28 AM

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I support the proposed amendments to the makai Plan and Rules to prohibit residential development on the Makai side of Ala Moana Blvd in Kakaako.

I have supported the Save Kakaako movement since Alexander and Baldwin planned to build high rise condos on the Makai side. Since then Kakaako has been saturated with high rise condos all along the mauka side of Ala Moana Blvd, entirely blocking views of the mountains and sky as I drive from Hobron lane to downtown to work and back. It is a tragic loss to Hawaii to extend high rise Waikiki to Kakaako - to develop high rises on both mauka and makai. Prevent high rise developments in kakaako makai forever! The population density in the Waikiki Kakaako area has already exceeded desirable levels and increases stress on those living and traversing there.

Sincerely

Chalsa M. Loo, Ph.D.  
343 Hobron lane #2804

CHALSA M. LOO

**From:** [MattNakamura](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Monday, October 30, 2023 7:06:51 AM

---

**Name**

Matt Nakamura

**Organization**

none

**Address**

1313 Honokahua St  
Honolulu, HI 96825  
United States  
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**Phone**

(808) 255-4129

**Email**

[nakamuram1313@gmail.com](mailto:nakamuram1313@gmail.com)

**Project Name**

Kaka'aako Makai Plan Amendments

**Do you support or oppose?**

Support

**Comment**

I am in strong support of the proposed amendments that include the residential ban and requiring design elements for future developments that consider climate change and sea level rise. These amendments are long overdue and are necessary to ensure the proper development of one of the last oceanfront lands in urban Honolulu. As a lifelong resident of Honolulu and a recreational surfer at Ala Moana for almost sixty years, I am appalled at the overdevelopment taking place in the Ward/Kaka'ako corridor. When is enough enough? We depend on the leadership and wisdom of organizations like HCDA to make the right decisions to protect what little remaining open space we still have along the Kewalo/Kaka'ako waterfront. Money will always drive development, but government entities such as yourself must continue to protect the interests of all of the people who live and work on Oahu. That includes preserving the precious quality of life that is inextricably tied to having easy access to ocean and park spaces within the urban city that Honolulu has become. Please pass all of these important amendments and continue to stand firm in your decision-making moving forward. Future generations depend on it.

**From:** KlausRadtke  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Monday, October 30, 2023 8:58:15 AM

---

Name

Klaus Radtke

Organization

Coalition To Mitigate the Impacts of Sea Level Rise

Email

info@CMISLR.org <<mailto:info@CMISLR.org>>

Project Name

Amendments to the Kaka'ako Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5.

Do you support or oppose?

Support

Comment

We strongly support the proposed Amendments to the Kaka'ako Community Development District 2005 Makai Area Plan and Rules to Reflect HRS 206E-31.5.

Such amendments not only preserve Kaka'ako makai, Honolulu's last undeveloped coastline, but also restrict further residential development in a largely toxic waste ocean fill-in zone. Furthermore, they require that any future development addresses Climate Change, Sea Level Rise and Climate-Resilient Development in the design and siting of any further construction. However, the latter will become less and less feasible if the accelerating climate catastrophe is factually addressed.

Klaus Radtke, Ph.D.

Environmental Scientist

**From:** [DavidChee](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Monday, October 30, 2023 9:22:00 AM

---

**Name**

David Chee

**Address**

912 Cedar St  
Honolulu, HI 96814  
[Map It](#)

**Email**

[dchee123@gmail.com](mailto:dchee123@gmail.com)

**Project Name**

Proposed Amendments to Kaka'ako Makai Plan and Rules

**Do you support or oppose?**

Support

**Comment**

I strongly support the proposed amendments to the Kaka'ako Makai Plan and Rules which include:

1. Residential Ban
2. Consideration of climate change, sea level rise, and climate resilient development.
3. Using the "Kaka'ako Makai Conceptual Master Plan", which was created by the people, as a guide to development.

These amendments are long overdue and are needed to ensure the proper development of one of the last oceanfront lands in urban Honolulu. This land must be protected from becoming another Waikiki. Please protect open areas for Hawaii's future generations.





October 30, 2023

Mr. Chason Ishii, Chairperson, Mr. Craig Nakamoto, Executive Director, and Members of the Hawaii Community Development Authority

On behalf of **The Collection** Association of Unit Owners, which consists of 454 residential and four commercial units located at 600 Ala Moana Boulevard in Kakaako, we wish to express our **strong support** for the proposed amendments to the Kakaako Makai Area Plan and Makai Area Rules. The amendments are long overdue and will serve to reflect and validate community wishes for the future development of the Makai Area. In particular, the amendments will clarify in the Plan and Rules the legislative and community intent to preclude high rise residential development in Kakaako Makai.

The prohibition of residential and high-density development in the Kakaako Makai Area is a longstanding exclusion which must be reflected in the Plan and Rules for the following reasons:

1. The HCDA-endorsed Kakaako Makai Conceptual Plan (2011) provides that Kakaako Makai should truly be Honolulu's community waterfront destination, with revitalized Waterfront, Makai Gateway, and Kewalo Basin Parks, community and cultural centers, vital public markets and civic resources and their public spaces (Page 73). A high concentration of residential development limits the diversity of waterfront use and creates constituencies invested in preventing 24-hour activity from flourishing. Community stakeholders commented that **Housing in Kakaako should remain prohibited.** (Page 81, emphasis added).
2. Already a lack of open spaces for the community to recreate, congregate, and enjoy quality of life, from keiki to kupuna. We, as well as Surfrider Foundation and other grassroots organizations, already voiced our support of the Kakaako Waterfront future plan in the Conceptual Plan. So many of our residents have been pushed out of Waikiki and now Ala Moana has become so packed on the evenings and weekends. The only real access to the ocean now for many families is Kakaako.
3. Currently, Kakaako Waterfront Park lacks the space and facilities to receive the booming number of out-of-State and local visitors. This area has become an expansion of Waikiki (as has Ala Moana Beach Park) as an attraction (must see place) for visitors and growing number of residents, but is in disrepair and would be so enhanced by the aforementioned Conceptual Plan. Currently, Segway tours, cruise ship visitors (as directed by the ships onshore brochures), wedding photographers, running clubs, dog walkers, scuba lessons, music and dance gatherings, graduation photography and parties, evening bicycling groups, the film industry, and of course swimmers, surfers, people spear and rod fishing, family barbeques and gatherings, and so much more. Homeless needs including child care/outreach at one time were met in the area and have been discontinued. The Gateway Park area hosts cultural events and keiki football and soccer practices given the shortage of sports practice fields. Kakaako Makai would serve our community so much more with the Conceptual Plan rather than more concrete and buildings that would not add benefit or value to our community. We have such few open areas for water access by the community in the South Shore and with expanding population and growth in the Mauka area, this is a critical planning stage that must be implemented or we will all surely miss what could have been (remember the song sung by Joni Mitchell that includes: *They paved paradise, put up a parking lot*).

4. It is questionable if the current utilities are adequately sized for the growth in Mauka, let alone Makai. With rising seas and King Tides water inundation already rises out of storm drains / sewers on both sides of Ala Moana. For more information see: <https://climate.hawaii.gov/hi-adaptation/sea-level-rise-viewer-flowchart/>. Additionally, water drains directly to the ocean under Keawe Street. The open canal sits Makai on the lot where the buses park, near the Ala Moana Wastewater Pump Station. These storm drains routinely overflow on King tides and other storm surge events.
5. Traffic on Ala Moana Boulevard is already at gridlock F Level of Service conditions during peak traffic periods with no alternatives for increasing roadway capacity.
6. There are serious and significant aircraft hazard concerns with any higher Kakaako Makai area developments. Many aircraft already overfly our condo and the Kakaako Mauka Area on approach during Kona wind conditions. The DOT and FAA have previously expressed concerns and will strongly object to any further height increases in the Makai Area.
7. Over the past several decades, the successful development of the Mauka Area of Kakaako is testament to the wisdom of the overall regional plan -- its emphasis on good urban design and providing adequate supporting infrastructure, which has led to the completion of 12,320 housing units, including 4,249 affordable housing units (HCDA, Oct. 2022). The Plan's success must not be jeopardized by higher residential density in the Makai Area, which should be retained primarily for commercial, public and recreational facilities in keeping with the Plan's provisions.

We appreciate the diligence of the HCDA and its staff in bringing forward this much needed update to the Makai Area Plan and Rules.

Sincerely,

Rodney Funakoshi, President  
The Collection AOUO

**From:** [Jason Sakai](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] Kaka'ako Makai  
**Date:** Monday, October 30, 2023 3:50:37 PM

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I really appreciate the HCDA for trying to speak for the People of Oahu. Isn't that what it's all about?

I've been around since the Residential Ban Law was passed. I have always been concerned about the Environmental Impact. It took years to develop the Master Plan.

Since then everything about Kaka'ako has changed. I know we can't stop all Development, but it's getting crazy! There's more cranes and towers in K-Mauka right now!

I believe the Will of the People is behind the Ban of Residential Hi-Rises in Kaka'ako Makai. I also believe the majority of Native Hawaiians also feel this way. My wife, 4 children and grandson, all Hawaiian, agree.

Sincerely  
Jason Sakai

To: Hawaii Community Development Authority

Subject: The proposed amendments (updates) to the Kaka'ako Makai Plan & Rules

From: Thomas Iwai Jr., Hawaii Aquaculture & Aquaponics Co.

Email: TI2AquaMan@gmail.com

The following testimony is being submitted in strong support of the proposed amendments (updates) to Kaka'ako Makai submitted by the HCDA. Among the most critical (update) amendment is the residential ban in Kaka'ako Makai, that was passed into law in 2006 (HRS Section 206E-31.5) that will prevent this coastal area from developing into another Waikiki, where local residents have limited public access resulting from highrise development, lack of parking, and heavy tourism. While tourism is essential to sustain our local economy, any future residential development in the area should occur mauka of Ala Moana Blvd.

In addition, many of the parcels in Kaka'ako Makai are within a historical Kaka'ako contaminated dump site. Any deep structural construction that would be required of proposed 200-400' residential highrises would likely result in contaminant seepage (e.g, heavy metals, pesticides, asbestos, etc.) into nearby coastal areas off Kaka'ako Makai, Kewalo Basin Park, and Ala Moana Beach Park creating unnecessary public health risks to recreational park users (e.g. surfers, swimmers, fishermen, etc.). This would be reckless and potentially result in a multitude of preventable lawsuits.

**From:** [Wayne Takamine](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] HCDA Kaka'ako Makai Area Rules - CPAC Testimony  
**Date:** Tuesday, October 31, 2023 7:32:31 AM  
**Attachments:** [image009.png](#)

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Aloha HCDA Staff:

Please accept this testimony in "Strong Support" for the Kaka'ako Makai Area Rules Amendments!

Mahalo,

Kaka'ako Makai Community Planning Advisory Council (CPAC)

HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
KAKA'AKO BOARD MEETING  
Wednesday, November 1, 2023  
9:45 a.m.

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

**SUBJECT: Community Development District Amendments to the 2005 Makai Area Plan and Rules to Reflect ACT 317, HRS 206E-31.5**

- Community Development District Amendments to the 2005 Makai Area Plan and Rules to Reflect ACT 317, HRS 206E-31.5, the prohibition of Residential Development in Kaka'ako Makai and the prohibition of the Sale of State Land in the Kaka'ako Community Development District
- The Public Land Trust Information System, PLTIS.
- Kaka'ako Makai Hazardous Waste, Environmental Protection Agency (EPA), Brownfield, Department of Health
- The 2009 Kaka'ako Makai Environmental Tsunami Hazard Management Plan
- The 2021 Hawaii Sea Level Rise Law, ACT 178
- HCDA Affordable Housing Rules
- The 2011 Kaka'ako Makai Master Plan and Its Vision and Guiding Principles  
Subsequent Planning Efforts and Consistency with the Kaka'ako Makai Master Plan and its Vision and Guiding Principles

**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:**

We respectfully provide this Testimony in strong support as founding members of the Kaka'ako Makai Community Planning Advisory Council (CPAC).

In 2005 the Hawaii Community Development Authority (HCDA) presented a condominium development RFP for Kaka'ako Makai, which rapidly met with a flood of public outcry in opposition to any residential development in Kaka'ako Makai and created a whirlwind of controversy that convinced the 2006 Legislature to approve Act 317 as recognized law under Hawai'i Revised Statutes, 206E-31.5 prohibiting residential development in Kaka'ako Makai and any sale of State land in the Kaka'ako Community Development District.

**§206E-31.5, HCDA Prohibitions on Kaka'ako Makai Residential Development and Sale of State Land in the Kaka'ako Community District:** Anything contained in this chapter to the contrary notwithstanding, the authority is prohibited from:

- (1) Selling or otherwise assigning the fee simple interest in any lands in the Kaka'ako community development district to which the authority in its corporate capacity holds title, except with respect to:
  - (A) Utility easements;
  - (B) Remnants as defined in section 171-52;
  - (C) Grants to any state or county department or agency;
  - (D) Private entities for purposes of any easement, roadway, or infrastructure improvements; or
  - (E) Reserved housing as defined in section 206E-101; or
- (2) Approving any plan or proposal for any residential development in that portion of the Kaka'ako community development district Makai of Ala Moana Boulevard and between Kewalo Basin and the foreign trade zone. [L 2006, c 317, §1; am L 2014, c 61, §9]

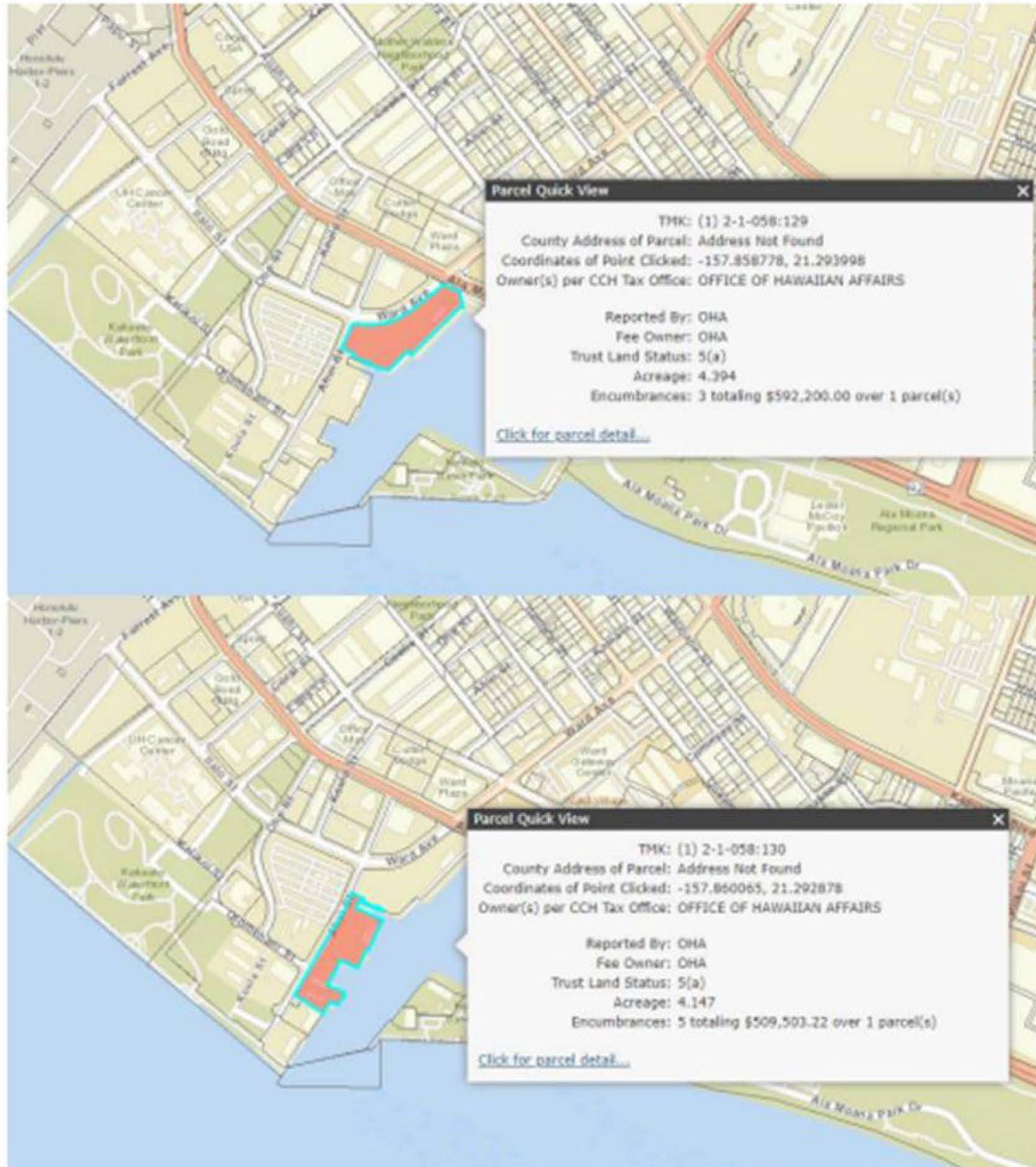
**Public Land Trust Information System PLTIS: [PLTIS \(hawaii.gov\)](#)**

The efforts by the State, led by DLNR, have resulted in the Public Land Trust Information System, PLTIS. This effort is on-going and should be expanded with renewed commitment by State agencies to provide the true contours of the public trust. Only by having the most accurate possible information can the State appropriately manage Public Land Trust resources and comply with its fiduciary responsibilities to Native Hawaiians and the general public.

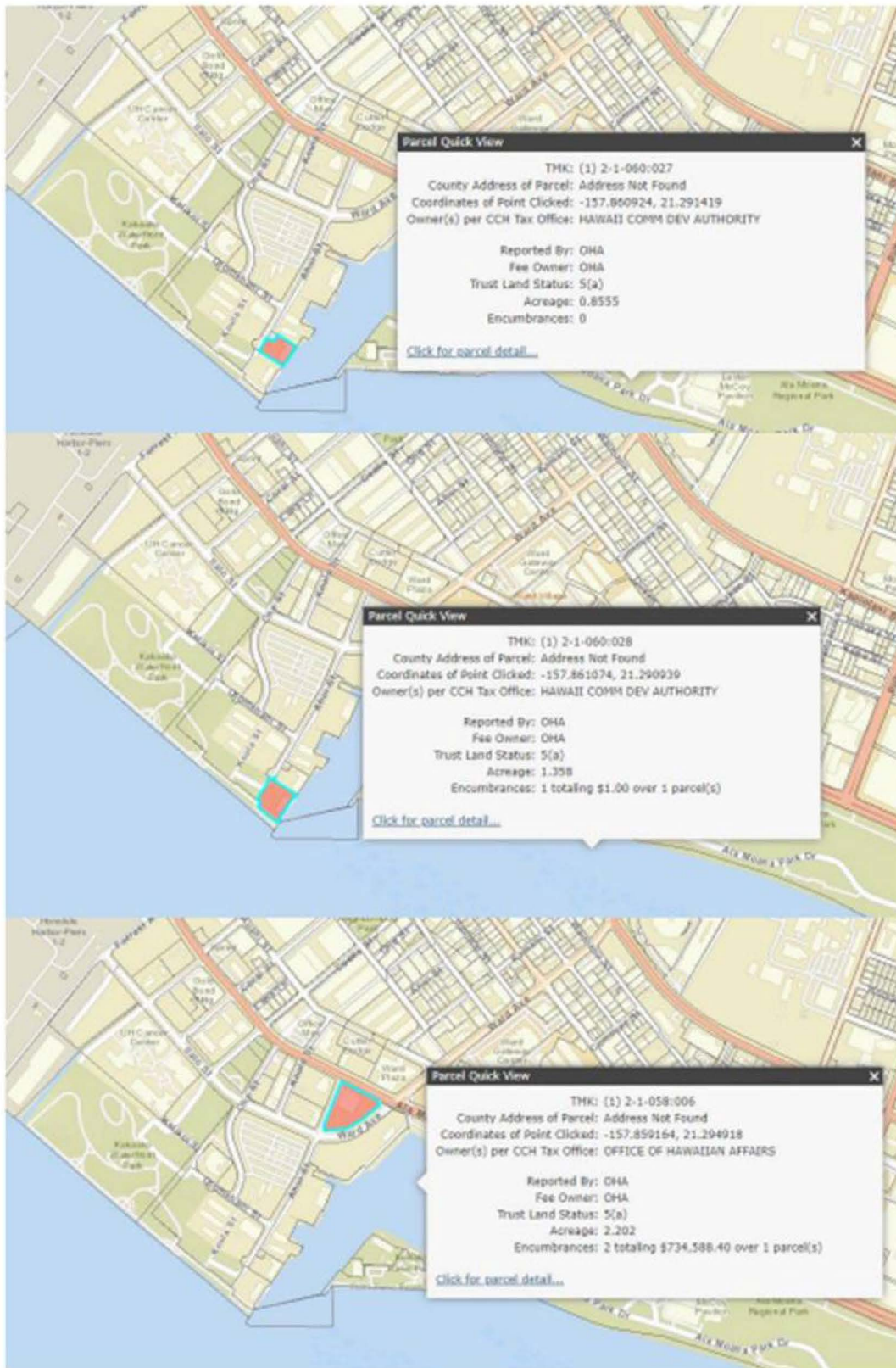
# Public Land Trust Information System

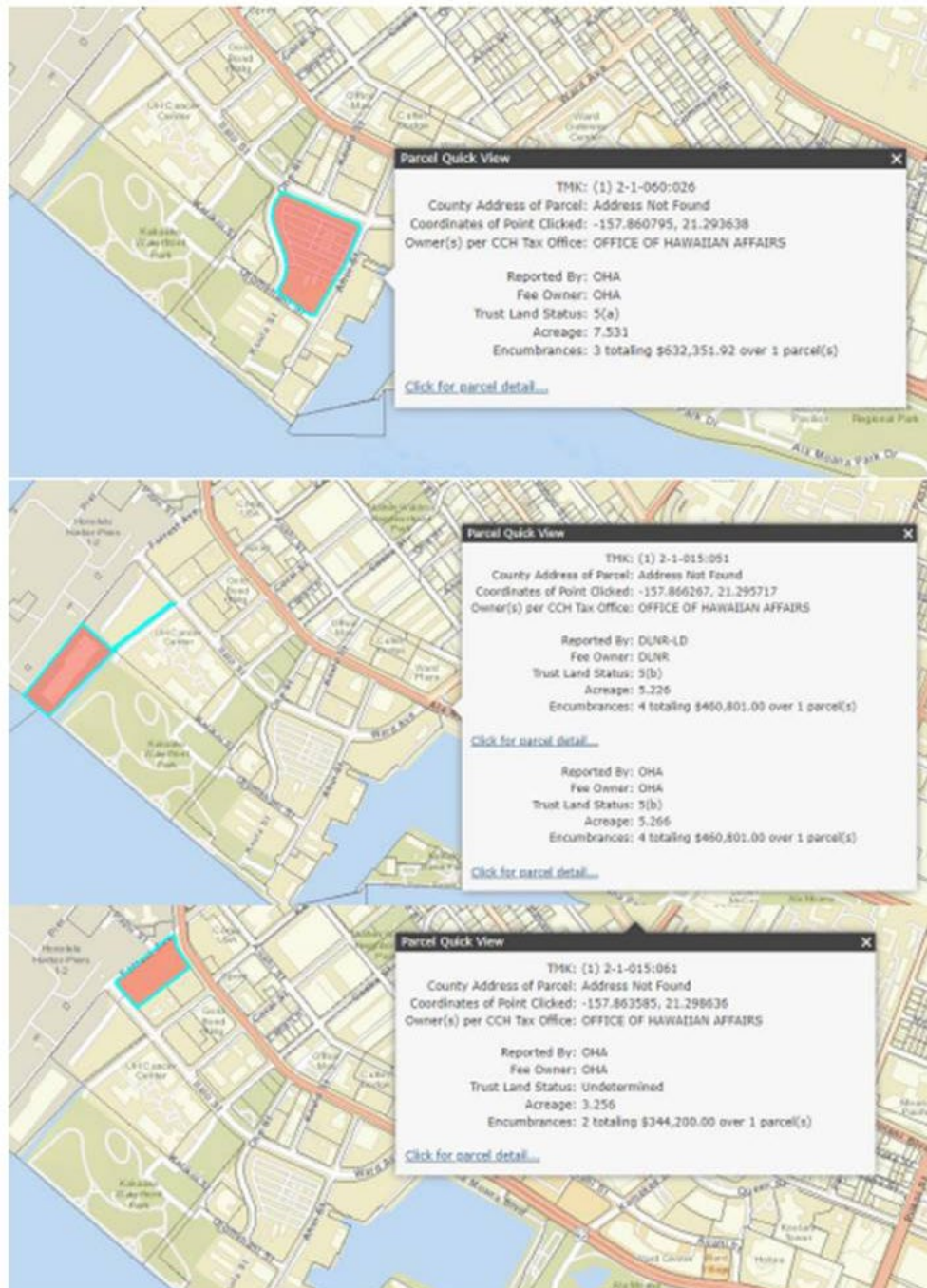
[PLTIS \(hawaii.gov\)](http://PLTIS(hawaii.gov))

Per PLTIS: OHA Lands in Kaka'ako Makai are Public Trust Lands





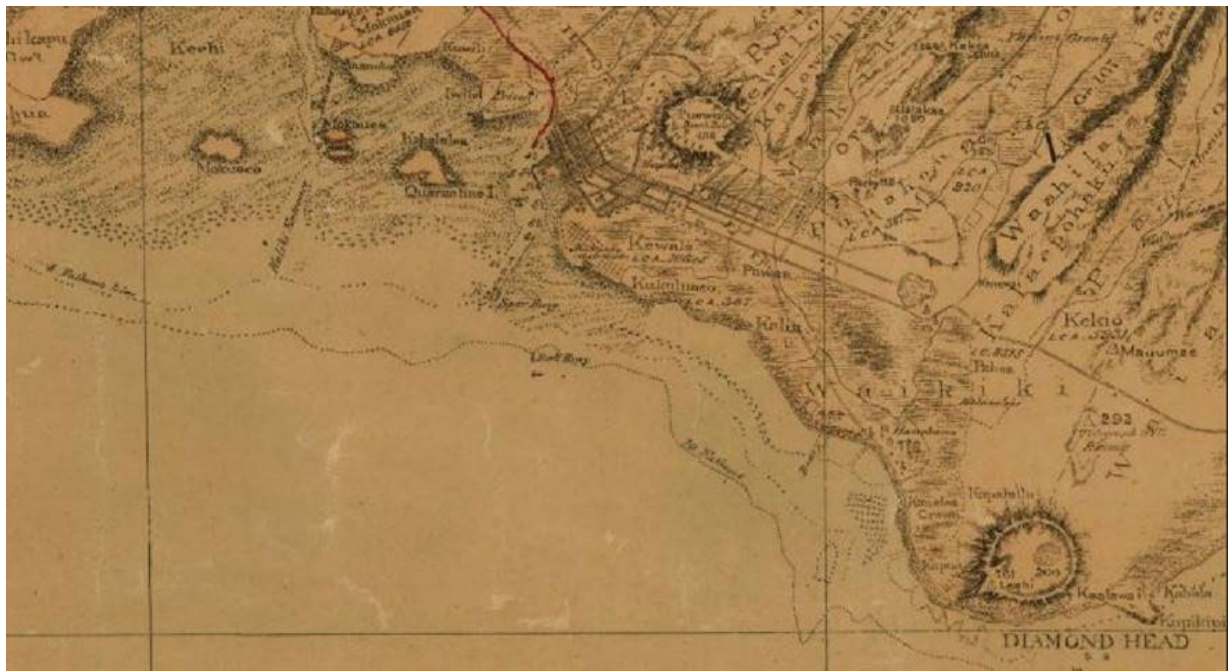




**Kaka'ako Makai contains Hazardous Waste** has been studied by the EPA brownfields through grants awarded to the Hawaii Department of Health and the Office of Hawaiian Affairs (OHA) to assist the state's efforts to redevelop the Makai area of the Kaka'ako Community Development District into a safe and productive area.

Originally, open water and reef was filled to allow for Honolulu Harbor and the Kewalo Basin. The area then became a land fill for discarded hazardous construction debris, discarded equipment and chemicals, and garbage converted to toxic ash by two (2) onsite incinerators. Several environmental studies show that numerous toxic contaminants exist in Kaka'ako Makai, which is a recognized toxic brownfield site. Studies have also shown the cost to remediate the toxic waste is extraordinarily expensive and would require locating a hazardous waste site that can safely accept the toxic waste. However, there are no waste sites in the State of Hawaii that will allow the disposal of Kaka'ako Makai's toxic hazardous waste.

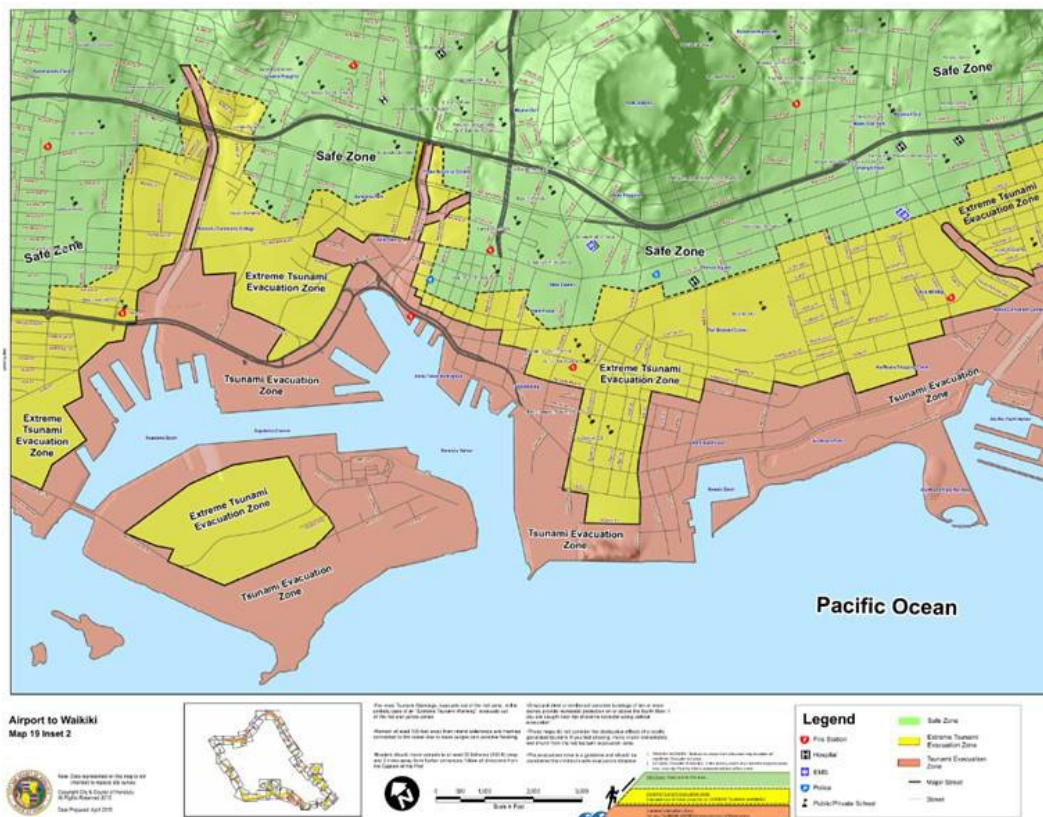




Kaka'ako Makai is also a well-documented EPA brownfields hazardous waste site. Tidal surges from events similar to Florida's August 2023 Hurricane "Idalia" or Tsunami such as the Fukushima disaster that can dislodge Kaka'ako Makai's toxic contaminants of serious concern and spread hazardous materials throughout the State's Public Trust Lands in Kaka'ako Makai resulting economic hardships and lasting public health concerns. Anyone residing in Kaka'ako Makai would be subject to not only dangerous flooding and ocean surges but also the long-term effects from the exposure to the release of the hazardous contaminants. The State may be liable for injury and losses to residents if residential development is allowed in Kaka'ako Makai on Public Trust Land owned by a State agency.

**Kaka'ako Maki exists in a tsunami evacuation zone.** In June 2009, the Kaka'ako Makai Environmental Hazard Management Plan Was developed. [static.pdc.org/tsunami/oahu/Airport\\_to\\_Waikiki\\_map19\\_inset2.png](http://static.pdc.org/tsunami/oahu/Airport_to_Waikiki_map19_inset2.png)

It shows most of Kaka'ako Makai including areas the contain hazzordous waste exists in the Tsunami Evacuation Zone and the entire Kaka'ako Makai exists in the Extreme Tsunami Evacuation Zone.



**The Hawaii Sea Level Rise law-ACT 178** was enacted by the Legislature of the State of Hawaii in 2021. [SLH2021\\_Act178.pdf \(hawaii.gov\)](#)

The legislature finds that climate change and sea level rise pose significant, dangerous, and imminent threats to the State’s social and economic well-being, public safety, nature and environments, cultural resources, property, infrastructure, and government functions and will likely have a disproportionate impact on low-income and otherwise vulnerable communities. Chronic impacts of sea level rise, including coastal erosion, high tide flooding, and annual high wave flooding, are already impacting many low-lying coastal areas, and are predicted to increase in extent and severity in the coming decades. Climate change and sea level rise will exacerbate the impacts of disaster events, such as hurricanes, extreme rainfall, high-wave events, and tsunamis. The legislature further finds that a 2017 report by the National Oceanic and Atmospheric Administration projects that 3.2 feet of global mean sea level rise will occur by 2100 in an intermediate scenario and could occur as early as the 2060s in an extreme scenario.

**HCDA Affordable Housing:** During an 8/9/2023 HCDA Kaka’ako Makai Rules meeting, a representative of OHA stated their affordable housing program will be applicants with 140% area medium income (AMI) and unites would be a mix of affordable housing and market rate prices. The HCDA reserve housing program requires at least 20% affordable housing and would likely to be made available to the general public through non-discriminatory public bidding process. Developers have been granted variances to relocate the affordable housing units in other locations so it is not clear how many units will house native Hawaiian families. Plannings experts say, the afore mentioned Kaka’ako Makai’s hazardous waste and additional remediation and construction expenses in the makai area on “toxic fill” will push the project outside the “affordable housing” definition.

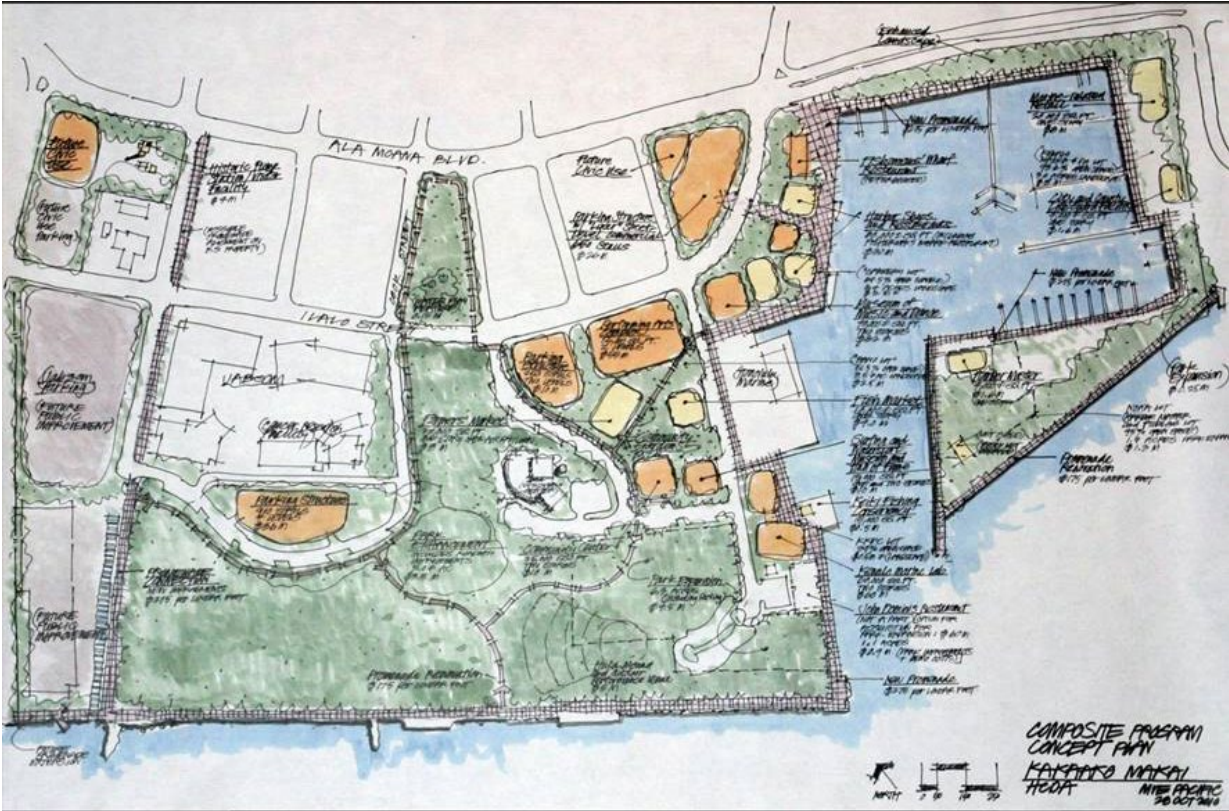
**HCDA Reserved Housing Program.** The HCDA Reserved Housing program is for Hawaii residents earning between 80-140% of the area median income (AMI), allowing eligible purchasers to buy homes at below market rates. The program requires that at least 20 percent of new residential units, either for sale or for rent, are set aside for low- and moderate- income households. The rental or sales prices for these units are calculated so a household would spend no more than a third of its gross monthly income on housing expenses, making them affordable to Hawaii’s working families. Housing expenses include, but are not limited to: mortgage payments, property taxes, mortgage insurance, and condominium association dues.

The Reserved Housing program comes with a few restrictions, such as requiring homeowners to agree to live in their new condominium for a minimum time period and, if they sell the unit, requiring them to share some of the increased equity on the unit with the Authority, which is then put back into the reserved housing program to develop more affordable housing. [Hawaii’s Community Development Authority | Reserved Housing \(hawaii.gov\)](#)

#### **The Kaka’ako Makai Master Plan and the Kaka’ako Makai Community Planning Advisory Council**

In 2006, the legislature adopted HCR30 (2006) that required the HCDA to, *“Adopt an Advisory Working Group of community groups and individuals to work in collaboration to create the Kaka’ako Makai Master Plan.”*

The Kaka'ako Makai Community Planning Advisory Council (CPAC) presented the Kaka'ako Makai Master Plan to the HCDA Board in 2011, and this Master Plan was unanimously approved by the Board.





## ACKNOWLEDGEMENTS

Ala Moana/Kakaako Neighborhood Board  
American Institute of Architects - Hawaii Chapter  
American Planning Association - Hawaii Chapter  
American Society of Landscape Architects - Hawaii Chapter  
Ballet Hawaii  
City and County of Honolulu Department of Planning and Permitting  
City and County of Honolulu Ocean Safety and Lifeguard Services  
State of Hawaii Department of Agriculture  
East-West Center  
Fisherman's Wharf Restaurant  
Fit for Life Hawaii  
Friends of Kewalo Basin Park Association  
Haleiwa Farmers Market  
Hawaii Arts Alliance  
Hawaii Capital Cultural Coalition  
Hawaii Children's Discovery Center  
Hawaii Developers' Council  
Hawaii Farm Bureau Federation  
Hawaii Farmer's Union  
Hawaii Kai Farmers Market  
Hawaii Opera Theatre  
Hawaii State Bodysurfing Association  
Hawaii State Foundation on Culture and the Arts  
Hawaii United Okinawan Association  
Hawaii Youth Opera Chorus  
Hawaii Youth Symphony  
Hawaii's Thousand Friends  
Hispanic Center of Hawaii  
Historic Hawaii Foundation  
Honolulu Sea Water Air Conditioning  
Honolulu Symphony  
Japanese Cultural Center of Hawaii  
Kakaako Improvement Association  
Kakaako Makai Community Planning Advisory Council (CPAC)  
Kewalo Basin Stakeholders Advisory Group

Kamehameha Schools  
Kewalo Marine Laboratory, Pacific Biosciences Research Center  
Museum of Hawaiian Music and Dance  
Ocean Investments / John Dominis Restaurant  
Paradise Park  
Sierra Club - Hawaii Chapter, Oahu Group  
State of Hawaii Department of Economic Business  
Development and Tourism  
State of Hawaii Department of Human Services  
State of Hawaii Department of Land and Natural Resources  
State of Hawaii Department of Land and Natural  
Resources, State Historic Preservation Division  
State of Hawaii Department of Public Safety, Sheriff Division  
State of Hawaii Department of Transportation  
State of Hawaii Office of Hawaiian Affairs  
State of Hawaii Office of Planning  
Surfrider Foundation - Oahu Chapter  
The Outdoor Circle  
United Puerto Rican Association of Hawaii  
University of Hawaii  
University of Hawaii Cancer Center  
University of Hawaii John A. Burns School of Medicine  
Urban Land Institute

### Project Planning Consultants

MVE Pacific, Inc.  
Sasaki Associates, Inc.  
Keyser Marston Associates  
Project for Public Spaces  
Townscape, Inc.  
Peter Apo Company  
Cumming Corporation  
Wilson Okamoto Corporation



Kaka'ako  
Makai

The Kaka'ako Makai Master Plan originated as the alternative to building residential development on the well-documented brownfields hazardous waste site, in a tsunami and hurricane inundation zone that is now subject to the Hawaii Sea Level Rise law-ACT 178 (2021).

The Master plan is based on the assumption that if the Arizona Memorial and Hanauma Bay can attract over one million (1,000,000) visitors a year, a well-planned multi-cultural gathering place in Kaka'ako Makai would be able to attract the number of people to sustain the venues highlighted in the Master Plan such as:

- Museum for Hawaiian Music and Dance (\$35MM)
- Community Center (\$10MM),
- Performing Arts Venue (\$55MM)
- Surf and Watersport Museum (\$30MM).

These projects were proposed to add more than \$130 million in value to its property along with jobs and cultural pride for the Hawaiian Community AND benefits for the entire state. Other concepts include a permanent "Mauka to Makai" Farmer's Market and Seafood Market. OHA can also seek federal and state subsidies and grant money to plan and develop cultural projects to further support the Hawaiian Community's cultural and fundraising activities. The Kaka'ako Makai Master Plan was created to transform the land into a Gathering Place for local residents and visitors to enjoy Hawaiian and multi-cultural exhibitions including fish and farmer's markets, performing arts venues, watersports innovation and history, and a hall of fame for Hawaiian music, dance, watermen and waterwomen.

The Kaka'ako Makai Master Plan was approved to allow OHA and Hawaii's communities to generate sustainable revenue from the lands in Kaka'ako Makai for future generations. The Master Plan also supports a Hawaiian Community Center and preservation of our blended cultural heritage that can greatly benefit both the Hawaiian community and the state. Appropriate planning and negotiations with OHA to implement the Kaka'ako Makai Master Plan and its Guiding Principles with the support of local communities would prove to create optimum value and cultural sustainability for all Communities.

The Kaka'ako Makai Community Planning Advisory Council strongly supports the HCDA's request for Community Development District Amendments to the 2005 Makai Area Plan and Rules to reflect the following:

- Community Development District Amendments to the 2005 Makai Area Plan and Rules to Reflect ACT 317, HRS 206E-31.5, the prohibition of Residential Development in Kaka'ako Makai and the prohibition of the Sale of State Land in the Kaka'ako Community Development District
- The Public Land Trust Information System, PLTIS.

- Kaka’ako Makai Hazardous Waste, Environmental Protection Agency (EPA), Brownfield, Department of Health
- The 2009 Kaka’ako Makai Environmental Tsunami Hazard Management Plan
- The 2021 Hawaii Sea Level Rise Law, ACT 178
- HCDA Affordable Housing Rules
- The 2011 Kaka’ako Makai Master Plan and Its Vision and Guiding Principles
- Subsequent Planning Efforts and Consistency with the Kaka’ako Makai Master Plan and its Vision and Guiding Principles

On behalf of all the participants of the Community-Based Kaka’ako Makai Master Plan process leading to HCDA’s approval and adoption of the Kaka’ako Makai Master Plan in 2011, CPAC respectfully submits this testimony in support of HCDA’s Community Development District Amendments to the 2005 Makai Area Plan and Rules to Reflect ACT 317, HRS 206E-31.5, the prohibition of Residential Development in Kaka’ako Makai and the prohibition of Sale of State Land in the Kaka’ako Community Development District.

Respectfully,

Wayne Takamine  
Michelle Matson  
Kanekoa Crabbe

Kaka’ako Makai Community Planning Advisory Council