



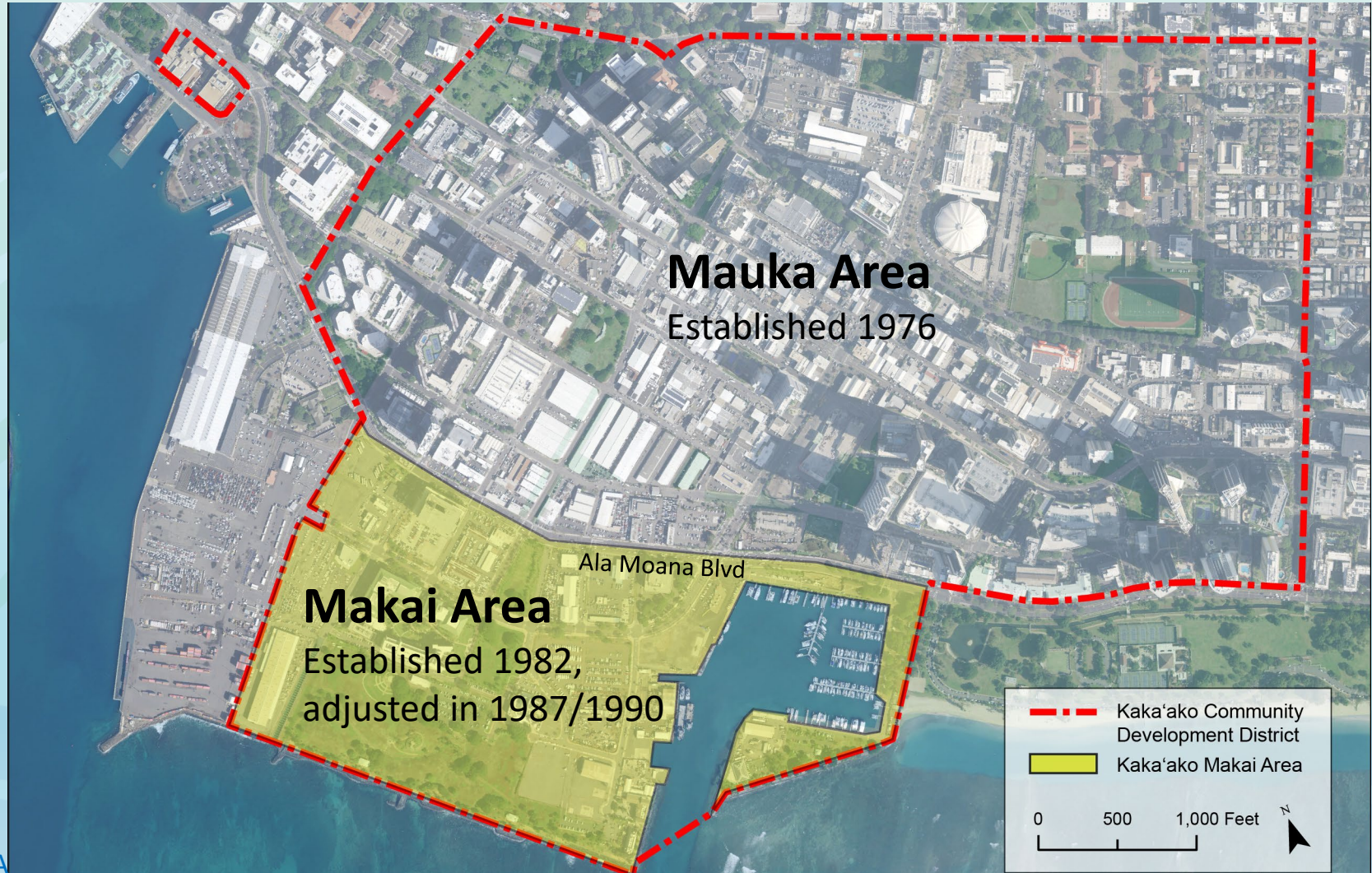
# Makai Plan and Rule Amendments



**Hawaii Community Development Authority**  
September 2023



# Kaka'ako Community Development District



# Makai Plan and Rules Amendment Objectives

- Reflect the Act 317 (2006) ban on residential development
- Incorporate the community-led Kaka'ako Makai Conceptual Master Plan (2011)
- Streamline permitting and increase consistency with latest processes in Kaka'ako Mauka





# Rule Clarifications

- Clarifies some definitions and removes outdated references
- Brings processes in line with current laws and Mauka rules
- Adds rules of interpretation and precedents to resolve conflicts within the rules
- Allows Executive Director to resolve conflicts between energy code and visual light transmission requirements
- Allows for preservation for historic and culturally significant properties that are no longer present
- Can adjust timing of State Historic Preservation Division reviews

# Permit Simplification

- Improves consistency with Mauka Area Rules
- Replace project eligibility with completeness review
- Add Design Advisory Board to assist with development permits
- Improved permit processes
- Updated fee schedule
- Adds provisions for executive director interpretations
- Allows minor changes to permits after issuance

# Permit Streamlining

Work Example	Current Rules		Proposed Rules
	Kaka'ako Mauka	Kaka'ako Makai	Kaka'ako Mauka/Makai
Construction on a lot greater than 40,000 s.f.	Development Permit	Development Permit (\$200)	Development Permit (\$6,400)
Construction on a lot greater than 20,000 s.f.	Improvement Permit		Improvement Permit (\$50 / \$100 / \$500)
Renovation, <25% more floor area			Renovation Permit (\$50)
Interior alteration			Rules Clearance (\$50)
Interior electrical or plumbing (no permit)			Zoning Clearance (\$50)
			(Building permit only)
Short-duration event		Conditional Use of Vacant Land	Temporary Use Permit (\$50)

# Improved Planning

- Removed residential uses
- Eliminated waterfront industrial zone
- Consider climate change and infrastructure adequacy
- Addition of Flood Hazard District Design Standards
- Update floor area definition to include overhangs, canopies with more than 50%
- Allows open space to be provided on a podium, roof garden, or roof top

# Simplified Land Use Categories

§15-23-32 MUZ zone: use rules. Within the mixed-use zone (MUZ), the following uses and structures shall be permitted:

(1) Commercial uses:

- (A) Shopping center complexes;
- (B) Food markets, stores, delicatessens, bakeries;
- (C) Drug stores;
- (D) Liquor stores;
- (E) General merchandise;
- (F) Apparel and accessories;
- (G) Eating or drinking establishments;
- (H) Hardware stores;
- (I) Furniture, home furnishing, and equipment;
- (J) Stationery stores;
- (K) Variety stores;
- (L) Personal service establishments, including: barber shops, beauty shops, shoe repair shops, dry cleaning, dyeing, laundry, pressing, dressmaking, tailoring, and garment repair shops;
- (M) Business, vocational, and language schools;
- (N) Banks and financial institutions, insurance, and real estate offices;
- (O) Greenhouses and plant nurseries;
- (P) Private clubs, lodges, social centers, eleemosynary establishments, and athletic clubs;
- (Q) Theaters, museums, art galleries, libraries, historical sites;
- (R) Repair services for radio, television, bicycles, business machines and household appliances, other than those with internal combustion engines;
- (S) Commercial condominiums;
- (T) Commercial entertainment and recreation facilities (indoor and outdoor);

	Makai Urban Zone (MUZ)	Waterfront Community (WC)	Park (P)
<b>Commercial</b>			
Artisan or Craft Production	●	●	-
Convenience Retail or Grocery Store	●	●	-
Marine Services	●	●	-
Medical Services	●	-	-
Office and Professional Services	●	●	-
Personal Services	●	●	-
Restaurants and Bars	●	●	●
Retail Sales	●	●	-
Supermarket / Large Format Retail	●	-	-
Workshop/Studio	●	●	-
<b>Entertainment and Recreation</b>			
Cultural Facility, Gallery, or Museum	●	●	●
Dance-Nightclub	●	●	-
Group Assembly	●	●	-
Indoor Recreation	●	●	●
Outdoor Recreation	●	●	●
Performance Space or Theater	●	●	●
<b>Educational</b>			
Conference Center	●	●	-
Day Care Center	●	●	●
Marine or Other Research Facility	●	●	-
School or Training Facility	●	●	●
<b>Transportation/Utility</b>			
Mobility Hub	●	●	-
Parking Structure	●	●	●
Utility Infrastructure	●	●	●



# Parking Reform



- 25-30% of parking is underutilized in Kakaʻako
- Eliminates minimum parking requirements to be consistent with City and County of Honolulu Ordinance 20-41
- Reduces land development costs
- Allows more efficient utilization of land

# Mahalo!



For more information:

<https://dbedt.hawaii.gov/hcda/kakaako-makai-area-rule-amendments/>