Final Edits to Mauka Area Rules (2024)
Chapter 15-217, Hawaii Administrative Rules

No.	Section	Clarification	Source	Notes
15-217-3 (b)	Applicability	Update language from 15-23-8	Staff	Updated to refer to all projects instead of developments.
15-217-5 (h) and (j)	Rules of interpretation	Delete language about legislative purpose. Use language from 15-23-6.1(i).	AG	Edits made. Current mauka language is also broader than 15-23-20; use makai language.
15-217-6	Compliance with other regulations	Add language about rules taking precedence	AG	Edits accepted.
15-217-7	Severability	Use updated language from makai rules.	AG	Language incorporated.
15-217-8	Definitions	• Floor area: Clarified exclusions for stairwells and rooftop screening; increased minimum size of excluded lanais to 20 per cent; removed exclusion for storage within parking structures. • Floor area ratio: clarified definition. • Kakʻako community development district: deleted unused definition. • Land use ordinace: Corrected ordinance number and added note on amendments	AG/Staff/ Public testimony	Accepted AG edits. Also incorporated staff edits.
15-217-27 (c)	Parks and open space plan	• Address executive director delegation • Address public hearing requirements for lands controlled by the authority (HRS 206E-5.6)	Staff	Clarified that rule clearances cannot be used for improvement projects on lands controlled by the authority.
15-217-39	Thoroughfare	• (e)(1): Clarify that street tree reviews include trees planted on private property	Staff	Staff edits
15-217-54	Building Form	• Eliminated 18-foot height limit for roof appurtenances and executive director role	Staff	Staff edits

No.	Section	Clarification	Source	Notes
15-217-55 (i)	Signage	• Question on authority versus city jurisdiction over signage • Clarify reference to current regulations	Staff/AG	Clarified authority role (versus city)
15-217-57 (d)	Adequate infrastructure	• Address executive director delegation (HRS 206E-4.1)	AG	Clarified authority role in waiving floor area ratio limitations
15-217-59	Green Building	• Address executive director delegation (HRS 206E-4.1)	AG	Clarified executive director role in evaluating compliance
15-217-61	Flood Zones	• Edit text for clarity	Staff	Added clarifying language to address massing of flood control elements
15-217-62 (b)(2)	Historic sites	• Clarify who determines if owner is able to earn a reasonable return	AG	Used "adaptive reuse" terminology
15-217-62 (c)(3)	Historic sites	• Address executive director delegation (HRS 206E-4.1)	AG/Staff	Removed requirement to complete all SHPD requirements prior to application submittal (some SHPD requirements, such as data recovery, may not be completed until after construction is finished)
15-217-63	Parking and Loading	• Eliminate proposed design standards for storage in parking garages • Eliminate explicit exclusion for off-street parking in central Kakaʻako	Staff	Not needed, since storage is now being considered as floor area.
15-217-65	Public facilities dedication	• Update baseline date from 1982 • Address roles of executive director and authority • Clarify language associated with appraisers	AG/Staff	Baseline updated to currrent date;
15-217-78	Rules clearance	• Clarify language associated with nonconformities	AG/Staff	Language clarified

No.	Section	Clarification	Source	Notes
15-217-81 (g)	Conditional use	• Address inconsistency requiring authority approval	AG	Eliminated duplicate section regarding executive director role
15-217-83 (f) and (g)	Master plan	• Clarify permit duration	Staff	Added clarifying language
15-217-84 (g)	Floor Area Transfer	• Address whether incentive zoning can be transferred to other parcels	Board	Added clarifying language
15-217-87 (d)	Approval validity period	• Address executive director delegation (HRS 206E-4.1)	Staff	Added clarifying language

Other edits throughout:
• Change references from "HCDA" to "authority"
• Minor nonsubstantive edits include capitalization, spelling, and grammar