

Attachment #1

Summary of Proposed Changes to the Kaka‘ako Mauka Area Rules

As of November 5, 2025

No.	Citation(s)	Summary of Proposed Changes*
1	§15-217-57(c)	Reduces the maximum floor area ratio from 3.5 down to 1.5, excluding above-grade off-street parking structures and covered loading driveway areas.
2	§15-217-57(d)	Establishes that the authority, rather than the executive director, may waive the floor area limitations of this section under certain circumstances.
3	§15-217-57(d)(1)	Allows the authority to waive the floor area limitations when it finds that the infrastructure is adequate to support a specific project, as confirmed by utility providers.
4	§15-217-57(d)(2)	Allows the authority to waive the floor area limitations where a project would construct improvements to correct infrastructure deficiencies to accommodate the subject project.
5	§15-217-57(d)(3)	Allows the authority to waive the floor area limitations when it finds that doing so would reconcile conflicting city and county of Honolulu industrial zone limited development policies and enable a higher maximum floor area ratio that includes above-grade off-street parking structures and covered loading driveway areas.
6	Figure NZ.5	Changes the maximum allowed FAR to 1.5, excluding parking, in Central Kaka‘ako and adds a reference to §15-217-57.

*Note: Changes are summarized. Refer to Ramseyer version for full text.