

Attachment #2

§15-217-57 Adequate infrastructure. (a) This section intends to limit development within portions of the mauka area with known infrastructure deficiencies until such time as the availability of infrastructure is sufficient to accommodate the maximum level of development provided for by the mauka area rules.

(b) This section shall be applicable to the central Kaka'ako neighborhood zone only.

(c) A maximum floor area ratio of ~~[3.5, including off-street parking,~~ 1.5, excluding above-grade off-street parking structures and covered loading driveway areas, shall apply until the executive director determines the infrastructure within the central Kaka'ako neighborhood zone has been sufficiently upgraded, pursuant to an improvement district or other public facilities project. ~~[After]~~ When sufficient infrastructure improvements are made, the floor area ratio shall be increased to the maximum allowable, including above-grade off-street parking structures and covered loading driveway areas, as consistent with the mauka area rules.

(d) ~~[Where the executive director]~~ The authority may waive the floor area limitations of this section if:

- (1) The authority finds that the public infrastructure is adequate to support a specific project, such as but not limited to renovation, improvement, or development projects, within the central Kaka'ako neighborhood [zone, or where a] zone, as confirmed by utility providers;
- (2) A project would construct improvements to [said] correct deficiencies such that public infrastructure is sufficient to accommodate the subject project [and future developments, the authority may elect to waive the floor area ratio limitations of this section.]; or
- (3) The authority finds that waiving the floor area limitations of this section would reconcile conflicting city and county of Honolulu industrial zone limited development policies, which enable a higher maximum floor area ratio that includes above-grade off-street parking structures and covered loading driveway areas. [Eff 11/11/11; am and comp 1/13/25; am and comp] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)