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GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
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KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

TESTIMONY OF THE CHAIRPERSON  
OF THE STATE OF HAWAII  
BOARD OF LAND AND NATURAL RESOURCES

On

Bill 65 (2012)

A Bill for an Ordinance to Adopt the Revised 'Ewa Development Plan  
for the City and County of Honolulu

CITY AND COUNTY OF HONOLULU  
CITY COUNCIL  
COMMITTEE ON ZONING AND PLANNING

Wednesday, October 10, 2012  
6:00 p.m.

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CITY CLERK  
& C OF HONOLULU

Bill 65 (2012) seeks to adopt the "Proposed Revised 'Ewa Development Plan" dated May 2011 ("Proposed 'Ewa DP") prepared by the Department of Planning and Permitting ("DPP").

The Department of Land and Natural Resources ("DLNR") is submitting this testimony with respect to four parcels of DLNR-owned property located in East Kapolei and within the Proposed 'Ewa DP. Two of the parcels are located between the H-1 Freeway and Farrington Highway, immediately mauka of the University of Hawaii West Oahu Campus ("UHWO"), and two parcels are located immediately east of Kualakai Parkway, mauka and makai of Farrington Highway. The four DLNR parcels are shown in the attached Exhibit "A".<sup>1</sup>

**Proposed Land Use Designations.** The Urban Land Use Map in the Proposed 'Ewa DP (Appendix A, page A-17) designates the two DLNR parcels located mauka of the UHWO Campus and portions of the DLNR parcels along Kualakai Parkway for Residential and Low Density Apartment uses. (see attached Exhibits "B-1" and "B-2").

DLNR, however, no longer develops residential projects. The development of residential projects on public lands now falls under the Hawaii Housing Finance and Development Corporation. In addition, the statutory provisions governing any residential development by DLNR are extremely restrictive and cost-prohibitive. For example, under Sections 171-48 and 171-74 of the Hawaii Revised Statutes, DLNR is prohibited from selling or leasing any

<sup>1</sup> The four parcels are identified by TMKs (1) 9-1-16:08; (1) 9-1-17:97; and (1) 9-1-18:05 & 08.

residential property to persons with an annual household income exceeding \$20,000 or who already own or lease residential property in Hawaii.

Furthermore, as the manager of the public land trust, the Board of Land and Natural Resources ("BLNR") has determined that in order to fulfill its fiduciary duties, it is necessary and appropriate for DLNR to utilize a portion of the lands it manages to generate revenues to support its duties and operations. These duties include managing and maintaining approximately 1.3 million acres of public lands (including the State's coastal lands and waters, water resources, conservation and forestry lands, historical sites, small boat harbors, parks, and recreational facilities); performing public safety duties (e.g., flood and rockfall prevention); issuing and managing leases of public lands (agriculture, pasture, commercial, industrial, and resort leases); maintaining unencumbered public lands; and enforcing DLNR's rules/regulations.

The four DLNR parcels in East Kapolei have been identified by BLNR as income generating assets, in large part due to these lands (1) being classified "Urban" by the State Land Use Commission; (2) having immediate access to three major thoroughfares (i.e., H-1 Freeway, Farrington Highway, and Kualakai Parkway); and (3) being located near other major projects in the area (e.g., UHWO, the Salvation Army's KROC Center, the Department of Hawaiian Home Lands' residential projects and Ka Makana Ali'i shopping center, the master-planned Ho'opili project, and the City's proposed rail transit line).

Based on the above, DLNR respectfully requests the land uses for four DLNR parcels be changed to Commercial Mixed-Use, which will help further DLNR's efforts to properly manage and maintain the State's public lands, recreational facilities, and cultural/historical sites. DLNR has had recent discussions with DPP regarding this request and is open to further discussions and possible alternatives.

**Future High School Symbol.** The Urban Land Use Map and the Public Facilities Map in the "Proposed Ewa DP" (Appendix A, pages A-17 and A-19) include a future high school symbol on or around the two DLNR's parcels located mauka of the UHWO campus. (see attached Exhibits "B-1", "B-2" and "C"). However, as explained above, the BLNR and DLNR have identified these lands as income generating assets. Therefore, DLNR does not intend for these lands to be used as a school, and the BLNR has not approved any transfer of these lands to the Department of Education.

DPP has explained and confirmed that the high school symbol is intended to identify a general area and is not parcel specific. However, in this case, the existing uses and roadways that surround the high school symbol (e.g., the H-1 Freeway, Farrington Highway, Kualakai Parkway, UHWO campus, and Grace Pacific's processing plant) give the strong impression that the school will be located on the DLNR parcels. In fact, at a recent BLNR meeting, public testimony was presented that opposed any other use of these lands because the lands have already been designated for a school. Based on the foregoing, DLNR respectfully requests the high school symbol be removed to avoid any future misunderstandings and misinterpretations.

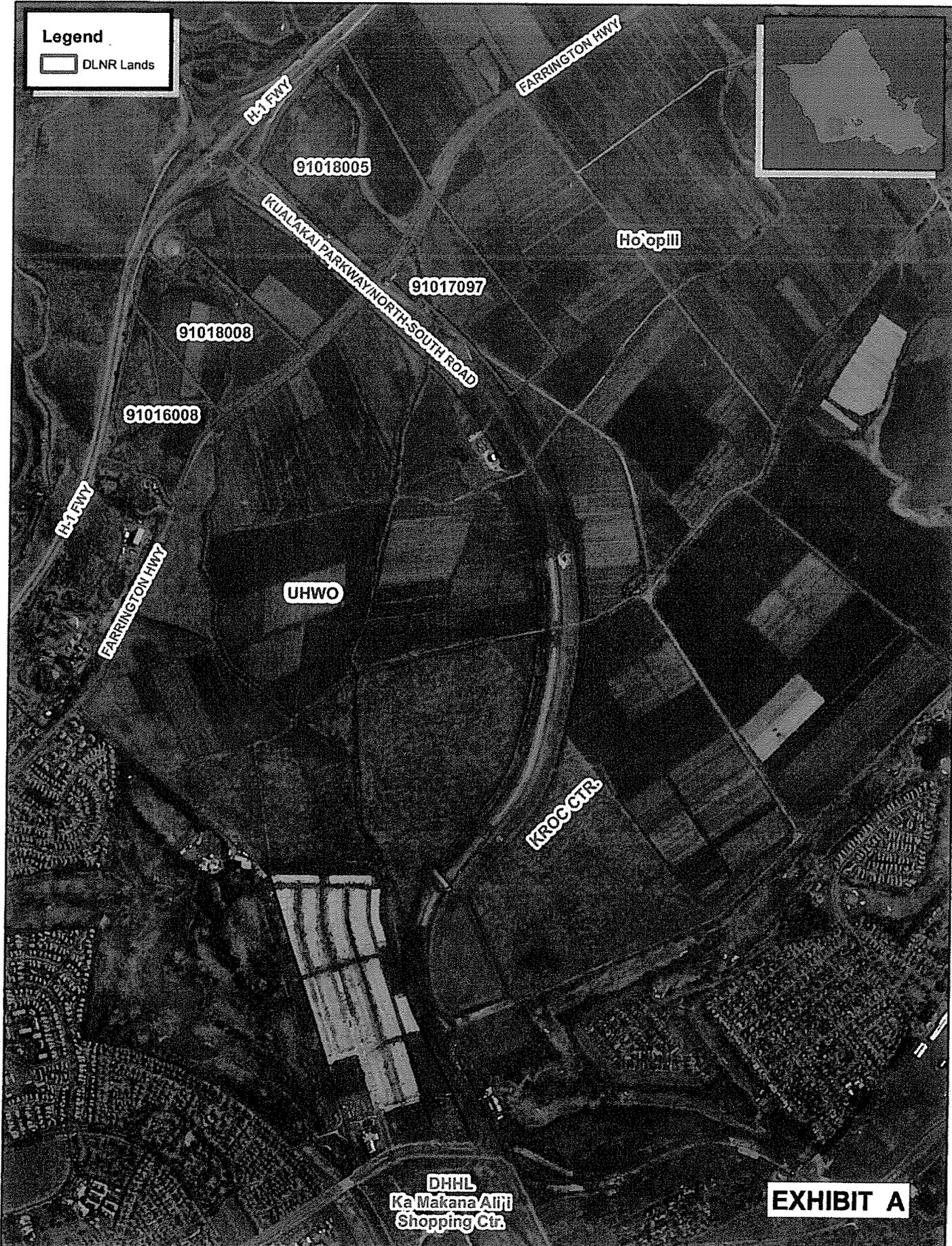
Thank you for the opportunity to submit this testimony.

Respectfully Submitted,

  
WILLIAM J. AILA, JR.  
Chairperson

**Legend**

 DLNR Lands



**DHHL**  
**Ka Makana Alii**  
**Shopping Ctr.**

**EXHIBIT A**

# 'EWA DEVELOPMENT PLAN

## Urban Land Use Map

- Residential and Low Density Apartment
- Medium Density Apartment/Commercial Mixed Use
- Community Commercial Center
- City of Honolulu (Medium and High Density Residential and Commercial)
- Resort/Recreation Area
- Industrial
- Military
- Public Institution
- Agricultural and Preservation Area
- Parks and Golf Courses
- Transit Node (Medium Density Residential and Commercial)
- Community Growth Boundary

### EXISTING FUTURE

- Civic Center
- Electric Power Plant
- Wastewater Treatment Plant
- Intermediate/Middle School
- High School
- U.H. West Oahu
- Hospital
- Small Boat Marina
- Commercial Harbor
- Airfield
- Quarry
- Highways, Arterial & Major Streets
- Historic Railway



Department of Planning and Permitting  
City & County of Honolulu

