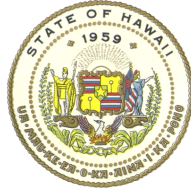


DAVID Y. IGE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

**Testimony of
SUZANNE D. CASE
Chairperson**

**Before the Senate Committees on
WATER AND LAND
And
ENERGY, ECONOMIC DEVELOPMENT, ANR TOURISM**

**Friday, February 5, 2021
1:00 PM
State Capitol Conference Room 229**

**In consideration of
SENATE BILL 480
RELATING TO DEVELOPMENT DISTRICTS**

Senate Bill 480 proposes to establish the Pulehunui Community Development Authority as an autonomous community development authority under the Hawaii Community Development Authority (HCDA) for the purposes of developing the Pulehunui community development district. The measure also proposes to authorize the HCDA to obtain various forms of federal funding for construction, maintenance, and development projects in the Pulehunui community development district. **The Department of Land and Natural Resources (Department) supports this measure.**

The proposed Pulehunui community development district would include the parcel that serves as the project site for the Department's proposed industrial and business park. The Department desires to develop an approximately 280-acre portion of the property identified as Tax Map Key (2) 3-8-008:001 for a light industrial and business park. The Department intends to lease a variety of small, medium and large lots to private lessees for the purpose of generating income to support the Department's resource protection programs. This project will also require the provision of necessary infrastructure, including water and wastewater systems. The Department has been working with other State and county agencies in order to address these issues. This measure would provide a significant financial opportunity to successfully provide the necessary infrastructure to not only the Department's project, but other proposed State and County projects in the immediate vicinity.

Thank you for the opportunity to comment on this measure.

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

SB-480

Submitted on: 2/4/2021 2:31:27 PM

Testimony for EET on 2/5/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Ian Hirokawa	Testifying for DLNR	Support	No

Comments:

I would like to provide back-up testimony for DLNR on this bill. Please allow me Zoom access. Thank you.



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawaii 96817
Telephone: (808) 594-0300 Fax: (808) 587-0299
Web site: <http://dbedt.hawaii.gov/hcda/>

DAVID Y. IGE
GOVERNOR

JOHN WHALEN
CHAIR

DEEPAK NEUPANE, P.E., AIA
EXECUTIVE DIRECTOR

Statement of
DEEPAK NEUPANE, P.E., AIA
Executive Director
Hawaii Community Development Authority
before the
SENATE COMMITTEE ON WATER AND LAND
And the
SENATE COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM

Friday, February 5, 2021
1:00 PM
State Capitol, Conference Room 229

In consideration of
SB 480
RELATING TO DEVELOPMENT DISTRICTS.

Chairs Inouye and Wakai, Vice Chairs Keith-Agaran and Misalucha, and members of the Committees. The Hawaii Community Development Authority (HCDA) offers the following **comments** on SB 480, that establishes the Pulehunui community development district for the purposes of developing public lands in Pulehunui, Maui, to provide suitable recreational, residential, educational, industrial, governmental, and commercial areas where the public can live, congregate, recreate, attend schools, and shop as part of a thoughtfully integrated community. SB 480 also establishes the Pulehunui community development authority placed within the HCDA for administrative purposes.

The "Authority", defined in SB480 as the Pulehunui community development authority, may engage in planning, designing, and construction activities within and outside the district. The Authority may also borrow or accept grants from the federal government for or in aid of any development project it is authorized to undertake.

Additional administrative staff will be essential in implementing policies and programs which may include planning, design and construction as well as accounting for federal loans and grants. Therefore, HCDA requests the committee consider

providing funding for administrative staff support to the Authority as well as additional staff to implement policies and programs as outlined in SB 480.

Thank you for the opportunity to provide comments.

Council Chair
Alice L. Lee

Vice-Chair
Keani N.W. Rawlins-Fernandez

Presiding Officer Pro Tempore
Tasha Kama

Councilmembers
Gabe Johnson
Kelly Takaya King
Michael J. Molina
Tamara Paltin
Shane M. Sinenci
Yuki Lei K. Sugimura




Director of Council Services
Traci N. T. Fujita, Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
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February 4, 2021

TO: Honorable Lorraine R. Inouye, Chair
Senate Committee on Water and Land

FROM: Alice L. Lee
Council Chair 

DATE: February 4, 2021

SUBJECT: **SUPPORT OF SB 480, RELATING TO AGRICULTURAL LANDS**

Thank you for the opportunity to testify in **support** of this important measure. The purpose of this measure is to create a development district that will provide an integrated experience of housing, education, and commercial facilities.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I support this measure for the following reasons:

1. This measure would help support the development of much-needed housing units in Maui County.
2. This measure would help ensure skilled employees stay in Maui County, providing economic and social benefits to the community, instead of leaving because of a lack of housing options.

For the foregoing reasons, I **support** this measure.

ocs:proj:legis:21legis:21testimony:sb480_paf21-008(12)a_jbf