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Statement of
ABBEY S. MAYER
Director, Office of Planning
Department of Business, Economic Development, and Tourism
before the

HOUSE COMMITTEE ON FINANCE

Wednesday, March 4, 2009

10:30 AM

State Capitol, Conference Room 308

in consideration of

HB1693

RELATING TO WEST OAHU.

Chair Oshiro, Vice Chair Lee, and Members of the House Committee on Finance.

The proposed bill requires the Office of Planning (OP) to review the City and County of Honolulu's revised Ewa Development Plan to ensure the infrastructural needs of the rapidly developing area are adequately met.

OP opposes this measure because it would adversely impact the priorities set forth in the Executive Biennium Budget for Fiscal Years 2009-2010. OP appreciates the intent of this measure; however, given the current fiscal difficulties, it would not be prudent to pursue enactment at this time.

The Ewa Development Plan already provides that City agencies are to develop long-range functional plans for facilities and services. These functional plans are to include "Level of Service Guidelines" for determining adequacy of public facilities and infrastructure needed to support new development. This mechanism provides for the inclusion, within the updated Ewa Development Plan, the types of information requested in the proposed bill.

Thank you for the opportunity to testify.

DEPARTMENT OF PLANNING AND PERMITTING
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March 4, 2009

The Honorable Marcus R. Oshiro, Chair
and Members of the Committee on Finance
State House of Representatives
State Capitol
Honolulu, Hawaii 96813

Dear Chair Oshiro and Members:

**Subject: HOUSE BILL 1693
Relating to West Oahu**

The Department of Planning and Permitting has **comments** on House Bill No. 1693, which calls for the State Office of Planning (OP) to provide a report to the 2010 State Legislature on the "revised Ewa development plan".

Please note that this Plan has not yet been revised. We have not finalized our recommendations for changes to the Plan. We welcome their comments, and all others, as our open comment period ends on March 15, 2009.

Lastly, infrastructure evaluation is very technical and will likely require OP to expend considerable resources in hiring technical staff or an engineering firm to provide an adequate assessment.

Thank you for considering this testimony in your deliberations on HB 1693.

Very truly yours,

A handwritten signature in black ink, appearing to read "David K. Tanoue".

David K. Tanoue, Director
Department of Planning and Permitting

DKT:jmf
hb1693-kst2.doc



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Via Capitol Website

March 4, 2009

**House Committee on Finance
Hearing Date: Wednesday, March 04, 2009, at 10:30 a.m. in CR 308**

**Testimony in Opposition to HB 1693: Relating to West Oahu
(State Office of Planning review of the Ewa Development Plan)**

Honorable Chair Marcus R. Oshiro, Vice-Chair Marilyn B. Lee
and Finance Committee Members:

My name is Dave Arakawa, and I am the Executive Director of the Land Use Research Foundation of Hawaii (LURF), a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. One of LURF's missions is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources and public health and safety.

Although HB 1693 appears to be well-intentioned, LURF respectfully **opposes HB 1693**, which requires the Office of Planning to review the City & County of Honolulu's revised Ewa Development Plan to ensure the infrastructural needs of the rapidly developing area are adequately met.

LURF's Position. LURF's opposition is based upon, among other things, the following:

- **Responsibility for the Ewa Development Plan lies with the City.** The responsibility for the Ewa Development Plan within the jurisdiction of the City and County of Honolulu (City), which deals with various technical infrastructure, environmental and development issues. By contrast, the mission of the State Office of State Planning involves broad statewide policy and planning issues. Furthermore, as noted in the testimony of the Office of Planning in opposition to Bill 1692, the issues highlighted in the bill should already be addressed by the City's long range functional plans for facilities and services, including the city's "Level of Service Guidelines" for determining the adequacy of public facilities and infrastructure needed to support new development.

- **The State Office of Planning opposes Bill 1692, as it would need additional funding to conduct the review of the Ewa Development Plan.** The State Office of Planning would need to hire professional additional staff to review and evaluate the technical infrastructure aspects of the Ewa Development Plan. As noted in their testimony in opposition to this measure, this measure would adversely impact the priorities set forth in the Executive Biennium budget for the Office of Planning for Fiscal Years 2009-2010, and it would not be prudent to enact such legislation at this time.
- **Affordable housing and other housing projects could be delayed by a separate review of the Ewa Development Plan by the State Office of Planning.** A review of the Ewa Development Plan by the State Office of Planning could take over a year – if SB 1693 is passed, the funding for Office of Planning to do the review would be available in July 2009 – after that, the Office would be required to hire staff or go through the procurement process to retain technical engineering experts. If the various State Departments delay necessary approvals of projects in the Ewa area until the review by the Office of Planning is completed, there will be a delay the production of affordable and market housing in the Ewa area.
- **The State Office of Planning and concerned State Legislators can still participate in the Ewa Development Plan process.** The Ewa Development Plan has not yet been finalized, thus, the State Office of Planning and concerned State Legislators are free to submit their comments.

Although LURF appreciates the intent of this measure, based on the above, we respectfully request that **HB 1693 be held** in the House Committee on Finance.

Thank you for the opportunity to express our **opposition** to HB 1693.