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Developer gets zoning OK for West Oahu projects

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An affiliate of the James Campbell Co. won zoning approval this week for more than 2,600 acres of land in West Oahu for three future projects.

The City Council on Wednesday approved the zoning changes for the Kapolei Harborside industrial park, the Kapolei West residential mixed-use community and the Makaiwa Hills residential mixed-use community. The bills for the three projects have gone to Mayor Mufi Hannemann for his signature.

The rezoning was the first step for the three projects, which will be developed over the next 20 years, and likely will not begin construction for at least another two to three years.

The 345-acre Kapolei Harborside land, which is located between Kalaeloa Boulevard and Kalaeloa Harbor, was rezoned from agriculture to industrial I-2 and industrial mixed-use. The project is forecast to create 1,090 construction jobs and 3,800 permanent jobs, according to Chuck Hill, vice president of the **Kapolei Property Development**, one of the former estate's real estate arms.

The 516 acres for the Kapolei West project were rezoned from agriculture to multifamily A-1 and A-2 and apartment mixed-use for some 2,400 townhouses and apartments. Portions of the land also were rezoned to preservation land for a planned community golf course. An elementary school also is planned, and some commercial use will be allowed under the mixed-use designation, which is close to a proposed transit hub.

The Kapolei West development is projected to create 2,575 construction jobs and some 3,600 permanent jobs.

The 1,781-acre Makaiwa Hills development, on the mauka side of Farrington Highway, was rezoned from agriculture to a mix of apartment and residential zones, while some 60 percent of the land was downzoned to preservation in order to preserve open space.

The rest was rezoned from apartment mixed-use on the lower elevations of the land, to residential lots of 5,000, 7,500 and 20,000 square feet at the upper elevations. Also, a portion of the land was rezoned to business mixed-use for a commercial center. There also are plans for an elementary school and a middle school.

The 4,100 single-family and multifamily residences at Makaiwa Hills will range from affordable homes and rentals to market homes to luxury executive homes.

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