

### **What is a Master Plan Application?**

- An area totaling at least ten acres of which six acre needs to be contiguous.
- Approval of a Master Plan application ensures that all proposed developments within the master plan area will be permitted in accordance with the current Mauka Area Plan and Rules.
- Individual projects within the master plan area will still require development permits from HCDA on a project by project basis.
- Even with a Master Plan permit the developer still needs to follow all applicable local, state, and federal regulations governing any development.
- A Master Plan permit is valid for a period of 15 years only.

### **Master Plan Application Review Process**

- By its rules HCDA has 200 days to make a determination on the Master Plan application. The 200-day period to take action on the Application expires on February 1, 2009. By that date, HCDA must take action (by approving or not) or the Application will be deemed approved. Once the 200 day clock is started, it cannot be stopped for any reason.
- Comments from the public have been solicited over the past four and half months. Over 250 comments from the public have been received to date. Comments were solicited through an outreach effort that included newspaper, radio, mailed flyers, neighborhood board announcements, Kaka`ako Improvement Association announcement, op-ed pieces, and newspaper articles. Comments were accepted through HCDA's website, telephone "hotline", and through flyers.
- Written and oral comments will be accepted at the public hearing and for a period 24 hours after the public hearing. Comments can be submitted by mail, fax, e-mail or in person and should be postmarked no later than Thursday, October 16, 2008.

### **Action on the Application**

- All of the comments received prior to, during, and for a period of 24 hours after the public hearing will be considered by the HCDA.
- Decision making on the Application is scheduled for December 3, 2008 HCDA Authority meeting.
- Approval of the Application does not entitle GGP to start developing any of the Master Plan Parcels without a development permit. HCDA will review the details of each project such as design, sustainability, traffic impact, infrastructure capacity, cultural and archaeological impacts, and streetscapes before issuing a development permit. Development permits are approved by HCDA at a public meeting.
- If development of the Master Plan Parcels by GGP will require a proposed amendment to the Current Plan and Rules, the amendment will trigger a requirement that a public hearing and an environmental assessment is conducted. The process will afford the public with additional opportunity to provide public comments.