

BILL046(22)
Testimony

MISC. COMM. 344

ZONING AND PLANNING

ZONING AND PLANNING Meeting

Meeting Date: Aug 25, 2022 @ 09:00 AM

Support: 3

Oppose: 0

I wish to comment: 0

Name: Ian MacNaughton	Email: Itasaka@macnaughton.com	Zip: 96814
Representing: MacNaughton	Position: Support	Submitted: Aug 24, 2022 @ 10:54 AM
Name: Terence Tang	Email: terence.tang@gmail.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Aug 24, 2022 @ 01:52 PM
Testimony: I strongly support Councilmember Andria Tupola's proposed amendment to Bill 10 (2022), CD1: CC-237[2022], which reinstates ALL properties in Ko Olina Fairways and Ko Olina Hillside Villas as legal TVU units. It is reasonable and fair that all properties located with Ko Olina Resort be treated the same.		
Name: Evan Oue	Email: eoue@imanaka-asato.com	Zip: 96813
Representing: NAIOP Hawaii	Position: Support	Submitted: Aug 24, 2022 @ 03:05 PM

August 24, 2022

Councilmember Brandon Elefante, Chair
Councilmember Ester Kia`aina, Vice Chair
Zoning and Planning Committee, Honolulu City Council

MACNAUGHTON

Re: **BILL 46 – RELATING TO HEIGHT LIMITS FOR ROOFTOP STRUCTURES**

Hearing date – August 25, 2022 at 9:00 A.M.

Aloha Chair Elefante, Vice Chair Kia`aina, and members of the Zoning and Planning Committee,

As a local development firm, MacNaughton **supports Bill 46**, which seeks to increase the proliferation of rooftop solar panels by amending zoning district height limit exemptions for rooftop solar panels. The measure allows solar panels to be placed above rooftop equipment and creates new rooftop gathering spaces underneath those solar panels.

MacNaughton seeks to incorporate energy-efficient and energy-saving measures into its projects wherever possible. By expanding height exemptions for rooftop solar panels, Bill 46 aligns with MacNaughton's goals in this area.

MacNaughton further supports the activation and use of rooftop spaces, especially in urban settings. Often underused, rooftop spaces present untapped potential for buildings and their occupants. Specifying that the area underneath rooftop solar panels will not be counted as floor area is a beneficial aspect of this measure.

Mahalo for the opportunity to testify in support of Bill 46.

Respectfully submitted,



Ian MacNaughton | CEO

August 24, 2022

Councilmember Brandon Elefante, Chair
Councilmember Ester Kia'aina Vice Chair
Committee on Zoning and Planning

RE: **Bill 46 – RELATING TO HEIGHT LIMITS FOR ROOFTOP
STRUCTURES**
Hearing date – August 25, 2022 at 9:00 A.M.

Aloha Chair Elefante, Vice Chair Kia'aina and members of the Council,

Thank you for allowing NAIOP Hawaii to submit testimony providing **SUPPORT on Bill 46 – RELATING TO HEIGHT LIMITS FOR ROOFTOP STRUCTURES**. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

Bill 46 seeks to increase the proliferation of rooftop solar panels by allowing rooftop solar panels to be placed above rooftop equipment and allowing the creation of new rooftop gathering space underneath rooftop solar panels. Specifically, the measure amends exemptions from the zoning district height limits for solar panels and additional structures with rooftop solar paneling.

NAIOP Hawaii commends the flexibility provided by this measure as adding sizable PV systems where the majority of the roof is taken up by mechanical enclosures, equipment, and maintenance pathways is difficult. The 18' allows installation over these pathways and systems. Further, many buildings already have installed mechanical screen enclosures (LOU max height with 18' max mechanical area), which prevent PV systems from being visually disruptive.

NAIOP Hawaii appreciates the language of the measure and recommend the following language for Section 21-4.60(8) to provide additional flexibility for rooftop solar panels.

“(8) Any energy savings device, including heat pumps, solar collectors, or any solar energy device used for the purpose of generating electricity, not to exceed five feet above the governing height limit or if placed on rooftop structures housing rooftop

Councilmember Brandon Elefante, Chair
Councilmember Ester Kia'aina Vice Chair
City Council of Honolulu
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machinery allowed up to 18 feet above the governing height limit, an additional five feet of height will be allowed."

Thank you for the opportunity to testify on this measure and we look forward to working with all interest stakeholders to address this issue.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read 'J Camp', with a stylized flourish at the end.

Jennifer Camp, President
NAIOP Hawaii