

TITLE 15
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM

SUBTITLE 9
CONVENTION CENTER AUTHORITY

CHAPTER 109
CONVENTION CENTER AUTHORITY
CONVENTION CENTER DISTRICT RULES

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§15-109-1 Purpose. Upon final approval by the convention center authority of the convention center development plan of a developer pursuant to chapter 15107, this chapter shall govern all development within the convention center district under 206X, HRS, and shall be construed to effectuate the purposes of that chapter and to ensure that the authority's supervision, inspection, and approval of all development within the convention center district is just, proper, and efficient. [Eff 11/20/89; am and comp FEB 25 1994] (Auth: HRS §§ 206X-4, 206X-6) (Imp: HRS §§206X-4, 206X-6)

§15-109-2. Repealed. [Eff 11/20/89; R FEB 25 1994] (Auth: HRS §206X-4) (Imp: HRS §§206X-4, 206X- 7)

§15-109-3 Convention center development plan. Upon final approval by the authority of the convention center development plan of a developer pursuant to chapter 15107, the convention center development plan shall be made a part of this chapter. [Eff 11/20/89; am and comp FEB 25 1994] (Auth: HRS §§206X-4, 206X-6) (Imp: HRS §§206X-4, 206X-6)

§15-109-4 Establishment and scope of controls. (a) Upon final approval by the authority of the convention center development plan of a developer pursuant to chapter 15-107, this chapter, together with the convention center development plan, shall govern the use, zoning, planning, and development of land and construction thereon within the convention center district.

(b) In case of any discrepancy between this chapter and the convention center development plan, the convention center development plan shall control.

(c) Except as they may be inconsistent with the provisions and requirements of the convention center development plan or this chapter, the provisions of all other applicable statutes, rules, regulations, codes, plans, ordinances, or other laws shall continue to govern the health, safety, flood plain management, use, zoning, planning, and development of land and construction thereon within the convention center district.

(d) Any provision of any statute, rule, regulation, code, plan, ordinance, or other law applicable to the use, zoning, planning, and development of land and construction thereon within the convention center district which is inconsistent with the provisions or requirements of the convention center development plan or this chapter shall be superseded by this chapter, and shall therefore be inapplicable to the use, zoning, planning, and development of land and construction thereon within the convention center district.

(e) All agencies of the county and the State shall perform their duties, functions, and powers which affect the convention center district in accordance with the provisions and requirements of the convention center development plan and this chapter.

(f) All development, proposed development, and real property within the convention center district shall be subject to the provisions and requirements of the convention center development plan and this chapter.

(g) No building permit shall be issued for any development within the convention center district unless the development conforms to and implements the provisions and requirements of the convention center development plan and this chapter.

(h) No public improvement or public project within the convention center district shall be initiated or adopted unless it conforms to and implements the provisions and requirements of the convention center development plan and this chapter. [Eff 11/20/89; am and comp FEB 25 1994] (Auth: HRS §§206X-4, 206X-6) (Imp: HRS §§206X-4, 206X-6)

§15-109-5 Development permit required. (a) No development within the convention center district shall be initiated, and no building permit shall be issued for the development, unless the developer has obtained from the authority a development permit certifying that the development complies with the provisions and requirements of the convention center development plan and this chapter.

(b) An application to the authority for a development permit shall include complete and detailed information showing that the development complies with the provisions and requirements of the convention center development plan and this chapter. The authority may determine the nature and extent of the information required in the application.

(c) The authority may include in any development permit such conditions concerning the development or the development permit, or both, which the authority deems necessary or appropriate to implement the purposes, policies, and provisions of the convention center development plan and this chapter.

(d) The authority shall take final action upon an application for a development permit in a reasonably prompt manner, and shall give the applicant adequate notice of its final action immediately upon taking final action.

(e) This section shall not apply to:

(1) Development by the developer whose convention center development plan has been given final approval by the authority pursuant to chapter 15-107., which

is pursuant to the convention center development plan, which shall be governed by the development agreement between the authority and the developer;

- (2) Development initiated by the authority; and
- (3) Any project or activity of any county or agency of the State within the convention center district, which shall be constructed, renovated, or improved in consultation with the authority. [Eff 11/20/89; am and comp FEB 25 1994] (Auth: HRS §§206X-4, 206X-6) (Imp: HRS §§206X-4, 206X-6, 206X- 9)

§15-109-6 Authority initiated projects. (a) The authority may cause a developer to prepare plans, specifications, and designs, for the construction, reconstruction, rehabilitation, improvement, alteration, or repair of any project within the convention center district it deems necessary or appropriate to effectuate the purposes of the convention center development plan and this chapter, and from time to time to modify such plans, specifications, or designs, provided that the plans, specifications, or designs shall be subject to review and approval by the authority.

(b) Any project initiated by the authority shall comply with the provisions and requirements of the convention center development plan and this chapter.

(c) The authority shall select a developer for purposes of this section by process which is in accordance with applicable law and appropriate to the nature and magnitude of the proposed project.

(d) A developer shall render services to the authority pursuant to this section only under appropriate, written development agreement with the authority. [Eff 11/20/89; am and comp FEB 25 1994] (Auth: HRS §§206X-4, 206X-6) (Imp: HRS §§206X-4, 206X-6)

§15-109-7 Repealed. [Eff 11/20/89; R FEB 25 1994] (Auth: HRS §§206X-4, 206X-6) (Imp: HRS §§ 206X-4, 206X-6)]

§15-109-8 Administration. The authority shall administer the convention center development plan and this chapter, and shall supervise, inspect, and approve all development within the convention center district. [Eff 11/20/89; comp FEB 25 1994] (Auth: HRS §§206X-4, 206X-6) (Imp: HRS §§206X-4, 206X-6)

§15-109-9 Violations. The authority may maintain an action for an injunction or other appropriate order to restrain any violation of the convention center development plan or this chapter, and may take any other lawful action to prevent or remedy any violation. [Eff 11/20/89; comp FEB 25 1994] (Auth: HRS §§206X-4, 206X-6) (Imp: HRS §§206X-4, 206X-6)