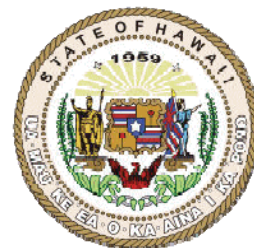




Land Use Division

Office of Planning, State of Hawai'i



ABOUT THE PROGRAM

Ensuring orderly growth of the State by protecting and encouraging the use of lands for purposes that provide long-term public benefit.

The Land Use Division (LUD) of the Office of Planning (OP) prepares and presents the State's position in district boundary amendments and other proceedings before the State Land Use Commission (Commission). Pursuant to Hawaii Revised Statutes (HRS) Chapter 205, State Land Use Law, all lands in the State are classified into four districts: Urban, Rural, Agricultural, and Conservation. The Commission reviews and acts on petitions to reclassify or amend the district boundaries through a quasi-judicial proceeding. This is often the first step in the entitlement process for major development projects in Hawaii.

LUD represents the State in all boundary change petitions and proceedings before the Commission, assists State agencies in the preparation and submittal of comments and testimony to petitions for district boundary amendments, and conducts periodic reviews of the classification and districting of all lands in the State. LUD incorporates the Administration's New Day Plan priorities in its review and recommendations for petitions before the Commission; these priorities include economy and jobs, food self-reliance, agricultural lands, housing, stewardship of natural resources, sustainability, and transportation and workforce housing.

PROGRAM COMPONENTS

PETITIONS FOR DISTRICT BOUNDARY AMENDMENTS

OP is a mandatory party in petitions to the Commission to amend district boundaries. An Environmental Assessment or Environmental Impact Statement pursuant to HRS Chapter 343 is required for petitions that include the use of State or county lands or funds, county general plan amendments, Conservation District lands, shoreline, historic sites, and major utilities. LUD reviews petitions to address major areas of statewide concerns including natural systems and habitats, agricultural resources, archaeological, cultural and historical resources, commitment of state funds and resources, employment opportunities and economic development, and housing opportunities. Priority concerns also include ensuring adequate transportation, educational, and public facilities, water resource protection, public health and safety, and sustainable resource and energy use.

SPECIAL PERMITS

Unusual and reasonable uses may be permitted in the Agricultural and Rural Districts by the county planning commissions through issuance of a Special Permit pursuant to HRS Section 205-6. Special Permits involving lands greater than 15 acres or designated Important Agricultural Lands must also be approved by the Commission. OP may participate as a party in the county process as well as the Commission hearings.

DESIGNATION OF IMPORTANT AGRICULTURAL LANDS

The Commission is authorized to designate Important Agricultural Lands (IAL) through a voluntary or a county-initiated process as set forth in HRS Sections 205-45 and 47 respectively. The objective is to maintain a strategic agricultural land resource base to support a diversity of agricultural activities and opportunities that expand agricultural income and jobs and increase agricultural self-sufficiency. OP reviews and makes recommendations to the Commission on petitions for the designation of IAL.

LAND USE DISTRICT BOUNDARY REVIEW

OP is responsible for the periodic review of the classification and districting of all lands in the State. The comprehensive review focuses on the Hawaii state plan, county general plan, and county development and community plans. Pursuant to HRS Section 205-18, OP may initiate boundary amendments which it deems appropriate to conform to these plans.

PROGRAM FACTS

Land in State Land Use Districts^{1,2} (in acres)

County	Conservation	Agricultural	Urban	Rural
Honolulu	158,652	120,616	104,423	0
Maui	325,791	390,782	28,211	8,062
Hawaii	1,343,136	1,183,679	57,073	1,618
Kauai	194,720	190,391	14,865	1,374
Total	2,022,299	1,885,468	204,572	11,054
Percent	49.0%	45.7%	5.0%	0.3%

Lands Reclassified to Urban²

Year	Acres
2012	2,890
2011	108
2010	1,040
2009	182
2008	155
Five Year Total	4,374

Lands Designated as Important Agricultural Lands

Year	Acres
2011	58,984
2010	0
2009	30,875
Total	89,859

Frequent LUD Partners:

State: DAGS, DOA, DBEDT, DOD, DOE, DHHL, DOH, DLNR, CWRM, DOT, HHFDC, OHA

County: Planning departments of the City and County of Honolulu, County of Maui, County of Hawaii, and County of Kauai

¹ Acreage from OP GIS state land use file, Feb 2012, w/boundary amendments

² Acreage does not include all county district boundary amendments less than 15 acres