

June 20, 2014

**WORKING DOCUMENT:  
Towards a Desired Land Use System for Hawaii**

Four questions were posed to Task Force members:

- 1) What should a land use system do or provide for Hawaii?
- 2) What are the State's interests in land use?
- 3) What are the Counties' interests in land use?
- 4) What models or practices do you know of could help us achieve the outcomes desired from an effective land use system?

The tables that follow summarize responses to Question No. 1, which seeks to identify characteristics of an ideal land use system for Hawaii. In analyzing the responses received, we found that members' input could be categorized into:

- Broad land use outcomes/goals, and
- Desired aspects for how the system should perform.

Table 1 presents an initial summary of the elements of a desired land use system. Table 2 provides clarifying details and their attribution. We have generalized the main elements to identify common ground, but have retained the clarifying details to acknowledge their importance to the respondent. A separate compilation of the raw responses will also be made available.

At the June 5<sup>th</sup> Task Force meeting, additional comments were raised in the discussion of this initial analysis. Those comments have been incorporated in the tables. The intent is to use the tables as a reference as the Task Force proposes improvements to the land use system.

Responses received & additional comments made by:

Department of Transportation, Highways Division (DOT-H) and Statewide Transportation Planning Office (DOT-STP)  
Department of Agriculture (DOA)  
Department of Land and Natural Resources (DLNR)  
Rep. Cindy Evans (CE)  
Sierra Club (SC1, SC2)  
Outdoor Circle (OC)  
Building Industry Association (BIA)  
American Planning Association Hawaii Chapter (APA)  
Planning Department, County of Maui (MPD)  
Land Use Commission (LUC)  
Land Use Research Foundation (LURF)  
Department of Planning and Permitting, City & County (DPP)  
Department of Business, Economic Development and Tourism (DBEDT)  
Planning Department, County of Hawaii (HPD)

**Table 1**

**INITIAL SUMMARY OF ELEMENTS FOR DESIRED LAND USE SYSTEM**

<h2>Hawaii's desired land use system results in...</h2>	
<b>WHAT:</b> land use outcomes	<ul style="list-style-type: none"> <li>● Protection of (significant) natural and cultural resources</li> </ul>
	<ul style="list-style-type: none"> <li>● Protection of agricultural / ag resource lands</li> </ul>
	<ul style="list-style-type: none"> <li>● Built environment / communities that protect/s natural environment and meet/s societal needs (current and future)</li> </ul>
	<ul style="list-style-type: none"> <li>● Resilience to hazards</li> </ul>
	<ul style="list-style-type: none"> <li>● Sustainable natural and built ecosystems/environments</li> </ul>
<h2>...and provides for:</h2>	
<b>HOW:</b> system performance	<ul style="list-style-type: none"> <li>● Fair and open process for land use decision making</li> </ul>
	<ul style="list-style-type: none"> <li>● Certainty and predictability in the land use decision making and development process</li> </ul>
	<ul style="list-style-type: none"> <li>● Sound analysis and informed decision making</li> </ul>
	<ul style="list-style-type: none"> <li>● Clear policy and planning framework for land use decision making</li> </ul>
	<ul style="list-style-type: none"> <li>● Consistency / conformance with policies and plans</li> </ul>
	<ul style="list-style-type: none"> <li>● Plan-based, plan-driven land use decisions/development</li> </ul>
	<ul style="list-style-type: none"> <li>● Infrastructure capacity concurrent with planned growth</li> </ul>
	<ul style="list-style-type: none"> <li>● Efficient / sustainable use of resources</li> </ul>
	<ul style="list-style-type: none"> <li>● Effective enforcement of compliance with policies and plans</li> </ul>
	<ul style="list-style-type: none"> <li>● <b>Efficient, cost-effective review/decision making process ?</b></li> </ul>
<ul style="list-style-type: none"> <li>● <b>Adaptable to changing needs and conditions ?</b></li> </ul>	

Table 2

Hawaii’s desired land use system provides:

WHAT: LAND USE OUTCOMES	<ul style="list-style-type: none"> <li>● <b>Protection of (significant) natural and cultural resources</b></li> </ul>	OC (“Commons”), BIA, SC2, APA, MPD
	(Avoid/minimize risk to)	
	○ Streams & ocean water resources	OC
	○ Ground and surface waters	DOA
	○ Water for agriculture	LURF
	○ Water for environment	OC
	○ Potable water sources (critical to survival)	BIA
	○ Near shore waters (critical to survival); coastal waters	BIA, SC1
	○ Reefs	SC2
	○ Historic & archaeological sites	OC
	○ Burial sites/areas; traditional, subsistence & ceremonial gathering areas	SC1, SC2
	○ Views / view planes	OC, SC1/SC2
	○ Open space	OC, SC1
	○ Habitat for species	OC
	○ Wetlands	SC1/SC2
	○ Preserve/protect ecosystems (needed to survive on each island)	BIA
	○ Public recreational resources: parks, trails, etc.	OC
	○ Environmental, natural and cultural resources	MPD
	<ul style="list-style-type: none"> <li>● <b>Protection of agricultural / ag resource lands</b></li> </ul>	DOA, OC, BIA, SC1, SC2, APA
	○ Adequate ag lands for food production, agriculture for food	OC, SC1
○ Important agricultural land economically viable for agricultural production	BIA	
○ Sufficient land for ag industry, food security	APA	
○ Avoid/minimize risk to agricultural resources	SC2	
○ Minimize impermanence syndrome on agriculture lands from anticipated urbanization	DOA	
○ Protect viable ag lands for large & small farming, orchards, livestock operations	SC2	
○ Differentiates needs in ag vs. conservation environments	CE	
○ Protection of important agricultural lands	MPD	
<ul style="list-style-type: none"> <li>● <b>Built environment / communities that protect/s natural environment and meet/s societal needs (current and future):</b></li> </ul>	BIA, OC, DLNR	
○ Land use pattern has areas suitable for urbanization now & in future; land for urban use & reserve for forecasted pop growth	BIA, APA, CE	
○ Balance struck between lands preserving and protecting and lands encouraging development on	BIA	
○ Land use pattern reflects/incorporates impacts on physical, cultural, social, economic environment	CE	
○ Adequate supply of lands to meet community needs	MPD	

**Table 2**

**Hawaii’s desired land use system provides:**

<ul style="list-style-type: none"> <li>● <b>Built environment / communities that protect/s natural environment and meet/s societal needs [contd]:</b></li> </ul>	BIA, OC, DLNR
<ul style="list-style-type: none"> <li>○ Protect character of communities</li> </ul>	SC1
<ul style="list-style-type: none"> <li>○ Housing and communities for existing residents</li> </ul>	SC1
<ul style="list-style-type: none"> <li>○ Differentiates needs in rural vs. urban environments</li> </ul>	CE
<ul style="list-style-type: none"> <li>○ Great communities balancing work and play</li> </ul>	CE
<ul style="list-style-type: none"> <li>○ Communities built and laid out for public’s health, safety, general well-being</li> </ul>	DLNR
<ul style="list-style-type: none"> <li>○ Maintain quality of life</li> </ul>	SC1
<ul style="list-style-type: none"> <li>○ Compact and mixed land uses that support efficient development and operation of infrastructure</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ <b>Affordable housing for residents</b> (genuine, truly affordable for Hawaii residents)</li> </ul>	OC, SC1/SC2
<ul style="list-style-type: none"> <li>○ Range of housing products at different price points</li> </ul>	BIA
<ul style="list-style-type: none"> <li>○ Adequate supply of lands to meet housing needs</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ <b>Healthy urban design models</b></li> </ul>	OC
<ul style="list-style-type: none"> <li>○ Avoids unsustainable development practices of urban sprawl, suburban areas far from existing infrastructure and town centers, car dependence</li> </ul>	OC
<ul style="list-style-type: none"> <li>○ <b>Adequate infrastructure &amp; facilities</b></li> </ul>	OC, BIA
<ul style="list-style-type: none"> <li>○ Efficient use of existing infrastructure &amp; services</li> </ul>	SC2
<ul style="list-style-type: none"> <li>○ Public infrastructure costs manageable; public infrastructure &amp; services at sustainable levels</li> </ul>	SC2
<ul style="list-style-type: none"> <li>○ Consideration of location and scale of projects with regard to infrastructure planning</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Compact and mixed land uses that support efficient development and operation of infrastructure</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Transportation</li> </ul>	
<ul style="list-style-type: none"> <li>○ Highways / roadways</li> </ul>	APA, DOT-H
<ul style="list-style-type: none"> <li>○ Efficient &amp; safe roadway system</li> </ul>	DOT-H
<ul style="list-style-type: none"> <li>○ Multi-modal transportation system</li> </ul>	DOT-H
<ul style="list-style-type: none"> <li>○ Avoids car dependence</li> </ul>	OC
<ul style="list-style-type: none"> <li>○ Airports</li> </ul>	DOA
<ul style="list-style-type: none"> <li>○ Water</li> </ul>	
<ul style="list-style-type: none"> <li>○ Avoids unsustainable development practices of high water consumption</li> </ul>	OC
<ul style="list-style-type: none"> <li>○ Ensure supply of potable water</li> </ul>	BIA
<ul style="list-style-type: none"> <li>○ Urbanization linked to ability of ecosystem to provide potable water for planned urban use</li> </ul>	BIA
<ul style="list-style-type: none"> <li>○ Wastewater</li> </ul>	SC1
<ul style="list-style-type: none"> <li>○ Solid waste</li> </ul>	SC1
<ul style="list-style-type: none"> <li>○ Energy security, local energy production</li> </ul>	SC1/SC2, OC
<ul style="list-style-type: none"> <li>○ Power generation / energy</li> </ul>	DBEDT

**Table 2**

**Hawaii’s desired land use system provides:**

	<ul style="list-style-type: none"> <li>● <b>Built environment / communities that protect/s natural environment and meet/s societal needs [contd]:</b></li> </ul>	BIA, OC, DLNR
	<ul style="list-style-type: none"> <li>○ Schools</li> </ul>	APA, DOA
	<ul style="list-style-type: none"> <li>○ Libraries</li> </ul>	DOA
	<ul style="list-style-type: none"> <li>○ Parks</li> </ul>	DOA
	<ul style="list-style-type: none"> <li>○ Civil defense</li> </ul>	SC1
	<ul style="list-style-type: none"> <li>○ Hospitals</li> </ul>	SC1
	<ul style="list-style-type: none"> <li>○ Adequate supply of lands to meet recreational needs of communities</li> </ul>	MPD
	<ul style="list-style-type: none"> <li>○ <b>Economic development, economy</b></li> </ul>	APA, CE
	<ul style="list-style-type: none"> <li>○ Facilitation of resilient and enduring economy</li> </ul>	MPD
	<ul style="list-style-type: none"> <li>○ Adequate supply of lands to meet commercial needs</li> </ul>	MPD
	<ul style="list-style-type: none"> <li>● <b>Resilience to hazards</b></li> </ul>	
	<ul style="list-style-type: none"> <li>○ Avoids natural or man-made hazards--flood plains, unstable land, steep slopes/ ridgelines, areas susceptible to sea level rise</li> </ul>	SC1, SC2
	<ul style="list-style-type: none"> <li>○ Planning for resiliency for natural hazard mitigation and climate change impacts</li> </ul>	SC2
	<ul style="list-style-type: none"> <li>● <b>Sustainable natural and built ecosystems/environments</b></li> </ul>	
	<ul style="list-style-type: none"> <li>○ All development in harmony with ecology of environment; no adverse impact on sustainability of land</li> </ul>	DOT-STP
<ul style="list-style-type: none"> <li>○ Balance struck between lands to preserve / protect and lands for development</li> </ul>	BIA	
<ul style="list-style-type: none"> <li>○ Debate around ‘sustainability’ and what we need to exist in island state</li> </ul>	BIA	
<ul style="list-style-type: none"> <li>○ Protection of environmental resources</li> </ul>	MPD	

Table 2

Hawaii’s desired land use system provides:

HOW: SYSTEM PERFORMANCE	<ul style="list-style-type: none"> <li>● <b>Fair and open process for land use decision making</b></li> </ul>	
	<ul style="list-style-type: none"> <li>○ Fair and open process for development</li> </ul>	DNLR
	<ul style="list-style-type: none"> <li>○ Open process for redesignation</li> </ul>	APA
	<ul style="list-style-type: none"> <li>○ Fair and predictable process to redesignate</li> </ul>	APA
	<ul style="list-style-type: none"> <li>○ Gather and reflect collective will of people on how communities to be designed</li> </ul>	OC
	<ul style="list-style-type: none"> <li>○ Allowing public input on land use decisions affecting:                             <ul style="list-style-type: none"> <li>○ Public trust resources</li> <li>○ Public and traditional access</li> <li>○ Publicly funded infrastructure and services (CIP &amp; O&amp;M)</li> </ul> </li> </ul>	SC2
	<ul style="list-style-type: none"> <li>○ Predictable, efficient, non-duplicative, cost-effective review process for both applicant and public agencies</li> </ul>	MPD
	<ul style="list-style-type: none"> <li>○ Fairness/equity in who pays for infrastructure for new development/growth: new vs. older communities</li> </ul>	LURF
	<ul style="list-style-type: none"> <li>○ Opportunities for meaningful public involvement</li> </ul>	MPD
	<ul style="list-style-type: none"> <li>○ Transparent decision making process</li> </ul>	MPD
	<ul style="list-style-type: none"> <li>● <b>Certainty and predictability in the land use decision making and development process</b></li> </ul>	
	<ul style="list-style-type: none"> <li>○ Fair and predictable process to redesignate</li> </ul>	APA
	<ul style="list-style-type: none"> <li>○ Certainty in the development process</li> </ul>	SC2
	<ul style="list-style-type: none"> <li>○ [TOOL]&gt;Screen out lands not appropriate for development at State &amp; CO level</li> </ul>	
	<ul style="list-style-type: none"> <li>○ [TOOL]&gt;Specific, reliable milestones that set short- and long-term investment-backed expectations</li> </ul>	DLNR
	<ul style="list-style-type: none"> <li>○ Allowing for orderly changes to meet built and natural environment challenges</li> </ul>	DLNR
	<ul style="list-style-type: none"> <li>○ Predictable, efficient, non-duplicative, cost-effective review process for both applicant and public agencies</li> </ul>	MPD
	<ul style="list-style-type: none"> <li>○ Fairness/equity in who pays for infrastructure for new development/growth: new vs. older communities [new development shouldn’t have to pay for everything; increases housing costs]</li> </ul>	LURF
	<ul style="list-style-type: none"> <li>○ Transparent decision making process</li> </ul>	MPD
	<ul style="list-style-type: none"> <li>○ Consideration of location and scale of project with regard to infrastructure planning</li> </ul>	MPD
	<ul style="list-style-type: none"> <li>○ Shelf-life of EISs or entitlements</li> </ul>	HPD
<ul style="list-style-type: none"> <li>● <b>Sound analysis and informed decision making</b></li> </ul>		
<ul style="list-style-type: none"> <li>○ Better and informed decision-making, data driven, direct and indirect impacts on physical, cultural, social, economic environment, centralized location for envtl / social indicators</li> </ul>	CE	
<ul style="list-style-type: none"> <li>○ Cumulative analysis to aid LU decision-making (micro- and macro-)</li> </ul>	CE	
<ul style="list-style-type: none"> <li>○ Accounts for direct and indirect impacts of development</li> </ul>	OC, SC2	
<ul style="list-style-type: none"> <li>○ Additional scrutiny / realistic evaluation of projects at county level re: public cost, project viability, environmental impacts</li> </ul>	SC2	
<ul style="list-style-type: none"> <li>○ Process for urban change based on rational analysis</li> </ul>	APA	

**Table 2**

**Hawaii’s desired land use system provides:**

<ul style="list-style-type: none"> <li>● <b>Sound analysis and informed decision making [contd]</b></li> </ul>	
○ System meets current and future environmental and built challenges	DLNR
○ Long term planning is key to long term protection of public trust resources	OC
○ Transparent decision making process	MPD
○ Decisions informed by good data, such as forecasts, needs assessments	MPD
<ul style="list-style-type: none"> <li>● <b>Clear policy and planning framework for land use decision making</b></li> </ul>	
○ Framework to ensure that public’s health, safety, well-being accounted for in public and private decision-making	DLNR
○ Planning framework respected by legislative/executive/administration	DLNR
○ Inclusive of constitutional provisions that set state planning policies	DLNR
○ Provides objectives and policies (likes Hawaii State Plan)	CE
○ Differentiating needs of rural vs. urban environments, agriculture vs. conservation environments	CE
○ Predictable, efficient, non-duplicative, cost-effective review process for both applicant and public agencies	MPD
○ Transparent decision making process	MPD
○ Need goals and objectives for desired land use outcomes	DOT-STP
○ Shelf-life of EISs or entitlements	HPD
○ System that adapts/adjusts to change (continual improvement?)	HPD
○ Scale and threshold issues for who pays in terms of public vs. private	DPP
○ Scale and threshold issues for who is involved in land use decision making (state vs. county)	DPP
<ul style="list-style-type: none"> <li>● <b>Consistency / conformance with policies and plans</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ <b>Internal consistency of policies</b></li> </ul>	
○ Compliance with laws protecting natural resources	SC2
○ Avoid impermanence syndrome for ag lands	DOA
<ul style="list-style-type: none"> <li>○ <b>Consistency between policies &amp; plans</b></li> </ul>	
○ (Plans) implement HI State Plan (state policy), consistency with...	APA
○ State interest stated as counties go through GP, DP, SCP planning	BIA
○ Implement plans that conforms to overall state directions regarding where growth is allowed and discouraged	OC
○ Compliance with laws protecting natural resources	SC2
○ County CIP investments consistent with statewide planning framework	DLNR
○ State decision-making re: resources tied to statewide planning framework	DLNR
○ Consideration of location and scale of project with regard to infrastructure planning	MPD

**Table 2**

**Hawaii’s desired land use system provides:**

<ul style="list-style-type: none"> <li>● <b>Consistency / conformance with policies and plans [contd]</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ <b>Consistency between policies, plans &amp; implementation, including timing of planned growth</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ County CIP investments consistent with statewide planning framework</li> </ul>	DLNR
<ul style="list-style-type: none"> <li>○ State decision-making re: resources tied to statewide planning framework</li> </ul>	DLNR
<ul style="list-style-type: none"> <li>○ Land use choices that protect Commons , don’t undermine environmental protection</li> </ul>	OC
<ul style="list-style-type: none"> <li>○ Urbanization linked to ability of ecosystem to provide potable water for planned urban use</li> </ul>	BIA
<ul style="list-style-type: none"> <li>○ Compliance with laws protecting natural resources</li> </ul>	SC2
<ul style="list-style-type: none"> <li>○ Implement county plans</li> </ul>	APA
<ul style="list-style-type: none"> <li>○ Public doesn’t subsidize development unless genuine affordable housing provided</li> </ul>	SC1
<ul style="list-style-type: none"> <li>○ Urbanization allowed only in accord with phasing &amp; magnitude of development in county plans</li> </ul>	DOA
<ul style="list-style-type: none"> <li>○ To minimize impermanence syndrome/protect ag</li> </ul>	DOA
<ul style="list-style-type: none"> <li>○ Discourage premature urbanization (project needing plan amendment considered later under specific &amp; limited circumstances)</li> </ul>	DOA
<ul style="list-style-type: none"> <li>○ (Reasonable) coincidence of infrastructure availability &amp; capacity with planned urbanization (in county system)</li> </ul>	DOA
<ul style="list-style-type: none"> <li>○ To minimize impermanence syndrome/protect ag</li> </ul>	DOA
<ul style="list-style-type: none"> <li>○ Specific, reliable milestones that set short- and long-term investment-backed expectations</li> </ul>	DLNR
<ul style="list-style-type: none"> <li>○ Allowing for orderly changes to meet built and natural environment challenges</li> </ul>	DLNR
<ul style="list-style-type: none"> <li>○ Transparent decision making process</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Consideration of location and scale of project with regard to infrastructure planning</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Incentives for desirable development</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Disincentives for undesirable development in areas (e.g.,) susceptible to natural hazards or have significant natural or cultural resources</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Scale and threshold issues for who pays in terms of public vs. private</li> </ul>	DPP
<ul style="list-style-type: none"> <li>● <b>Plan-based, plan-driven land use decisions/development</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ Identify areas for urbanization now and in future; future expansion area identified in advance to allow competition in delivery of housing types</li> </ul>	BIA
<ul style="list-style-type: none"> <li>○ Direct development where allowed and discouraged based on public’s best interests</li> </ul>	OC
<ul style="list-style-type: none"> <li>○ Direct development to appropriate areas and avoid/minimize risk to agricultural, natural, and cultural resources and hazards</li> </ul>	SC2

**Table 2**

**Hawaii’s desired land use system provides:**

<ul style="list-style-type: none"> <li>● <b>Plan-based, plan-driven land use decisions/development</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ Urbanization allowed only in accord with phasing &amp; magnitude of development in county plans</li> </ul>	DOA
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ To minimize impermanence syndrome/protect ag)</li> </ul> </li> </ul>	DOA
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Discourage premature urbanization (project needing plan amendment considered later under specific &amp; limited circumstances)</li> </ul> </li> </ul>	DOA
<ul style="list-style-type: none"> <li>○ Implement county plans</li> </ul>	APA
<ul style="list-style-type: none"> <li>○ Implement plans that conforms to overall state directions regarding where growth is allowed and discouraged</li> </ul>	OC
<ul style="list-style-type: none"> <li>○ Avoids areas located far from infrastructure and town centers</li> </ul>	OC
<ul style="list-style-type: none"> <li>○ Case-by-case regulatory system is counter to state’s interests</li> </ul>	OC
<ul style="list-style-type: none"> <li>○ Predictable, efficient, non-duplicative, cost-effective review process for both applicant and public agency</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Transparent decision making process</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Consideration of location and scale of project with regard to infrastructure planning</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Incentives for desirable development</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Disincentives for undesirable development in areas (e.g.,) susceptible to natural hazards or have significant natural or cultural resources</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Scale and threshold issues for who pays in terms of public vs. private</li> </ul>	DPP
<ul style="list-style-type: none"> <li>● <b>Infrastructure capacity concurrent with planned growth</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ (Reasonable) coincidence of infrastructure availability &amp; capacity with planned urbanization (in county system)</li> </ul>	DOA
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ To minimize impermanence syndrome/protect ag</li> </ul> </li> </ul>	DOA
<ul style="list-style-type: none"> <li>○ Ensure adequate infrastructure to support planned growth or density in urban areas</li> </ul>	BIA
<ul style="list-style-type: none"> <li>○ Urbanization based on ability of ecosystem to provide potable water for planned urban use</li> </ul>	BIA
<ul style="list-style-type: none"> <li>○ County CIP investments consistent with statewide planning framework</li> </ul>	DLNR
<ul style="list-style-type: none"> <li>○ State decision-making re: resources tied to statewide planning framework</li> </ul>	DLNR
<ul style="list-style-type: none"> <li>○ Allowing for orderly changes to meet built and natural environment challenges</li> </ul>	DLNR
<ul style="list-style-type: none"> <li>○ Fairness/equity in who pays for infrastructure for new development/growth: new vs. older communities [new development shouldn’t have to pay for everything; increases housing costs]</li> </ul>	LURF
<ul style="list-style-type: none"> <li>○ Consideration of location and scale of project with regard to infrastructure planning</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Incentives for desirable development</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Disincentives for undesirable development in areas (e.g.,) susceptible to natural hazards or have significant natural or cultural resources</li> </ul>	MPD

**Table 2**

**Hawaii’s desired land use system provides:**

<ul style="list-style-type: none"> <li>● <b>Infrastructure capacity concurrent with planned growth [contd]</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ Scale and threshold issues for who pays for growth in terms of private vs. public</li> </ul>	DPP
<ul style="list-style-type: none"> <li>● <b>Efficient / sustainable use of resources</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ Sustainability – ability to exist within an island state—focal point of debate</li> </ul>	BIA
<ul style="list-style-type: none"> <li>○ Managing water consumption and supply</li> </ul>	OC
<ul style="list-style-type: none"> <li>○ Urbanization based on ability to protect ecosystems so there is enough potable water for planned urban use</li> </ul>	BIA
<ul style="list-style-type: none"> <li>○ Public infrastructure costs manageable</li> </ul>	SC2
<ul style="list-style-type: none"> <li>○ Public doesn’t subsidize development unless genuine affordable housing provided</li> </ul>	SC1
<ul style="list-style-type: none"> <li>○ Compact and mixed land uses that support efficient development and operation of infrastructure</li> </ul>	MPD
<ul style="list-style-type: none"> <li>● <b>Effective enforcement of compliance with policies and plans</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ Compliance with laws protecting natural resources</li> </ul>	SC2
<ul style="list-style-type: none"> <li>○ Utilize and enforce conditions and incentives for proposed development</li> </ul>	SC2
<ul style="list-style-type: none"> <li>○ Incentives for desirable development</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Disincentives for undesirable development in areas (e.g.,) susceptible to natural hazards or have significant natural or cultural resources</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Shelf-life of EISs or entitlements</li> </ul>	HPD
<ul style="list-style-type: none"> <li>● <b>Efficient, cost-effective review/decision making process</b></li> </ul>	
<ul style="list-style-type: none"> <li>○ Predictable, efficient, non-duplicative, cost-effective review process for both applicant and public agencies</li> </ul>	MPD
<ul style="list-style-type: none"> <li>○ Scale and threshold issues for who pay</li> </ul>	
<ul style="list-style-type: none"> <li>○ <b>Adaptable to changing needs and conditions</b></li> </ul>	HPD