

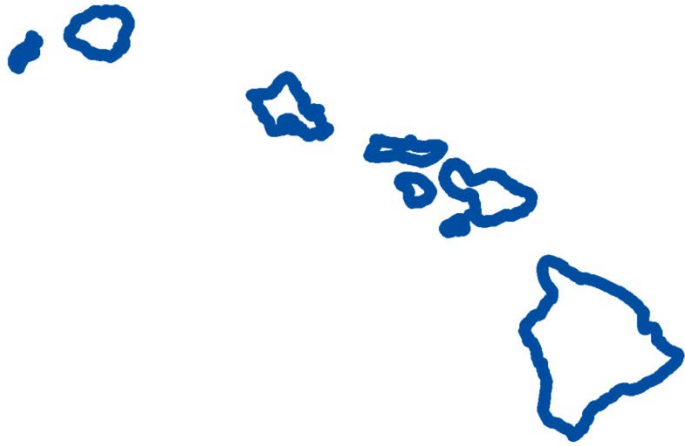


STATE OF HAWAII
OFFICE OF PLANNING

STATE LAND USE SYSTEM REVIEW

May 2015

ROLE OF OFFICE OF PLANNING



OP is the **State's**
planning agency,
responsible for
statewide
comprehensive and
regional planning.

project background

ROLE OF OFFICE OF PLANNING



It has an **interest** in **advancing** the **intent** of the State land use law:



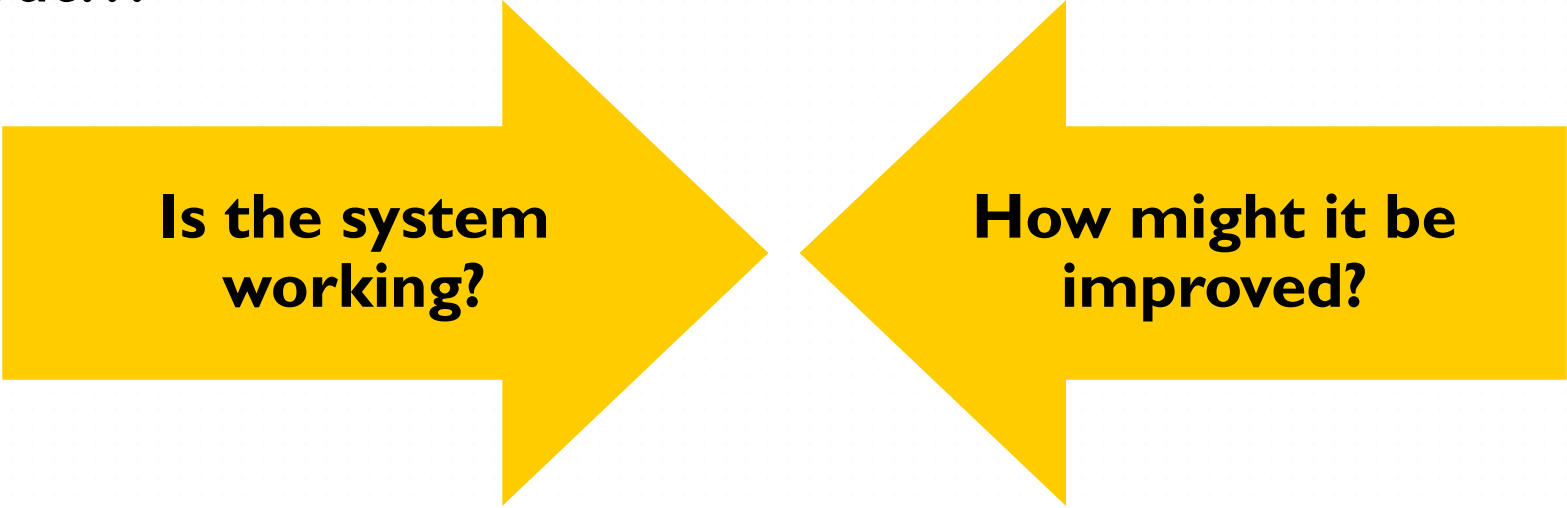
“To preserve, protect, and encourage the development of the lands in the State for those uses to which they are best suited for the public welfare” (HRS Chapter 205).



project background

PURPOSE OF REVIEW

In OP's work over the years, questions have been raised about the system. So we set forth to find out...



**Is the system
working?**

**How might it be
improved?**

project background

STATE LAND USE LAW

1961

Enacted in response to:

Scattered subdivisions w/o adequate services

Unprecedented population and economic growth

Calls for **State** role in land use management

Development on limited prime agricultural lands

Real estate speculation

statewide land use system

STATE LAND USE LAW

FRAMEWORK for statewide land use management

I Four State land use districts—all lands classified



URBAN

- City-like uses
- Regulated by counties



RURAL

- Small farms, low-density residential
- Uses in Chapter 205
- Permitting: counties
- Districting: State



AGRICULTURAL

- Cultivation, other agriculture-related uses
- Uses in Chapter 205
- Permitting: counties
- Districting: State



CONSERVATION

- Forest reserves, watersheds, other nature resources
- Permitting: State
- Districting: State

statewide land use system

STATE LAND USE LAW

2

Administered by
State Land Use Commission

Nine appointed members – serve as volunteers

Supported by LUC staff

statewide land use system

STATE LAND USE LAW

3

LUC **decides:**

amendments of State
land use districts

special permits
>15 acres in
Agricultural or
Rural Districts

designation of
Important
Agricultural Lands
(IAL)

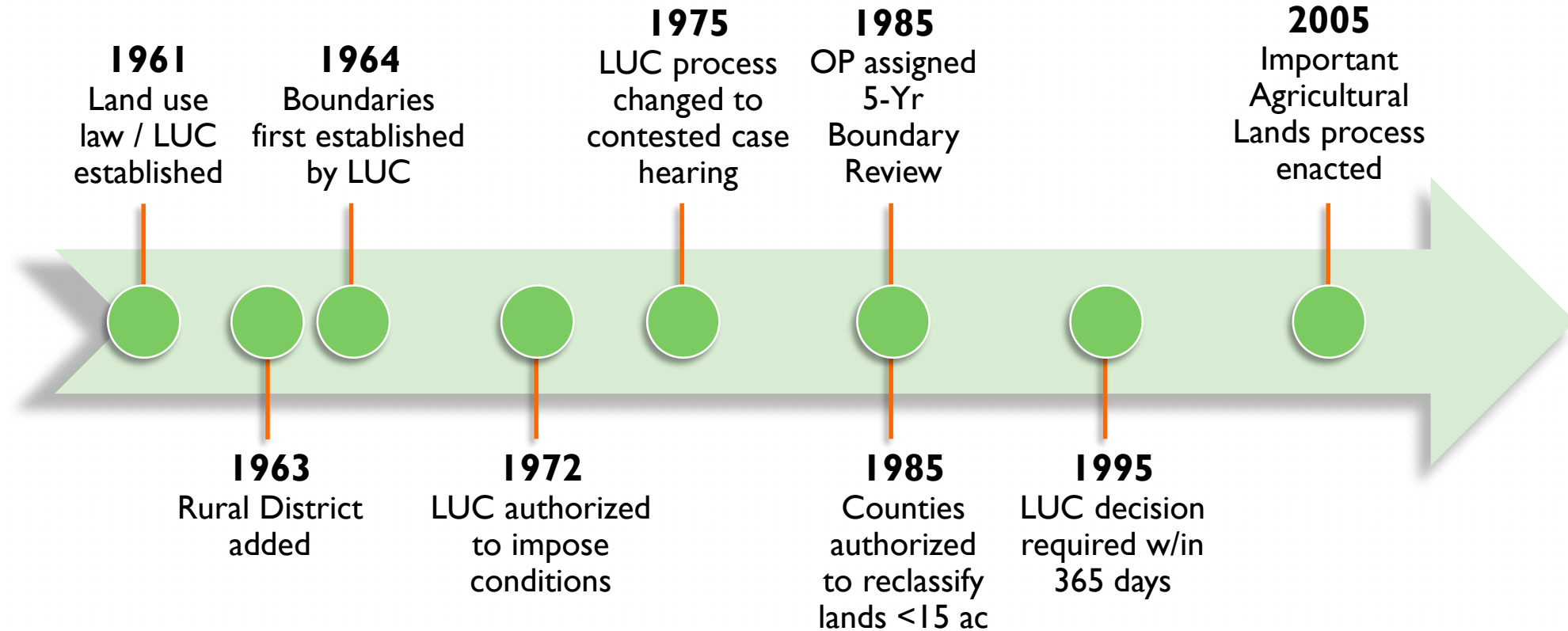
declaratory rulings

4

Counties **enforce** uses in urban, rural, and
agricultural districts

statewide land use system

CHANGES IN LAND USE LAW



statewide land use system

STATE COMPONENT

State planning

- Hawaii State Plan
- State Functional Plans

State land use management

- State Land Use Law [LUC]
- State Conservation District Use [DLNR]

State agency plans

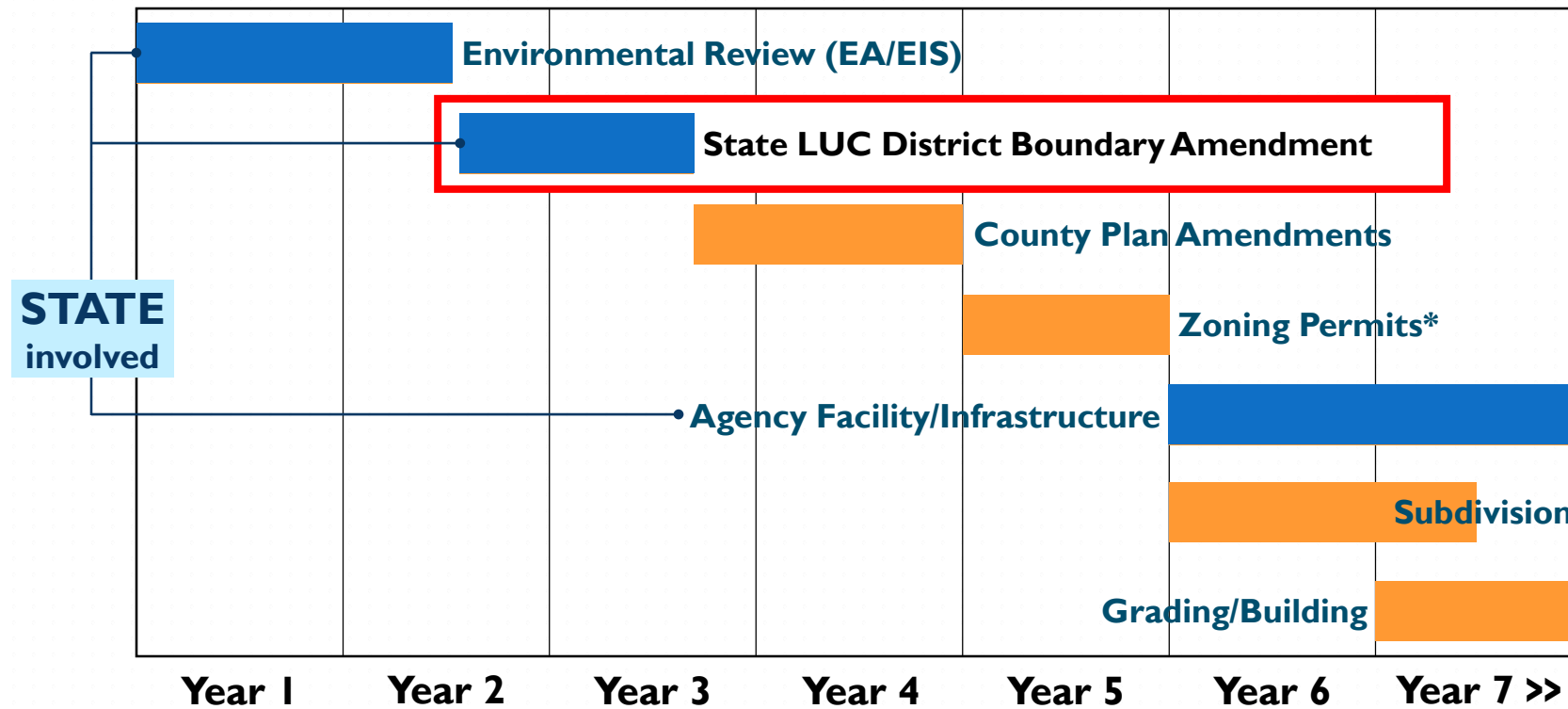
- Long-range and program plans
- Capital improvement plans

State agency permits

- Environmental permits
- Facility permits

statewide land use system

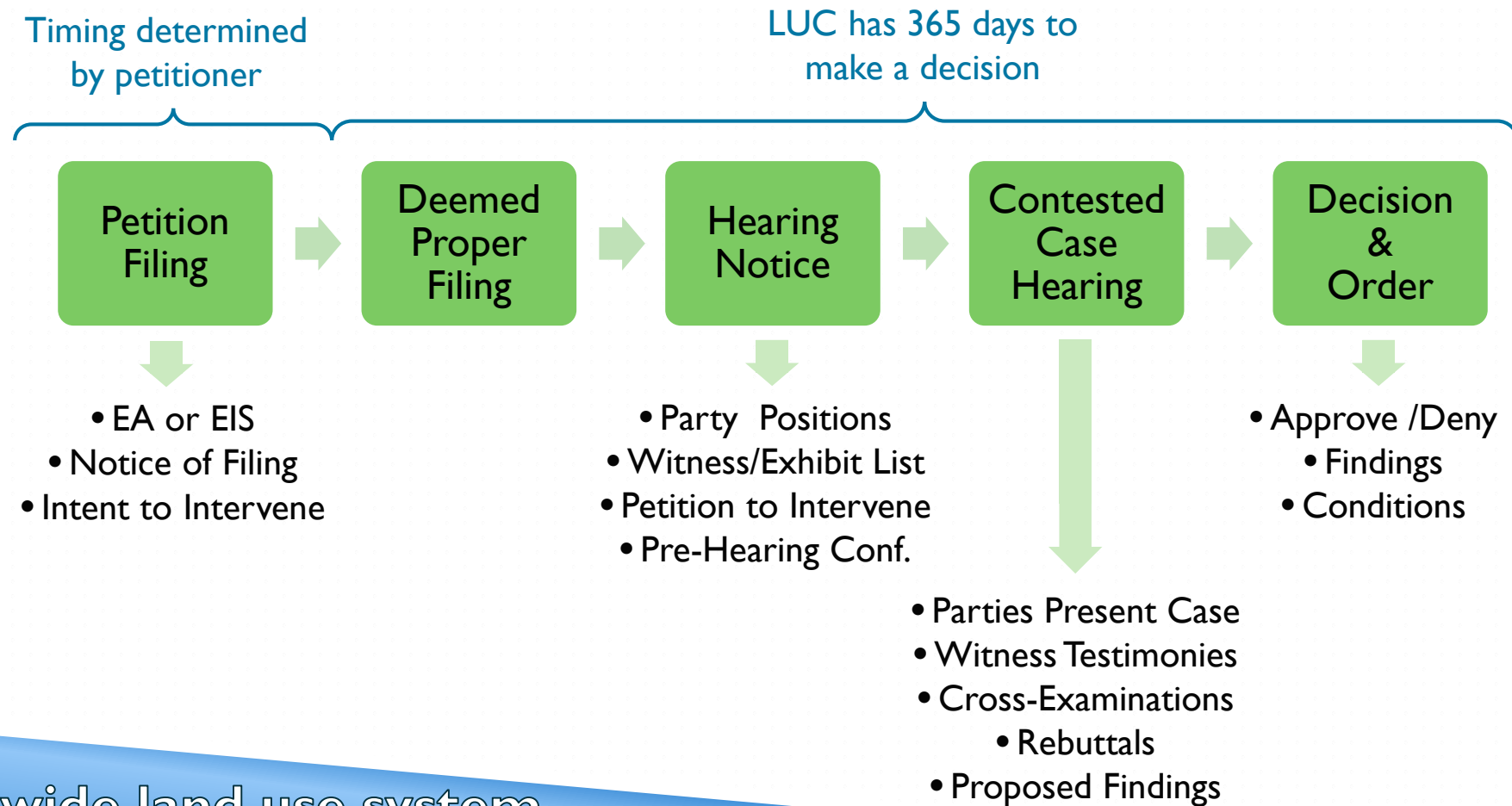
PROJECT APPROVAL PROCESS



* SMA, Zoning, Planned Development, Special District, other





statewide land use system

STATE DISTRICT BOUNDARY AMENDMENTS

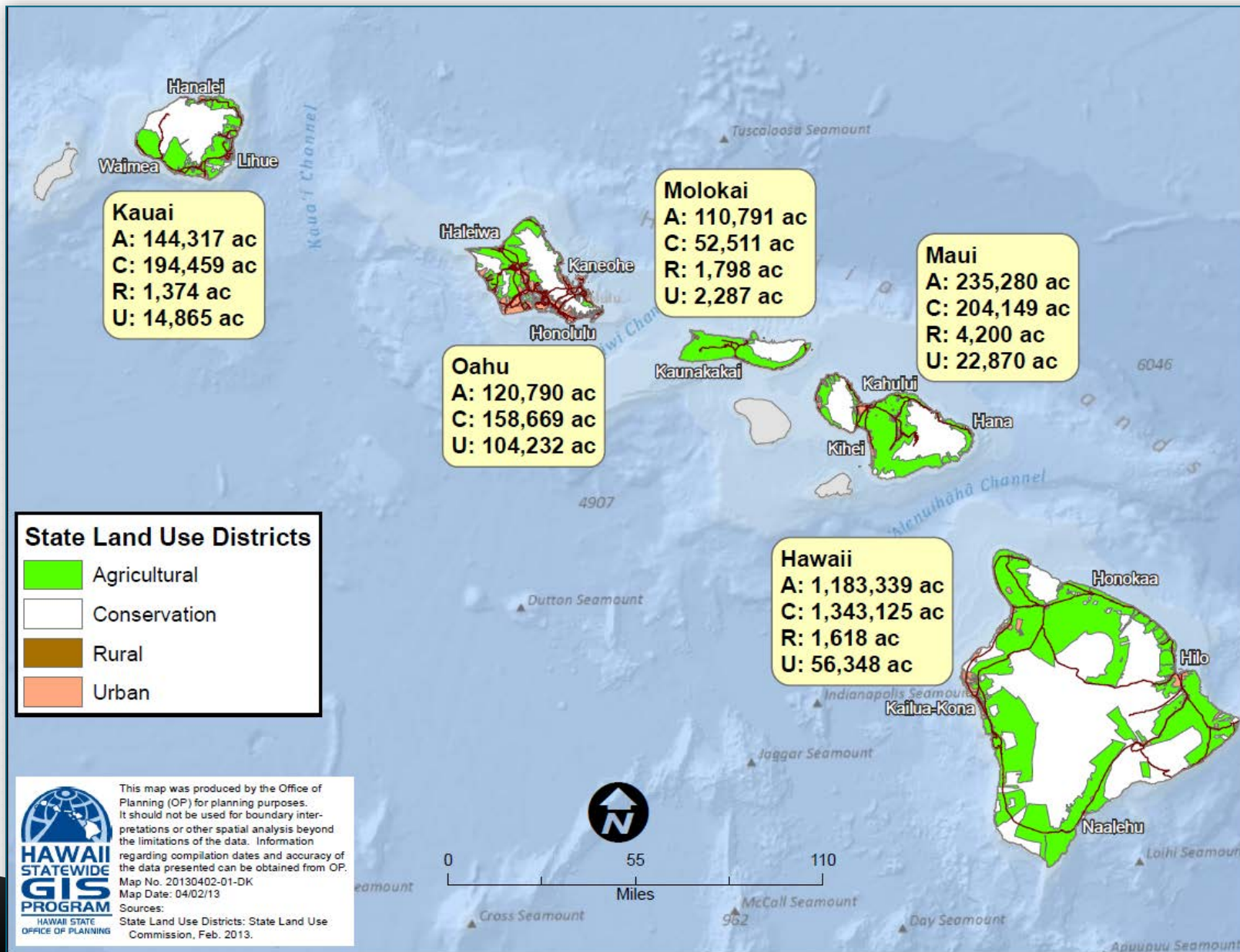


statewide land use system

LAND IN STATE LAND USE DISTRICTS

		Statewide		
		1969	2013	Change
	Urban	3.4%	4.9%	↑
	Rural	0.2%	0.3%	↑
	Agricultural	47.6%	45.8%	↓
	Conservation	48.9%	49.0%	↑

statewide land use system



STATE LAND USE REVIEW TASK FORCE

Office of Planning

City DPP

Hawaii Planning

State DOT

State DLNR

Waikiki Improvement Assn

American Planning Assn

Land Use Research Foundation

Building Industry Assn

Outdoor Circle

State Senate

Land Use Commission

Maui Planning

Kauai Planning

State Dept of Agriculture

State DBEDT

Hawaii Farm Bureau

American Institute of Architects

Chamber of Commerce

Sierra Club

Office of Hawaiian Affairs

House of Representatives

stakeholder input to review

COMMUNITY & STAKEHOLDER MEETINGS



Nov 2014 to Mar 2015

14 public & stakeholder meetings

258 meeting attendees

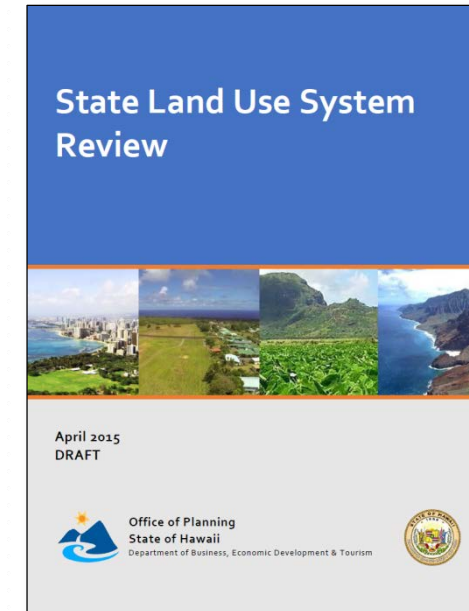
Participants were asked about experiences with the land use system and for ideas to improve the system

stakeholder input to review

PUBLIC REVIEW DRAFT REPORT

► Table of contents:

- Chapter 1: **Introduction**
- Chapter 2: **Land Use Planning in Hawaii**
- Chapter 3: **Preferences for a Desired Land Use System for Hawaii**
- Chapter 4: **Analysis of Land Use System Issues**
- Chapter 5: **Proposed Improvements to Hawaii's Land Use System**
- Chapter 6: **Summary Observations and Conclusions**



statewide input

PUBLIC REVIEW PERIOD ENDS MAY 31



Public Review Draft available on website:
<http://planning.hawaii.gov/lud/state-land-use-review/>

Questions

Comments

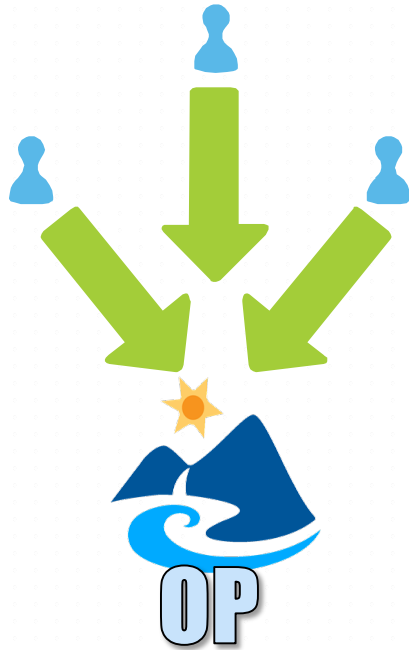
Concerns

Ways to submit comments:

1. **Digitally on website**
2. **Email: lud@dbedt.Hawaii.gov**
3. **Mail: Office of Planning, PO Box 2359, Honolulu, HI 96804-2359**

statewide input

WHAT'S NEXT



► **Comments due May 31, 2015**

- Comments to be addressed in Final report to be prepared by OP.
- Final report to be completed by July 2015.

statewide input

STATE OF HAWAII
OFFICE OF PLANNING

Mahalo!



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