A background image of a misty, mountainous landscape with a body of water in the foreground, reflecting the surrounding greenery and fog. The scene is serene and atmospheric, with soft lighting and a cool color palette of blues, greens, and greys.

# State of Hawaii Office of Planning

## FIVE-YEAR BOUNDARY REVIEW

February 2014



# State Land Use Law Act 187, SLH 1961

- **Original Intent:**

“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.”

- **Land Use Districts:**

- Urban, Agricultural, Conservation, Rural (1963)
- Agricultural District was the catch-all district

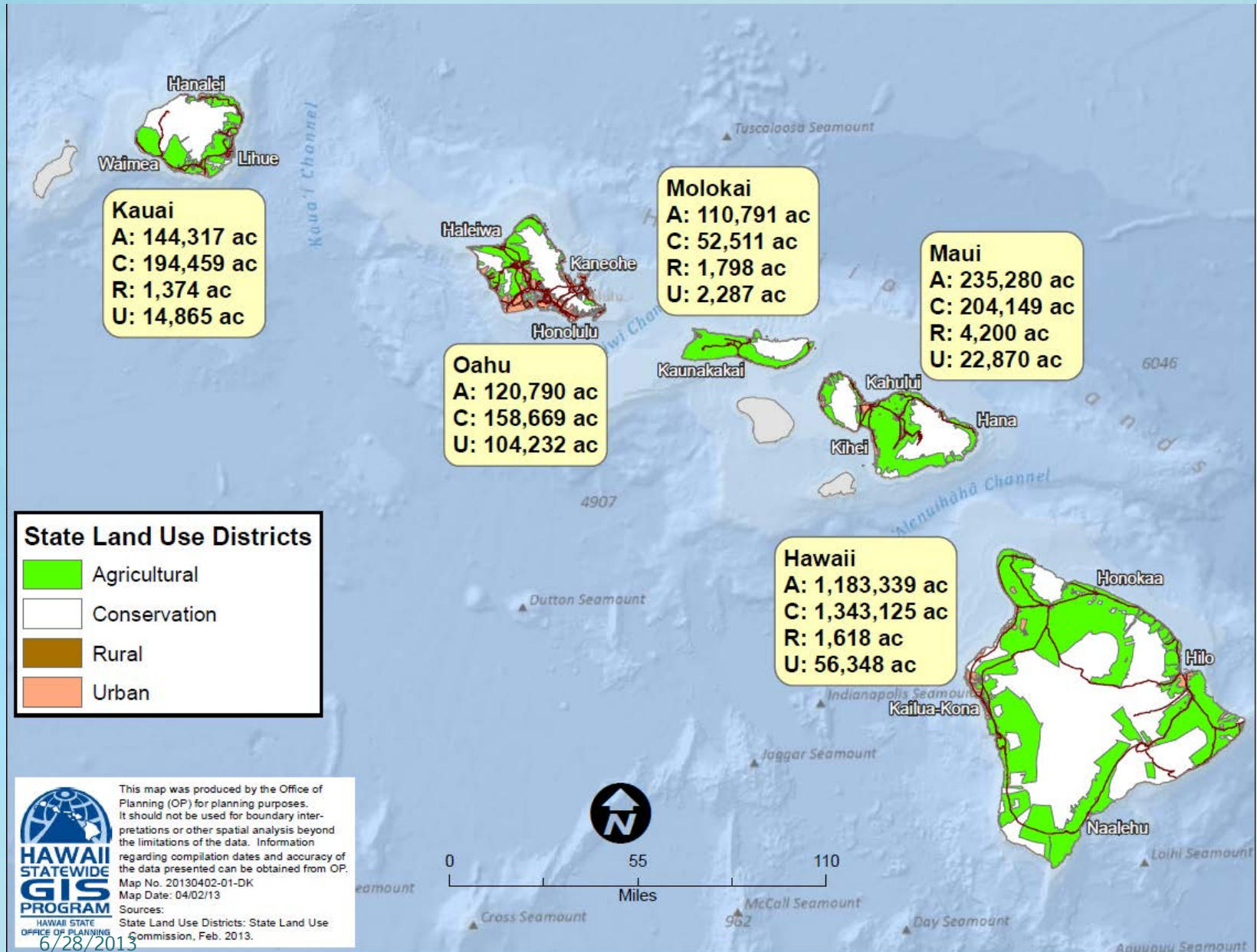
# State Land Use Commission

Ensure orderly growth of the State by protecting and encouraging the use of lands for long term public benefit.

## Office of Planning's Role

Coordinate and present the State's position in  
LUC proceedings --  
*Boundary petitions, Declaratory Rulings,  
Special Permits, IAL*

# State Land Use Districts (Feb 2013)



# State Land Use Law Act 187, SLH 1961

- Initial Role of Land Use Commission
  1. Determine boundaries
  2. Decide on proposed amendments
  3. Conduct periodic, comprehensive reviews of classification and districting of all lands

# Five-Year Boundary Reviews

- 1969 : LUC w/EDAW planners
- 1974 : LUC w/MKGKY planners
- 1990 : OP w/Wilson Okamoto, John Ford, Munekiyo, others
  - 2 years of studies
  - 4 years of boundary amendments



# Five-Year Boundary Reviews

## Resulting Changes in Land Use Districts

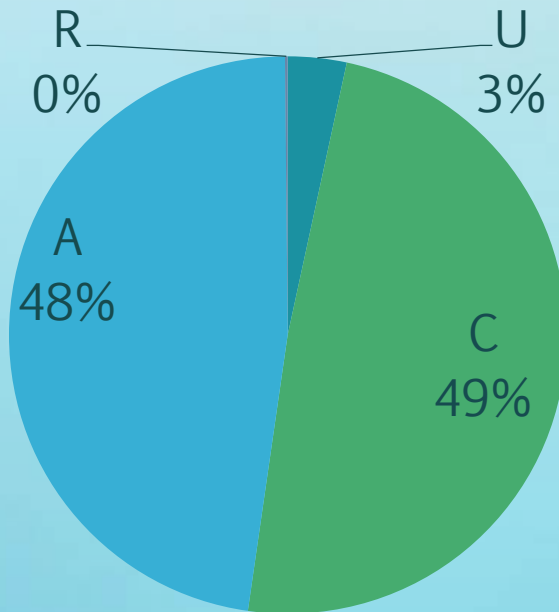
(in acres)

	<u>CONSERVATION</u>	<u>AGRICULTURAL</u>	<u>URBAN</u>	<u>RURAL</u>
• 1969 :	+148,000	-159,000	+12,000	-1,000
• 1974 :	-9,000	+8,000	+1,000	0
• 1990 :	+15,000	-23,000	+8,000	0

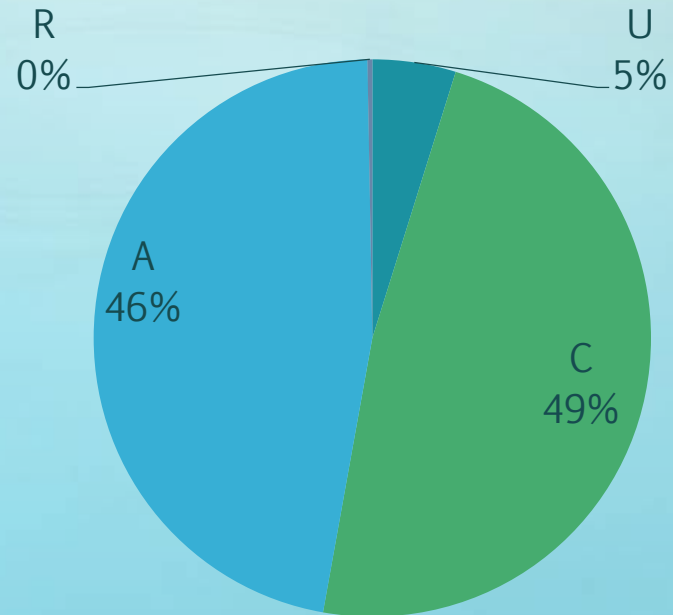


# State Land Use Classifications

1969



2013



# HRS Section 205-18

## Periodic review of districts

“The office of planning shall undertake a review of the classification and districting of all lands in the State, within five years from December 31, 1985, and every fifth year thereafter. The office shall focus its efforts on reviewing the Hawaii state plan, county general plans, and county development and community plans. Upon completion of the five-year boundary review, the office shall submit a report of the findings to the commission. The office may initiate state land use boundary amendments which it deems appropriate to conform to these lands. The office may seek assistance of appropriate state and county agencies and may employ consultants and undertake studies in making this review.” (emphases added)

# OP Five-Year Boundary Review 2014


## Phase 1

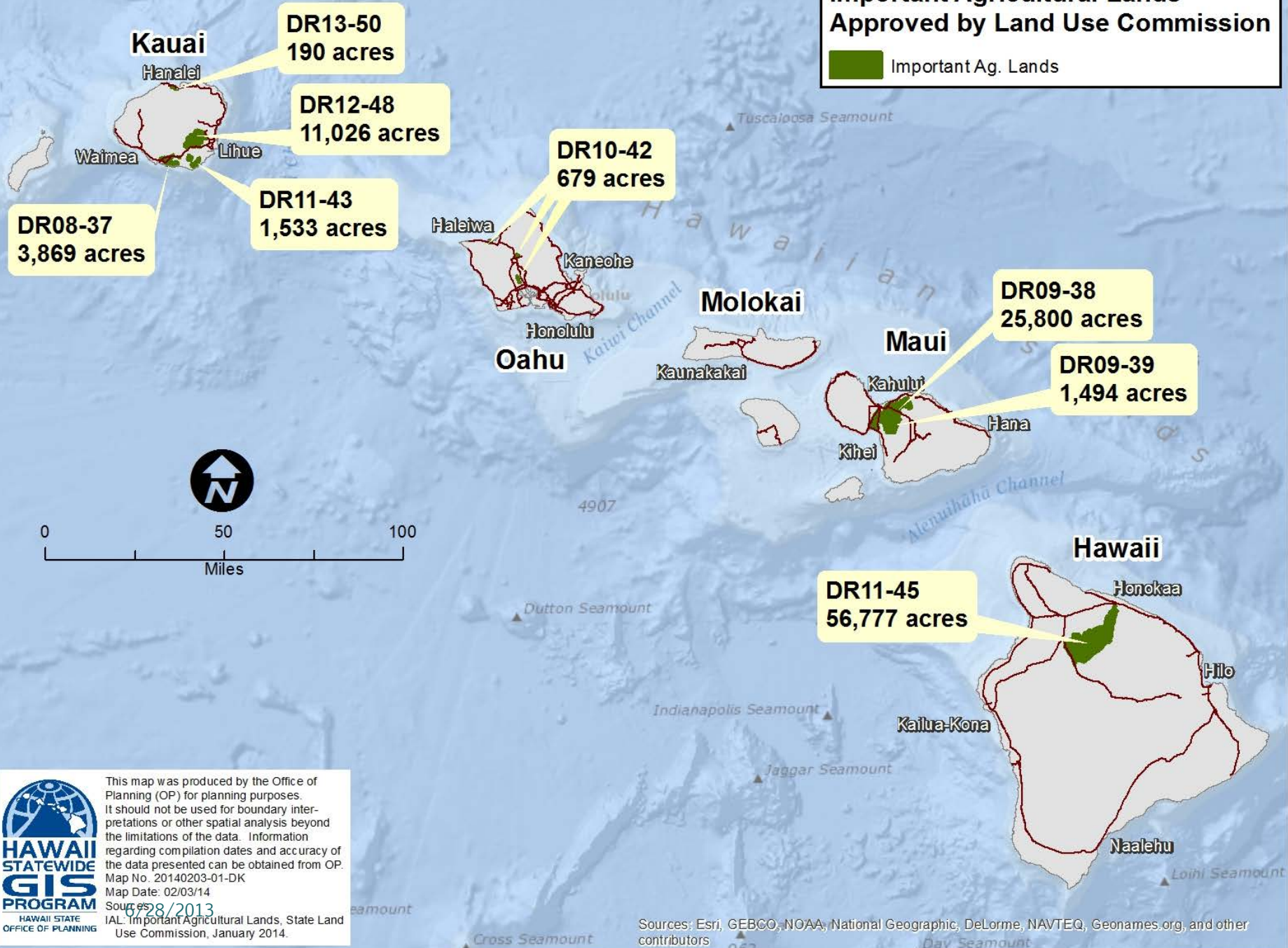
- Conduct the periodic review per HRS Section 205-18, but without pursuing any boundary amendments.
- Use OP's GIS maps and data files for analysis and presentation. Focus on:
  - Urban growth boundaries identified by counties compared to State Urban District
  - Agricultural lands productivity  
ALISH, LSB, NRCS soil ratings
  - IAL designations approved  
(100,000+ acres)





## Important Agricultural Lands Approved by Land Use Commission

 Important Ag. Lands



This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.

Map No. 20140203-01-DK  
Map Date: 02/03/14  
Source: 07/28/2013  
IAL: Important Agricultural Lands, State Land Use Commission, January 2014.

Sources: Esri, GEBCO, NOAA, National Geographic, DeLorme, NAVTEQ, Geonames.org, and other contributors

# OP Five-Year Boundary Review 2014

## Phase 2

### State Land Use Review

#### PURPOSE

Review the State Land Use District Boundary Amendment process in HRS Chapter 205 and provide recommendations to the State Land Use Commission, Governor and the Legislature to improve its efficiency and effectiveness without compromising the original intent of the law.

# OP Five-Year Boundary Review 2014

## Phase 2

### State Land Use Review

Concerns raised over the years:

1. Project-by-project review is not good planning
2. Time-consuming, costly process
3. Over-emphasis on narrowly-focused, often heated public hearings
4. Reliance on litigation to resolve planning and zoning

# OP Five-Year Boundary Review 2014

## Phase 2

### State Land Use Review

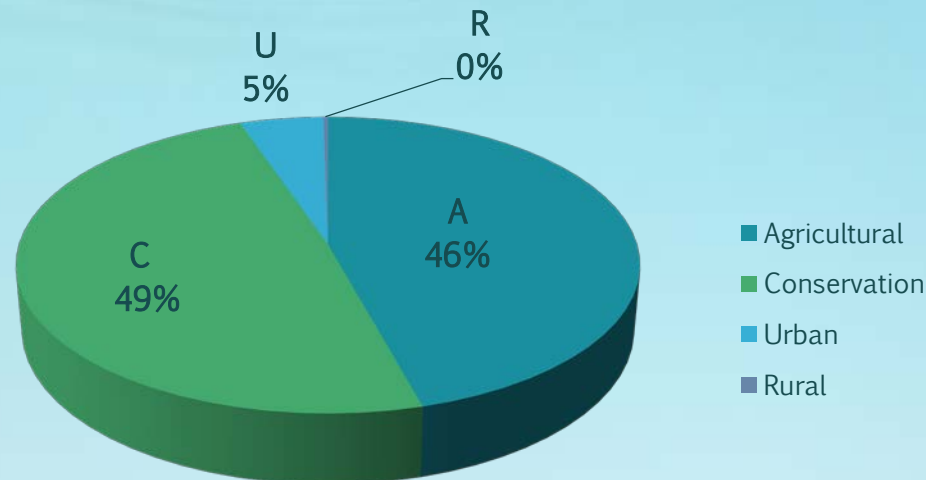
Concerns raised over the years (cont.):

5. Uncertainty on what is permissible
6. Confusion on allowable uses of Agricultural District
7. Duplicative State and county reviews
8. Process does not provide long range comprehensive planning and coordination between State and county land use and capital program planning

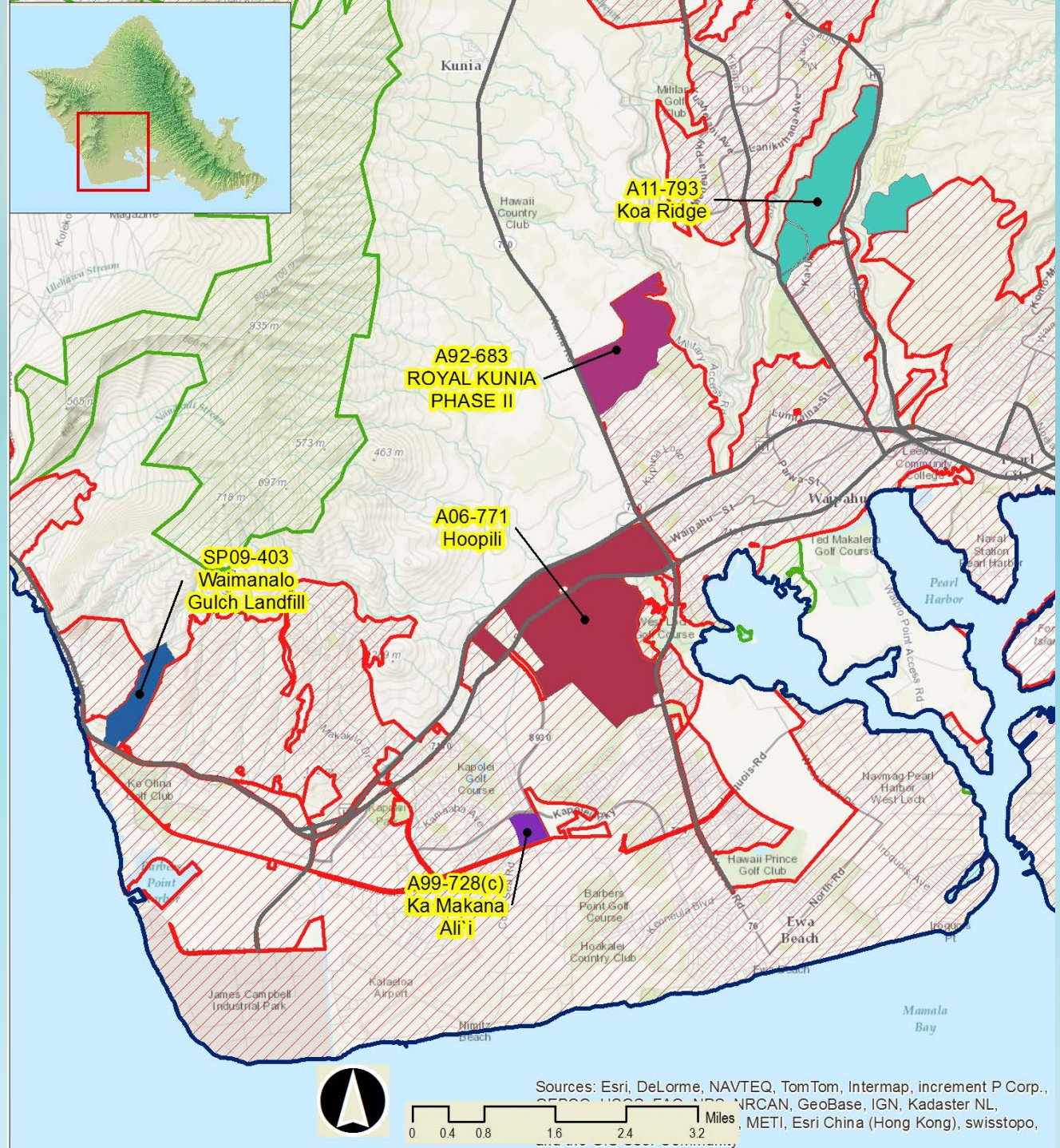


# Lands in State Land Use Districts 2013

	<u>Acres</u>	<u>Percent</u>
Conservation	2,022,299	49.0
Agricultural	1,885,004	45.8
Urban	205,036	4.9
Rural	11,054	0.3



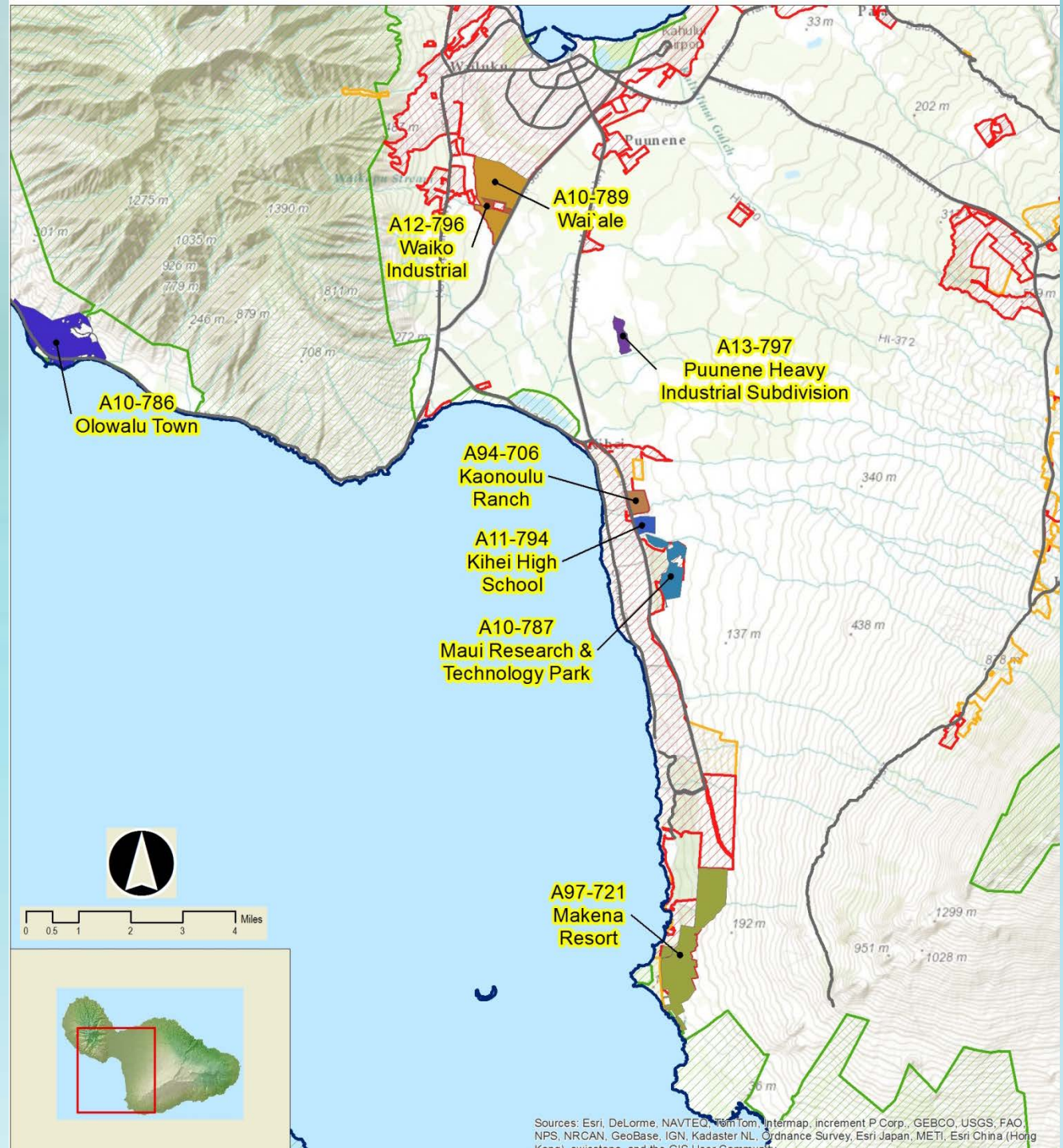
# City & County of Honolulu



6/28/2013



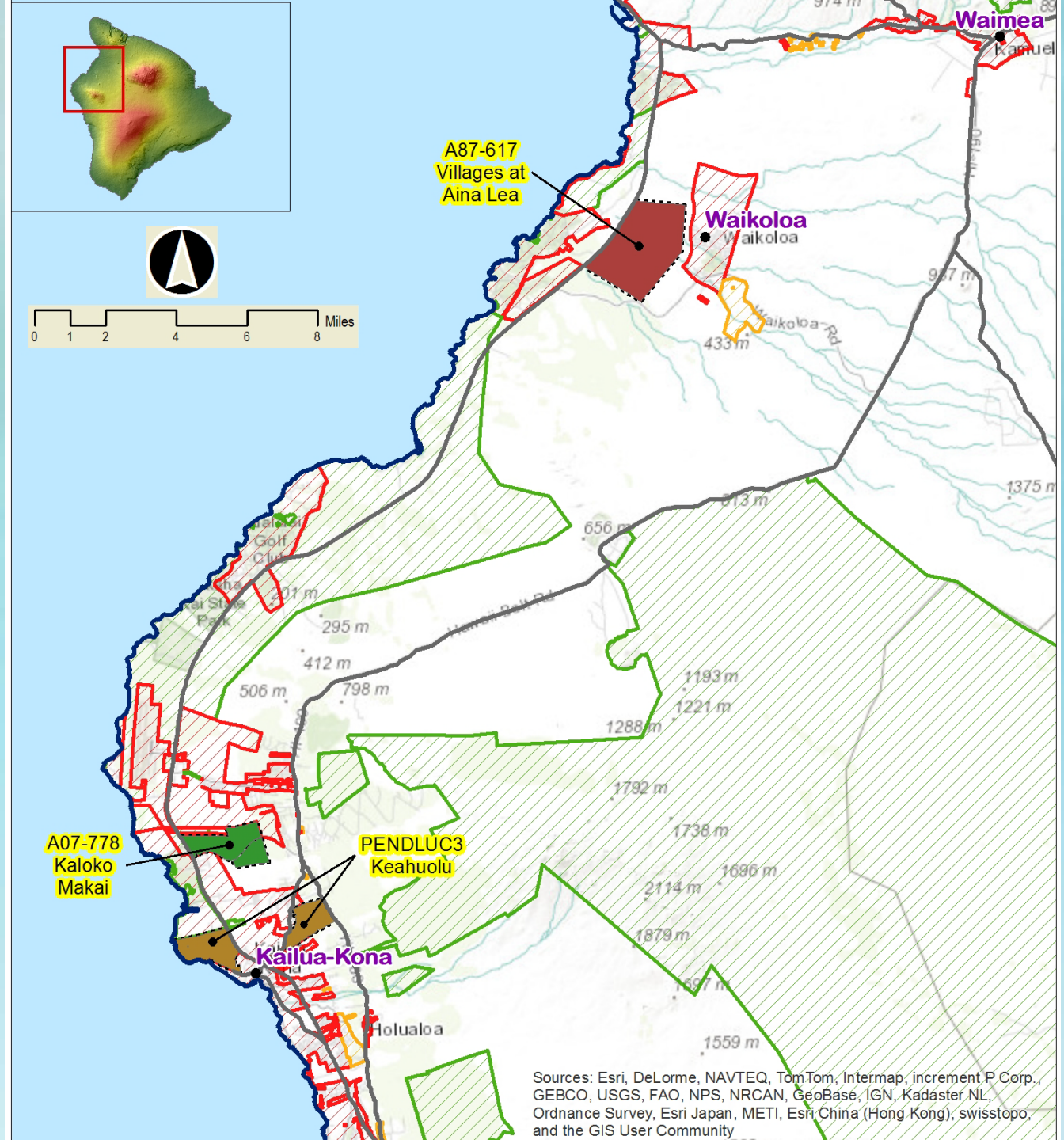
# County of Maui



6/28/2013

# County of Hawaii

6/28/2013





# OP Five-Year Boundary Review 2014

## Phase 2

### State Land Use Review

1. **Desired Outcome:** A more efficient and effective process without compromising the original intent of the law.
2. **Means:** Convene a task force of diverse stakeholders, including county planning, public and private interests to discuss and develop recommendations.
3. Review past efforts to revise the land use system (1994, 1997, 2005, and 2006).

# OP Five-Year Boundary Review 2014

## Schedule

- Phase 1 GIS analysis by mid-2014
- Phase 2 Task Force Review by early 2015
- Consider potential legislation

# *Mahalo!*

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