

The background of the slide is a soft-focus photograph of a mountain landscape. In the foreground, a calm body of water reflects the surrounding environment. The middle ground shows a dense forest of evergreen trees along the shoreline. In the background, misty, rolling mountains rise against a pale, overcast sky. The overall color palette is dominated by cool blues, greens, and greys, creating a serene and naturalistic atmosphere.

State of Hawaii
Office of Planning

State Land Use District Boundary Amendment Review

State Land Use Review Task Force
April 3, 2014

Presentation Agenda

1. Hawaii State Land Use Law - History and Major Changes
2. Major Development Approvals in Hawaii
3. Land Use District Boundary Amendment Process

State Land Use Law (HRS Ch. 205)

Historical Perspective

- Act 187 enacted in 1961 (Statehood in 1959)
- Strong central government (Gov. Burns era)
- Unprecedented population and economic growth
- Real estate speculation
- Urban sprawl without adequate service facilities
- Development on limited prime agricultural lands
- Land Use Law's Declaration of Purpose:
 - “... in order to preserve, protect, and encourage the development of the lands in the State for those uses to which they are best suited, the power to zone should be exercised by the State....” (See L. 1961, c. 187, § 1)

State Land Use Law Act 187, SLH 1961

Initial Role of Land Use Commission:

1. Determine boundaries
(Urban, Agricultural, Conservation, Rural)
2. Decide on proposed amendments
(quasi-legislative)
3. Conduct periodic, comprehensive reviews
of classification and districting of all lands
(1969 and 1975)

State Land Use Commission

HRS Chapter 205

Current Role of LUC:

- Nine-members, appointed , voluntary
- Decides on:
 1. Petitions to amend State land use districts (quasi-judicial)
 2. Special permits > 15 acres in Ag/Rural
 3. Declaratory Rulings
 4. Designation of Important Agricultural Lands (IAL)

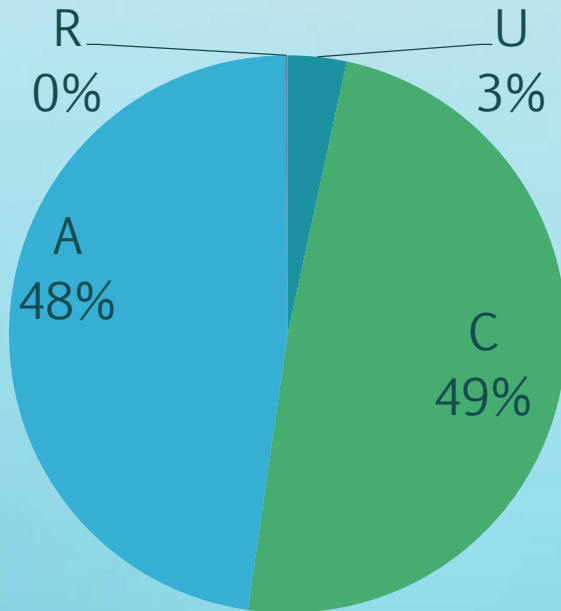
State Land Use Districts

HRS §205-2

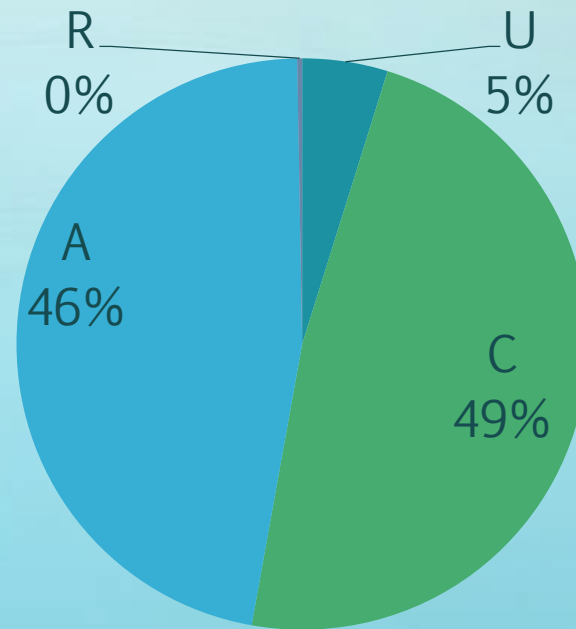
- | | | |
|----------------|--------------------------------|------------------|
| • Urban | City-like uses | County |
| • Conservation | Forest reserves, watersheds | State DLNR |
| • Agricultural | Cultivation, other | State, County |
| • Rural (1963) | Small farms, residential | State, County |

State Land Use Classifications

1969

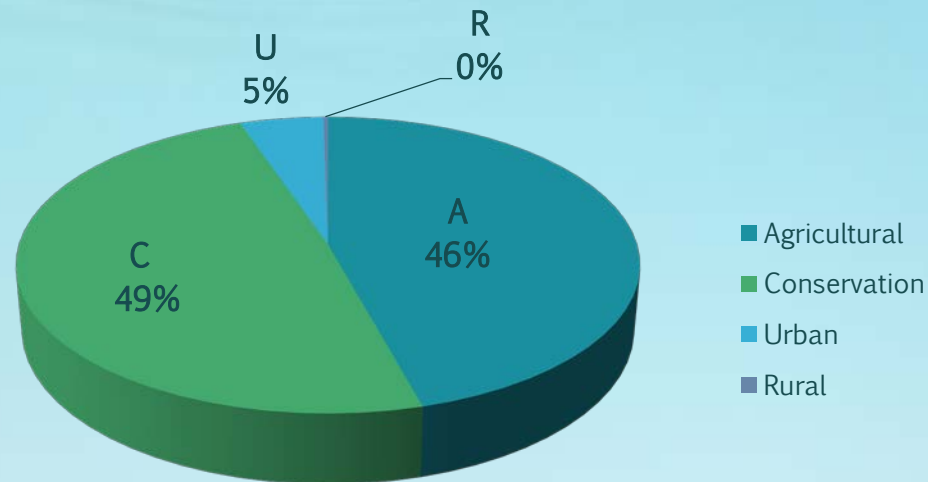


2014



Lands in State Land Use Districts 2014

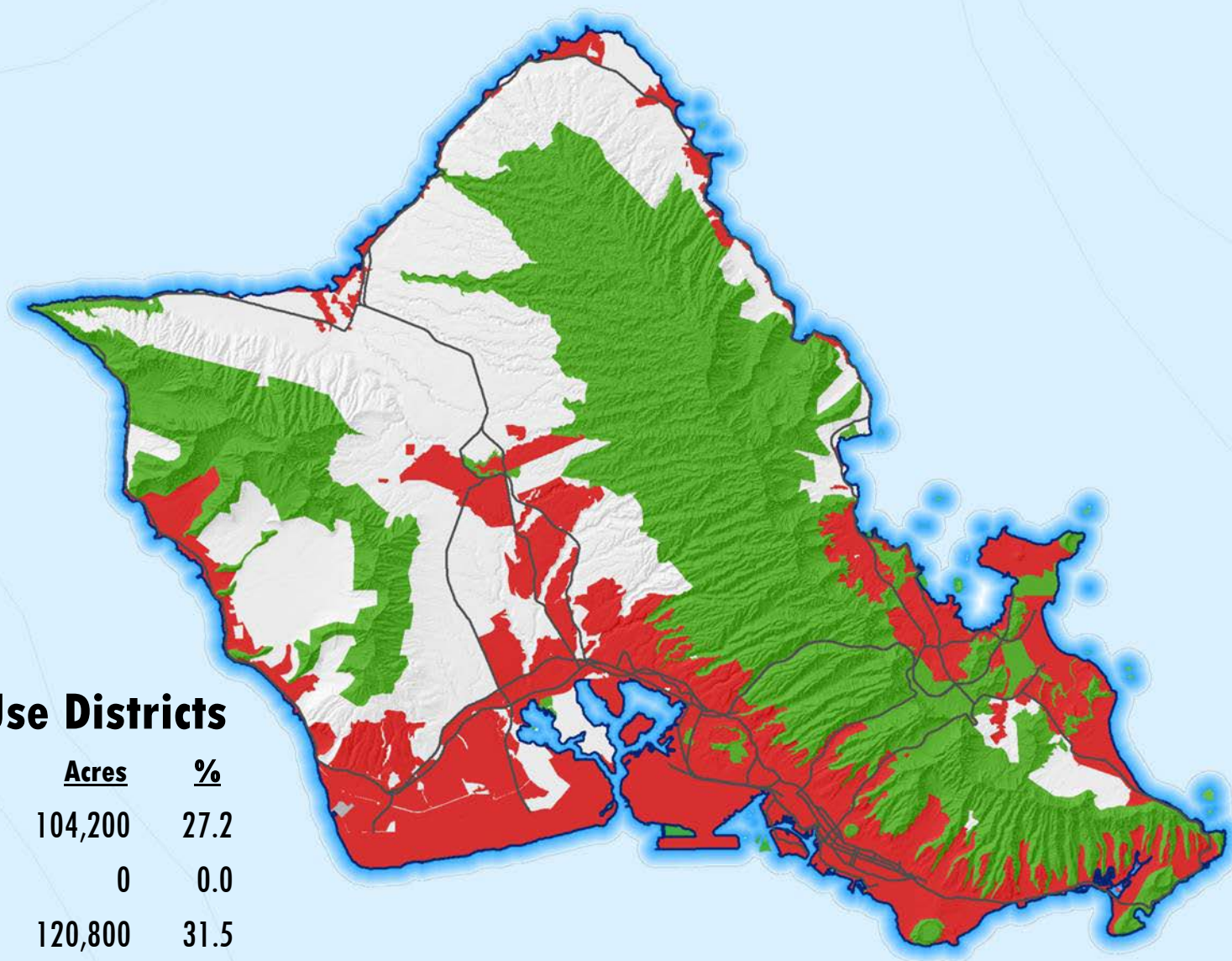
| | <u>Acres</u> | <u>Percent</u> |
|--------------|--------------|----------------|
| Conservation | 2,022,300 | 49.1 |
| Agricultural | 1,885,300 | 45.7 |
| Urban | 203,700 | 4.9 |
| Rural | 11,100 | 0.3 |



OAHU

State Land Use Districts

| | <u>Acres</u> | <u>%</u> |
|--------------|--------------|----------|
| Urban | 104,200 | 27.2 |
| Rural | 0 | 0.0 |
| Agricultural | 120,800 | 31.5 |
| Conservation | 158,700 | 41.4 |

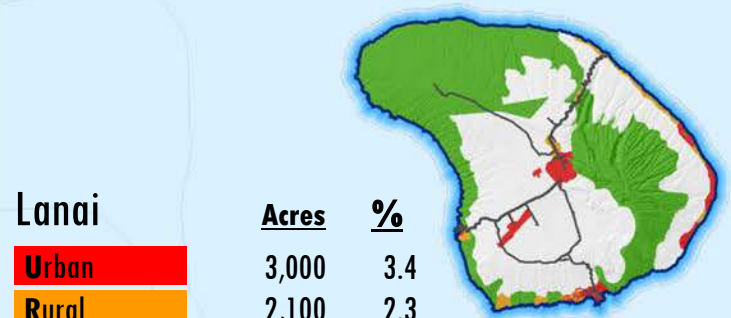


Source: State land use districts, Land Use Commission, March 2014



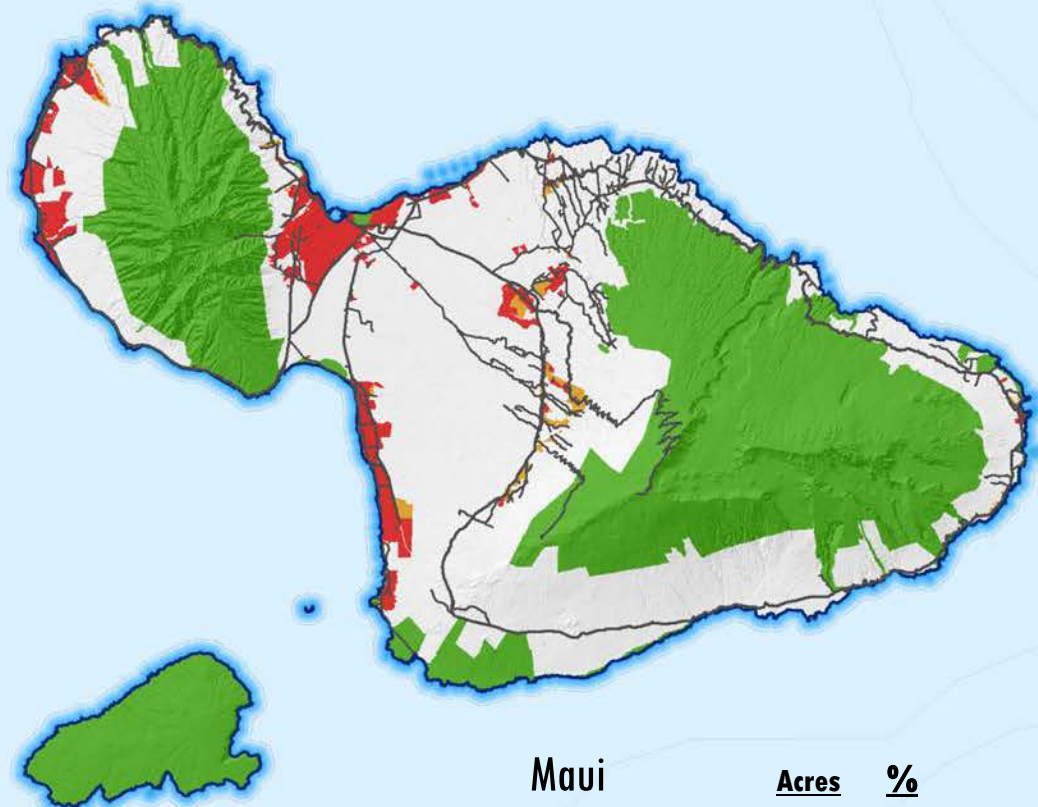
Molokai

| | <u>Acres</u> | <u>%</u> |
|--------------|--------------|----------|
| Urban | 2,300 | 1.4 |
| Rural | 1,800 | 1.1 |
| Agricultural | 110,800 | 66.2 |
| Conservation | 52,500 | 31.4 |



Lanai

| | <u>Acres</u> | <u>%</u> |
|--------------|--------------|----------|
| Urban | 3,000 | 3.4 |
| Rural | 2,100 | 2.3 |
| Agricultural | 44,600 | 49.4 |
| Conservation | 40,600 | 44.9 |



Maui

| | <u>Acres</u> | <u>%</u> |
|--------------|--------------|----------|
| Urban | 22,900 | 4.9 |
| Rural | 4,200 | 0.9 |
| Agricultural | 235,400 | 50.4 |
| Conservation | 204,100 | 43.7 |



Kahoolawe

| | |
|--------------|------------|
| Conservation | 28,600 ac. |
|--------------|------------|

MAUI COUNTY

State Land Use Districts

Source: State land use districts, Land Use Commission, March 2014

HAWAII

State Land Use Districts

| | <u>Acres</u> | <u>%</u> |
|--------------|--------------|----------|
| Urban | 56,300 | 2.2 |
| Rural | 1,600 | 0.1 |
| Agricultural | 1,183,300 | 45.8 |
| Conservation | 1,343,100 | 52.0 |

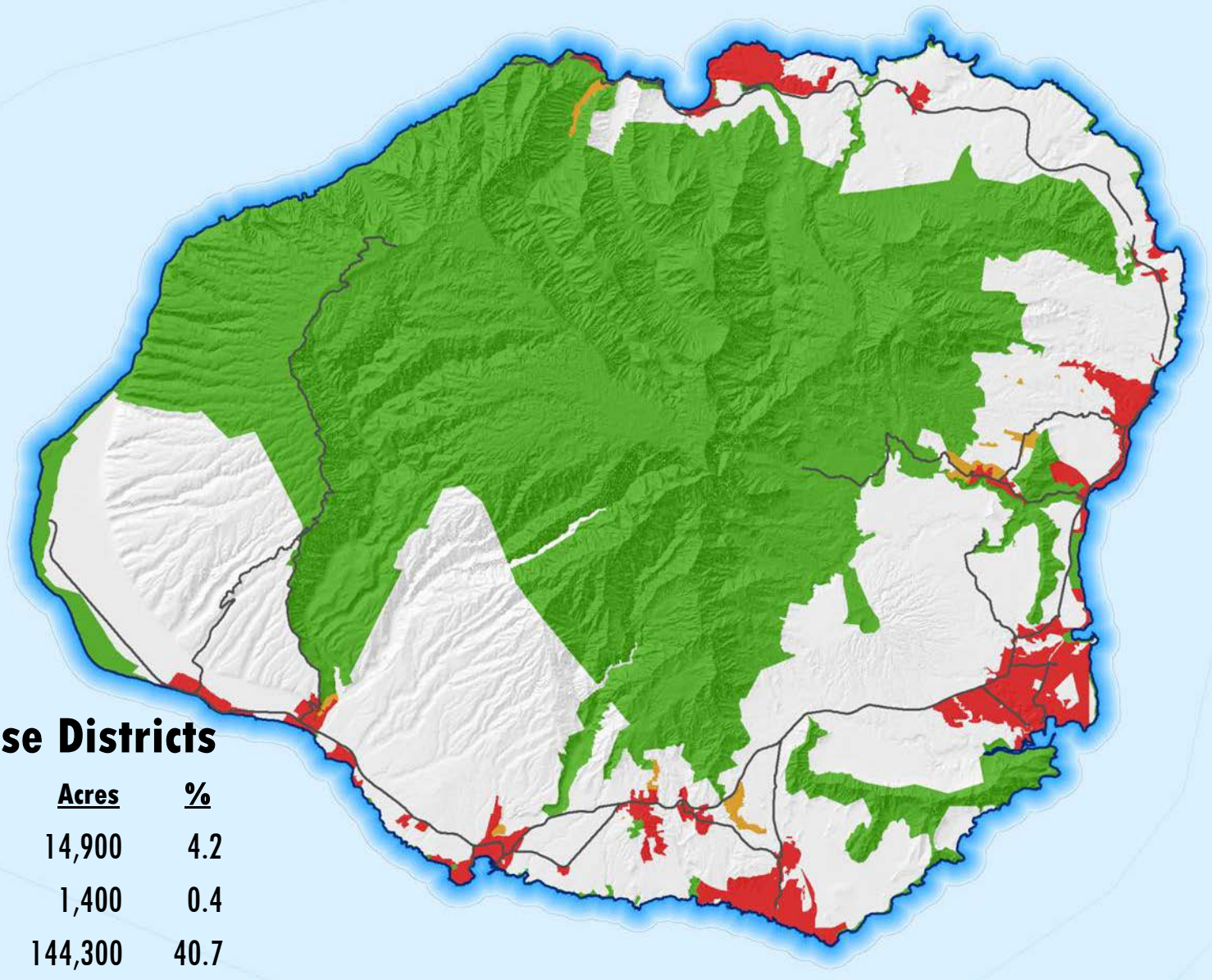
Source: State land use districts, Land Use Commission, March 2014



KAUAI

State Land Use Districts

| | <u>Acres</u> | <u>%</u> |
|---------------------|--------------|----------|
| Urban | 14,900 | 4.2 |
| Rural | 1,400 | 0.4 |
| Agricultural | 144,300 | 40.7 |
| Conservation | 194,500 | 54.8 |



Source: State land use districts, Land Use Commission, March 2014

Major Changes to State Land Use Law

- 1963 – Rural District added
- 1964 – Boundaries established by LUC
- 1972 – LUC authorized to impose conditions
- 1975 – Town Decision – contested case hearings required.
- 1985 – OP assigned 5-Year Boundary Review
- 1995 – LUC decision required w/in 365 days
- 2005 – Important Agricultural Lands
- Over the years – Added permissible uses in Agricultural District (increased from 5 to 21)

Land Use Planning in Hawaii

Future Plans

Hawaii State Plan
-Priority Guidelines
-State Agency Plans

County General Plans
Community Plans/
Development Plans

Zoning

Land Use Districts
(U, C, A, R)

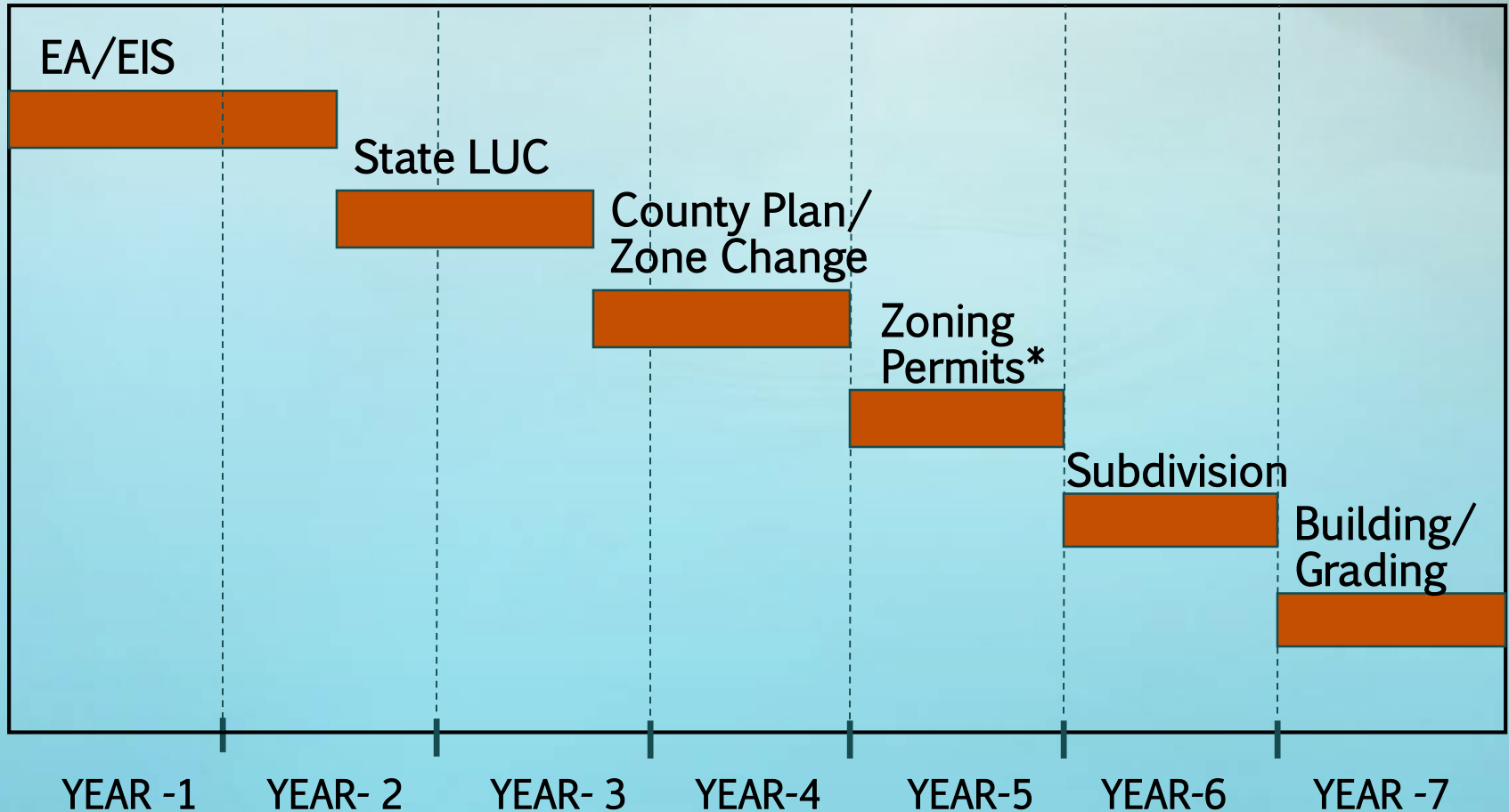
County Zoning

If Not Permitted

State Land Use District
Boundary Amendment
Special Permit (Ag/Rural)
Conservation Dist. Use

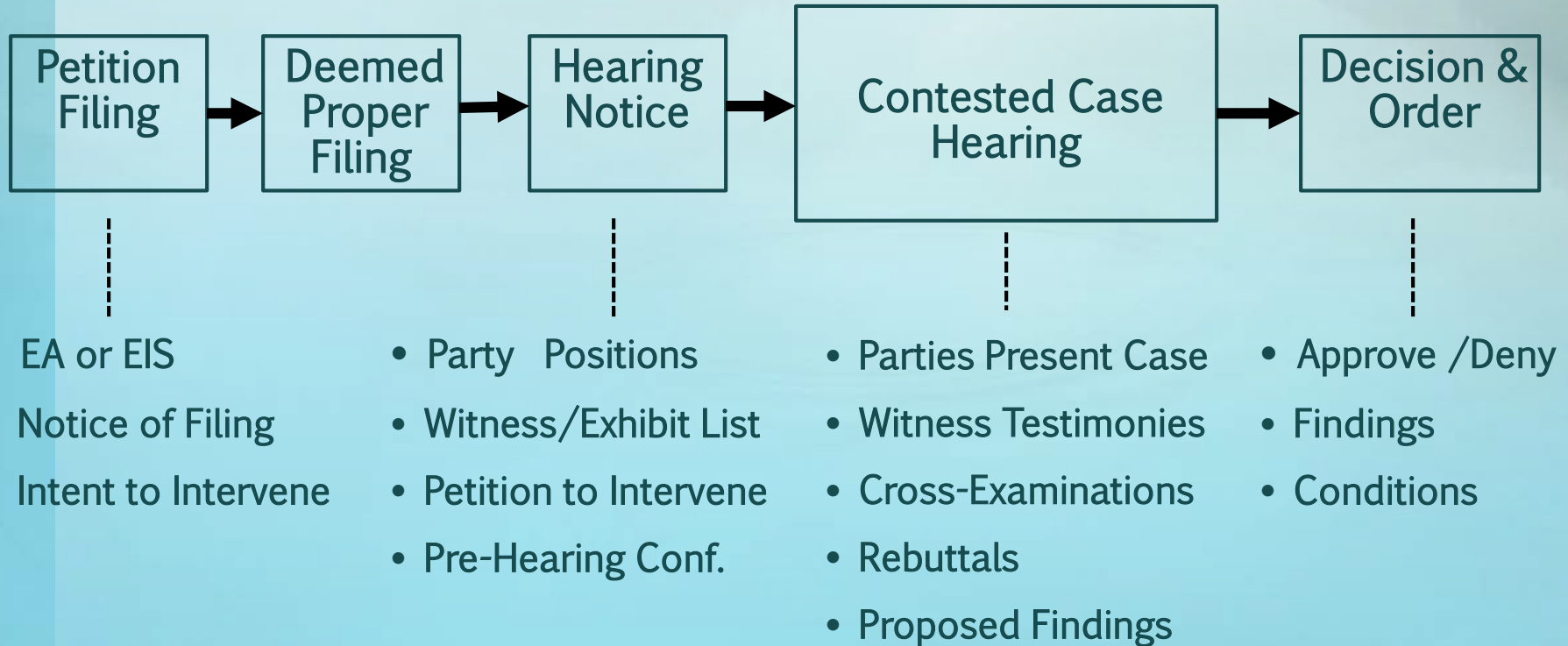
GP/CP Amendment
Zone Change

Permit Approvals for Major Developments in Hawaii



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

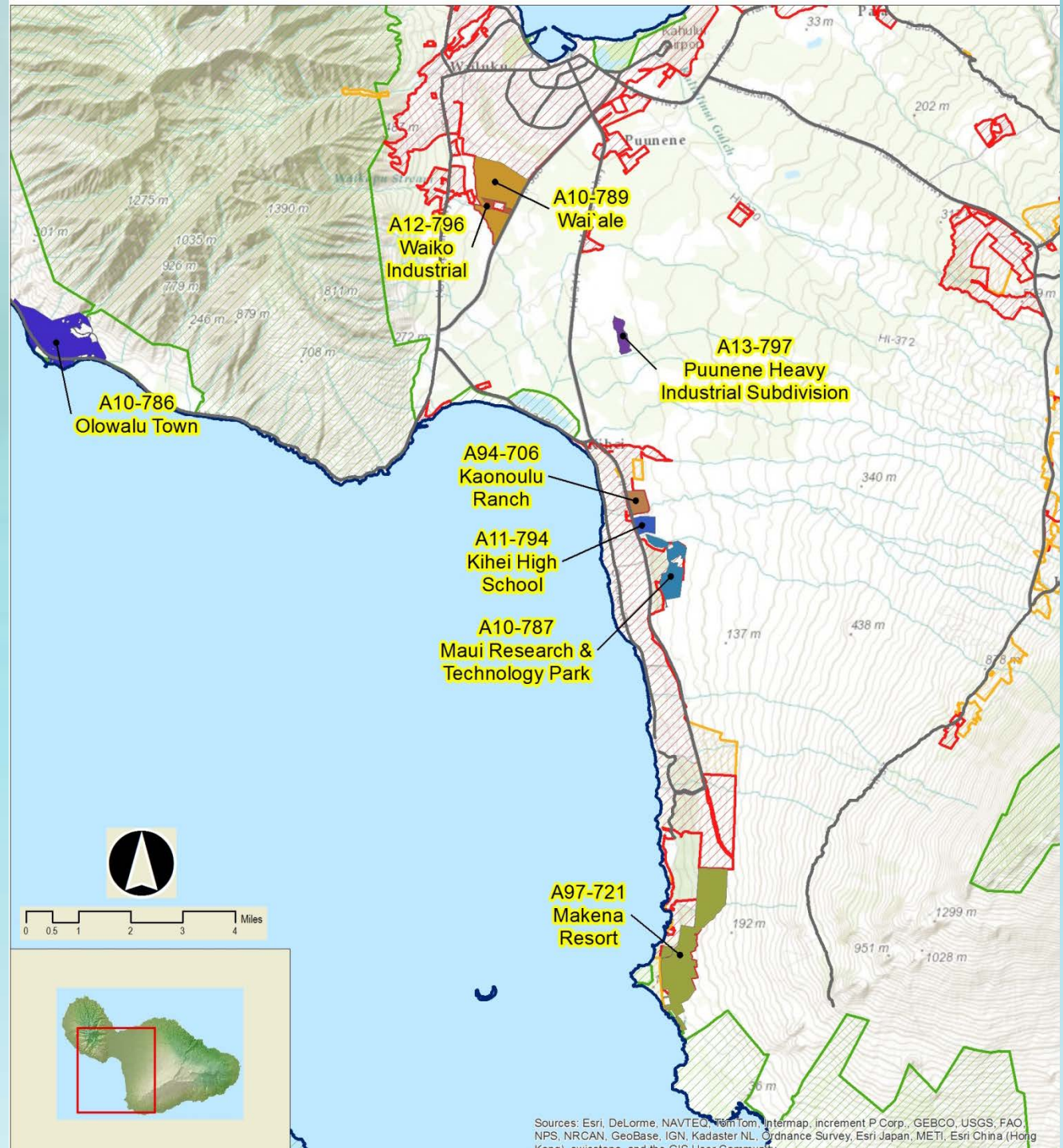
Land Use District Boundary Amendment Process



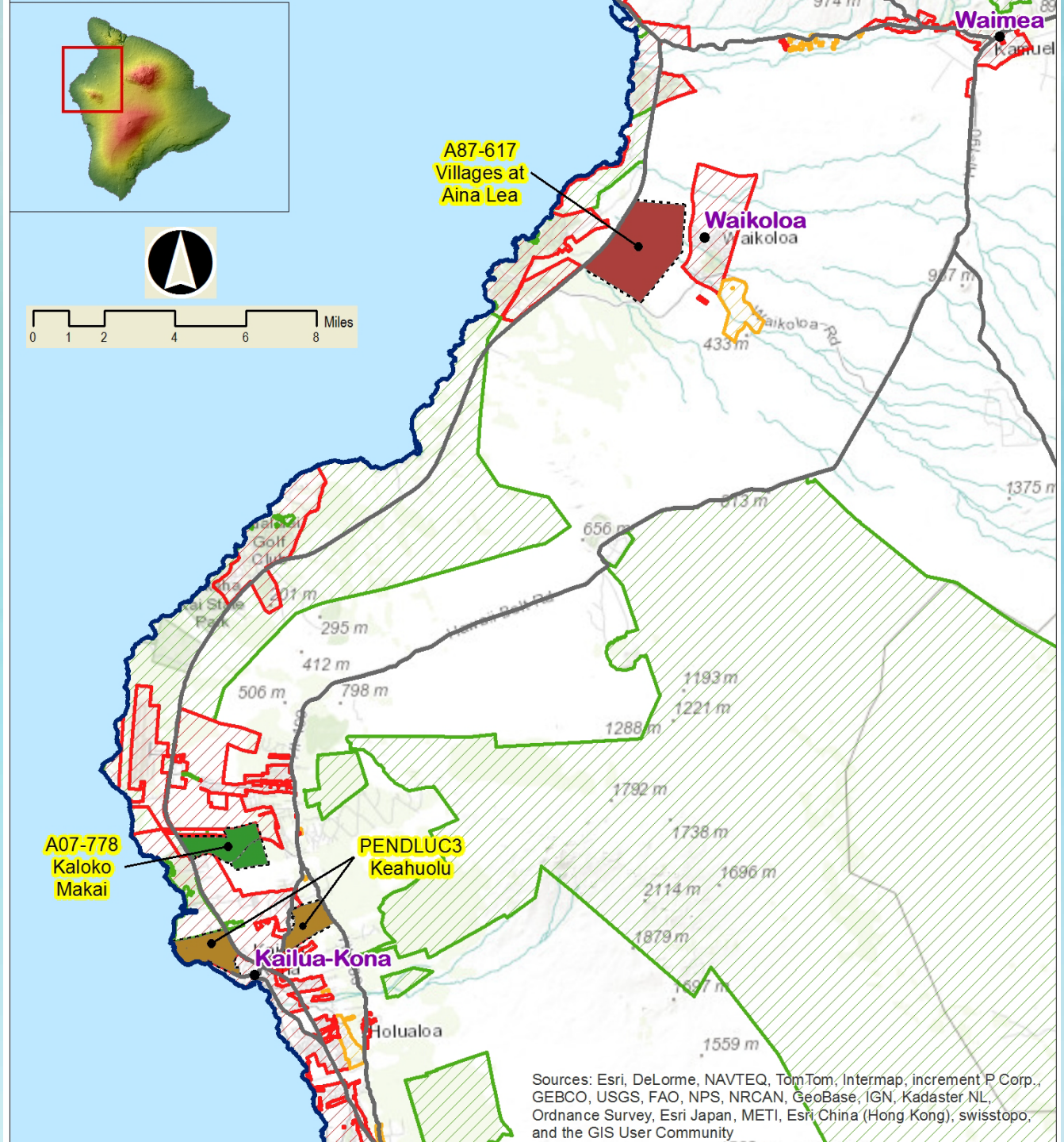
Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USCG, FAO, NOAA, NRCAN, GeoBase, IGN, Kadaster NL, Esri, METI, Esri China (Hong Kong), swisstopo,

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County of Maui



County of Hawaii



Mahalo!

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