State of Hawaii
Office of Planning

FIVE-YEAR BOUNDARY REVIEW

February 2014
Office of Planning (OP)

Planning Division

Coastal Zone Management (CZM) Program

Special Plans Program

Land Use Division

Geographic Information Systems (GIS) Program
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)

Kauai
A: 144,317 ac
C: 194,459 ac
R: 1,374 ac
U: 14,865 ac

Oahu
A: 120,790 ac
C: 158,669 ac
U: 104,232 ac

Molokai
A: 110,791 ac
C: 52,511 ac
R: 1,798 ac
U: 2,287 ac

Maui
A: 235,280 ac
C: 204,149 ac
R: 4,200 ac
U: 22,870 ac

Hawaii
A: 1,183,339 ac
C: 1,343,125 ac
R: 1,618 ac
U: 56,348 ac

This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary inter-pretations 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.: 20130402-01-DK
Map Date: 04/02/13
Sources:
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)

<table>
<thead>
<tr>
<th>Year</th>
<th>Conservation</th>
<th>Agricultural</th>
<th>Urban</th>
<th>Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td>1969</td>
<td>+148,000</td>
<td>-159,000</td>
<td>+12,000</td>
<td>-1,000</td>
</tr>
<tr>
<td>1974</td>
<td>-9,000</td>
<td>+8,000</td>
<td>+1,000</td>
<td>0</td>
</tr>
<tr>
<td>1990</td>
<td>+15,000</td>
<td>-23,000</td>
<td>+8,000</td>
<td>0</td>
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</tbody>
</table>

6/28/2013
State Land Use Classifications

1969

- R: 0%
- U: 3%
- A: 48%
- C: 49%

2013

- R: 0%
- U: 5%
- A: 46%
- C: 49%
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)

6/28/2013
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.

6/28/2013
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

6/28/2013
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

<table>
<thead>
<tr>
<th>Category</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation</td>
<td>2,022,299</td>
<td>49.0</td>
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<tr>
<td>Agricultural</td>
<td>1,885,004</td>
<td>45.8</td>
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<tr>
<td>Urban</td>
<td>205,036</td>
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<tr>
<td>Rural</td>
<td>11,054</td>
<td>0.3</td>
</tr>
</tbody>
</table>

- **46%** Agricultural
- **49%** Conservation
- **5%** Urban
- **0%** Rural

11/12/13
County of Maui
County of Hawaii
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.

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
State of Hawaii
Office of Planning

Mahalo!

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