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# A BILL FOR AN ACT

RELATING TO PLANNING.

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**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. The legislature finds that the phasing out of  
2 the sugar and pineapple industries in Hawaii has caused economic  
3 dislocation and social instability in communities affected by  
4 those changes. Residents of communities who had lost their jobs  
5 often had to travel great distances to work at new jobs, causing  
6 much social and economic dysfunction in those communities.

7           The legislature further finds that economic development  
8 needs to be concentrated as much as possible in defined areas.  
9 New communities, complete with the necessary community  
10 infrastructure such as housing, schools, retail, transportation  
11 access, and other amenities, must be developed close to these  
12 areas of new job creation. On the other hand, uncontrolled  
13 economic redevelopment with no regard for addressing community  
14 needs has resulted in major infrastructural deficiencies and  
15 dissatisfaction.

16           The legislature further finds that economic development in  
17 the State in general endangers historic preservation and the  
18 loss of open spaces. The purpose of this Act is to develop a



1 state land use plan that takes economic development into  
2 account.

3 SECTION 2. The office of planning, in conjunction with  
4 county planning departments, shall develop a state land use plan  
5 that takes economic development into account, incorporating the  
6 following:

7 (1) A determination of areas of the State where economic  
8 growth is appropriate, based upon job creation and  
9 demand;

10 (2) Plans to establish a variety of economic development  
11 zones including:

12 (A) Major economic development zones appropriate for  
13 major growth and job creation in concert with  
14 state long-term growth policies; and

15 (B) Alternative economic development zones  
16 appropriate for rural areas;

17 (3) Incentives for development in major economic  
18 development zones, such as expediting permit issuance  
19 and inspections balanced by a requirement to have  
20 projects bonded;



1 (4) Plans to create complete communities in alternative  
2 economic development zones to include affordable  
3 housing, retail, and necessary medical services; and

4 (5) Plans to establish historic preservation zones and  
5 open spaces, including plans to compensate private  
6 landowners.

7 SECTION 3. The office of planning shall submit to the  
8 legislature a written report that shall include a state land use  
9 plan that takes economic development into account pursuant to  
10 section 2 and any necessary proposed legislation no later than  
11 twenty days prior to the convening of the regular session of  
12 2009.

13 SECTION 4. This Act shall take effect upon its approval.  
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INTRODUCED BY: \_\_\_\_\_

JAN 22 2008



**Report Title:**

State Land Use Plan; Economic Development

**Description:**

Requires office of planning, in conjunction with county planning departments, to develop a state land use plan that takes economic development into account and to submit the plan in a report to the legislature no later than twenty days prior to the convening of the regular session of 2009.

