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# A BILL FOR AN ACT

RELATING TO PUBLIC ACCESS.

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

1           SECTION 1. The purpose of this Act is to provide greater  
2 protection of the public's right to access coastal and inland  
3 recreational areas by requiring State and county agencies to  
4 ensure that a public right-of-way is available before the  
5 approval of any development project, subdivision, or zoning  
6 change.

7           SECTION 2. Chapter 115, Hawaii Revised Statutes, is  
8 amended by adding a new section to be appropriately designated  
9 and to read as follows:

10           "§115-       Permits; zoning; development projects and  
11 subdivisions. Before the approval of any permit, license, or  
12 application for:

13           (1) The development or construction of a dwelling unit,  
14           house, hotel, apartment, apartment hotel, motel,  
15           condominium project, condominium property regime,  
16           cooperative apartment, lodging unit, or roominghouse;

17           (2) Improvements to a dwelling unit, house, hotel,  
18           apartment, apartment hotel, motel, condominium



1           project, condominium property regime, cooperative  
2           apartment, lodging unit, or roominghouse; or  
3        (3) Any development project, subdivision, or zoning  
4           change,  
5 that may affect public access to the sea, the shoreline, or any  
6 coastal or inland public recreational area, the relevant agency  
7 shall ensure that a public right-of-way is available to access  
8 any and all public recreational areas, including beaches,  
9 shores, parks, and trails.

10        As used in this section:

11        "Agency" means any board, commission, council, department,  
12 district, or office of the State, or any of the counties, that  
13 has the authority to approve a permit, license, or application  
14 for any project under paragraphs (1) to (3).

15        "Approval" means the final approval granted by an agency  
16 including but not limited to the issuance of a license, permit,  
17 or application.

18        "Condominium project" shall have the same meaning as  
19 provided in section 514C-1.

20        "Development project" shall have the same meaning as  
21 provided in section 206-1.



1       "Dwelling unit" means a room or rooms connected together,  
2       constituting an independent housekeeping unit for a family and  
3       containing a single kitchen.

4       "Public recreational area" means coastal and inland  
5       recreational areas, including beaches, shores, public parks,  
6       public lands, public trails, and bodies of water opened to the  
7       public for recreational use.

8       "Public right-of-way" means an easement or way, including a  
9       lateral easement along the shoreline, coastline, or beach, over  
10       which the public has the right to travel and which is used by or  
11       is intended for use by the public primarily to access a public  
12       beach, shore, park, trail, or other public recreational area.

13       "Subdivision" means the division of improved or unimproved  
14       land into two or more lots, parcels, sites, or other divisions  
15       of land, for the purpose, whether immediate or future, of sale,  
16       lease, rental, transfer of title to, or interest in, any or all  
17       the lots, parcels, sites, or division of land. The term  
18       includes resubdivision, and when appropriate to the context,  
19       shall relate to the land subdivided. The term also includes a  
20       building or a group of buildings, other than a hotel, containing  
21       or divided into three or more dwelling units or lodging units.



1        "Zoning" refers to county zoning as provided in section  
2        46-4."

3        SECTION 3.    New statutory material is underscored.

4        SECTION 4.    This Act shall take effect on July 1, 2011.

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INTRODUCED BY: 

JAN 26 2011



**Report Title:**

Public Access

**Description:**

Requires state and county agencies to ensure that a public right-of-way is available prior to the approval of any development project, subdivision, or zoning change.

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