

MAR 14 2012

SENATE CONCURRENT RESOLUTION

URGING THE COUNTIES TO REVISE LAWS TO REFLECT STRATEGIC LAND USE PRACTICES FOR MAIN STREET REDEVELOPMENT IN EXISTING TOWNS THAT SUPPORT PUBLIC TRANSPORTATION TO ACCOMMODATE THE GROWING POPULATION OF THE STATE.

1 WHEREAS, the State needs strategic community-oriented rules
2 and regulations to protect our unspoiled landscapes and farming
3 lands, preserve the beauty of the islands, and secure its unique
4 agricultural business; and

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6 WHEREAS, existing land use practices create urban sprawl,
7 threatening our agricultural and conservation lands; and

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9 WHEREAS, agriculture has a special place in Hawaii's
10 history and continues to be an important industry generating
11 \$1,900,000,000 and 42,000 jobs; and

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13 WHEREAS, with the decline of the sugar industry,
14 agricultural lands are being used increasingly by small farms
15 growing diversified agricultural products which have gained
16 recognition in foreign and domestic markets; and

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18 WHEREAS, millions of visitors from around the globe travel
19 to our State with the great expectation of viewing spectacular
20 landscapes of green vegetation; and

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22 WHEREAS, trends in the travel industry also show an
23 increasing interest in eco-tourism, farm tours, and cultural
24 experiences; and

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26 WHEREAS, substantial numbers continue to be added to the
27 Hawaii resident population each decade, averaging at least
28 100,000 for each decade from 1960 to 2000; and

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30 WHEREAS, for each decade between 2000 and 2030, the
31 population is expected to increase by 140,000, with



1 approximately 59,000 of that growth being in the neighbor island
2 counties; and

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4 WHEREAS, much of the island of Oahu's future population
5 growth is slated for the Ewa plains and southern slopes of the
6 island's central valley, between Waipahu and Wahiawa near the
7 island's center; and

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9 WHEREAS, it is important to encourage redevelopment and
10 reinvestment in the historic nature of towns and communities to
11 preserve Hawaii's heritage for future generations; and

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13 WHEREAS, existing land use practices that increase urban
14 sprawl have discouraged economic activity in main street
15 settings by decreasing the number of visitors to main street
16 shops and vendors because development is concentrated away from
17 rather than in and around main street settings; and

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19 WHEREAS, the counties' focus should be to create
20 communities in which future generations can grow up in safety
21 and good health by reducing traffic congestion, greenhouse
22 gases, and use of fossil fuels; and

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24 WHEREAS, the counties need to look at tools such as
25 transferring density rights, incentives for redevelopment,
26 revenue generating public-private partnerships, and economic
27 development strategies; and

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29 WHEREAS, current land codes do not encourage consistency in
30 maintaining building facades of historical buildings in the area
31 or community; and

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33 WHEREAS, encouraging the development of infrastructure that
34 allows for a preferred choice of walking, biking, or the use of
35 public transportation will help accommodate the State's growing
36 population; and

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38 WHEREAS, the counties' current practices relating to land
39 use such as county ordinances, zoning, permitting, and
40 development processes need to be amended to ensure proper
41 development in appropriate areas; and

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43 WHEREAS, the increasing population puts pressure on the
44 counties to implement land use practices that carefully regulate



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1 a balance of development while sustaining the beauty and natural
2 resources of the islands; now, therefore,

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4 BE IT RESOLVED by the Senate of the Twenty-sixth
5 Legislature of the State of Hawaii, Regular Session of 2012, the
6 House of Representatives concurring, that the counties are urged
7 to revise laws to reflect strategic land use practices for main
8 street redevelopment in existing towns that support public
9 transportation to accommodate the growing population of the
10 State; and

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12 BE IT FURTHER RESOLVED that certified copies of this
13 Concurrent Resolution be transmitted to the mayors of the
14 counties of Hawaii, Honolulu, Kauai, and Maui.

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17 OFFERED BY:

