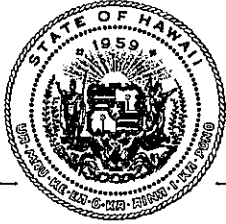


# SCR172 / SR102

**PROPOSED SD1:** REQUESTING THE OFFICE OF PLANNING TO CONVENE A TASK FORCE TO REVIEW ALL STATE AND COUNTY LAND USE PRACTICES AND DEVELOP RECOMMENDATION TO REDUCE URBAN SPRAWL AND PROPERLY DEVELOP URBAN AREAS.



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

NEIL ABERCROMBIE  
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RICHARD C. LIM  
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MARY ALICE EVANS  
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Statement of  
**JESSE K. SOUKI**  
Director, Office of Planning  
Department of Business, Economic Development, and Tourism  
before the  
**SENATE COMMITTEE ON WATER, LAND, AND HOUSING**  
Thursday, March 29, 2012  
1:25 PM  
State Capitol, Conference Room 225

in consideration of  
**SCR172 / SR 102 PROPOSED SD1**  
**REQUESTING THE OFFICE OF PLANNING TO CONVENE A TASK FORCE TO  
REVIEW ALL STATE AND COUNTY LAND USE PRACTICES AND DEVELOP  
RECOMMENDATIONS TO REDUCE URBAN SPRAWL AND PROPERLY  
DEVELOP URBAN CORES.**

Chair Dela Cruz, Vice Chair Solomon, and Members of the Senate Committee on  
Water, Land, and Housing.

The Office of Planning (OP) supports the intent of these measures since the request is  
in alignment with the statutory duties and functions of OP. OP gathers, analyses, and  
provides information to the Governor to assist in the overall analysis and formulation of state  
policies and strategies to address current or emerging issues. OP also engages in land use  
planning.

However, OP does not have funds for travel expenses. If five meetings were held,  
Neighbor Island planning director travel would total \$3,525. Travel for three Neighbor  
Island stakeholders would be another \$3,525. Total travel for five meetings costs \$7,050.

Thank you for the opportunity to provide testimony on these measures.

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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PETER B. CARLISLE  
MAYOR



DAVID K. TANOUE  
DIRECTOR

JIRO A. SUMADA  
DEPUTY DIRECTOR

March 29, 2012

The Honorable Donovan M. Dela Cruz, Chair  
and Members of the Committee on Water,  
Land, and Housing  
State Senate  
State Capitol  
Honolulu, Hawaii 96813

Dear Chair Dela Cruz and Committee Members:

Subject: SCR 172 / SR 102, Proposed SD1  
Urban Sprawl Task Force

The Department of Planning and Permitting supports legislation that promotes good community planning. We also appreciate the state's interest in land development, particularly with respect to sustainability and transit-oriented development. However, we **oppose** SCR 172 SR 102, Proposed SD1, based on vagueness, lack of demonstrated necessity, homerule, and other concerns. The bill would establish a task force to make "recommendations to reduce urban sprawl and properly develop urban areas".

The City and County of Honolulu is proud of its decades-long "directed growth" strategy that seeks to reduce urban sprawl, save prime agricultural land, encourage continued economic growth, and deliver affordable housing. As early as 1977, the City has planned for a second city in Ewa:

*"In designated Ewa as the secondary urban center , . . . the City and County government is attempting not only to make available more land for residential development but to concentrate residential development in an area that has potential for economic development. It is intended that residents living in the secondary urban center will not be required to travel far to reach their places of employment: at an expanded Campbell Industrial Park, at the proposed deep draft harbor at Barbers Point, at the proposed resort area at West Beach, and at the proposed West Oahu College in Honouliuli. Also it is hoped that by allowing Ewa to be developed, population growth in the urban-fringe and rural area will be dampened."*  
(General Plan Report, January 12, 1978, Office of Council Services)

While this policy has been revised over the decades, it largely remains intact: a second city is growing in Ewa, the rural areas have remained rural, and a rapid transit system is being built connecting the two main cities.

The Honorable Donovan M. Dela Cruz, Chair  
and Members of the Committee on Water, Land, and Housing  
State Senate  
Re: SCR 172 / SR 102, Proposed SD1  
March 29, 2012  
Page 2

There are several concerns regarding the provisions of the proposed resolutions:

- "Urban sprawl" is not defined, which makes it difficult to know how to frame the analysis. Do these resolutions believe that urban sprawl has already occurred to an unacceptable level or is it intended to be pro-active? Is it a de facto residential density number? Is it a rate at which land is rezoned for urban uses? Is it a reference to development within each island or county or is it from a statewide perspective?
- The desired scope far outweighs the amount of funding being offered and time given to complete the work, which means the analysis will be extremely superficial.
- The proposed membership of the task force appears to be less than comprehensive.

Lastly, the resolutions do not acknowledge the comprehensive planning framework established by state law, including Chapters 205, 205A, 226, 343, HRS, and carried out through county planning and regulatory ordinances. This entire process involves countless hours of review, comment, and action by state and county agencies, as well as community organizations and individuals. All of the county land development plans are adopted by ordinance or resolution, allowing for transparency and opportunities for public comment before adoption. To our knowledge, our county plans and regulations are consistent with state land use policies.

We are grateful for the state's support of our rapid transit project by extending the option of a surcharge tax to the counties. State support to encourage the full development of urban centers would be equally helpful. Perhaps the surcharge tax option could be extended to other public policy priorities. As you know, we have proposed several bills to assist the City and County of Honolulu with transit-oriented development, particularly in the areas of financing upgrades to infrastructure collector systems, and encouraging "in-town" affordable housing. We would welcome serious consideration of these proposals.

We are committed to discouraging urban sprawl. Increasing direct state support for our directed growth policies rather than focusing on documentation of land use policies and laws will expeditiously move us closer to achieving adopted state and county land use goals. If direct support is not possible at this time, rather than examining land use laws and regulations, it may be more valuable to examine what are the obstacles to realizing adopted growth policies.

Please hold these resolutions, as they will accomplish little. Thank you for this opportunity to testify.

Very truly yours,



David K. Tanoue, Director  
Department of Planning and Permitting

**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Friday, March 23, 2012 5:14 PM  
**To:** WLH Testimony  
**Cc:** rnvfishing@gmail.com  
**Subject:** Testimony for SR102 on 3/29/2012 1:25:00 PM

Testimony for WLH 3/29/2012 1:25:00 PM SR102

Conference room: 225  
Testifier position: Support  
Testifier will be present: No  
Submitted by: Roy Morioka  
Organization: Individual  
E-mail: [rnvfishing@gmail.com](mailto:rnvfishing@gmail.com)  
Submitted on: 3/23/2012

**Comments:**

Strong Support and suggest that the Hawaii State Plan be revisited and updated. Mahalo a nui loa.