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# A BILL FOR AN ACT

RELATING TO SUSTAINABLE LAND USE.

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

1           SECTION 1. The legislature finds that multiple climate and  
2 sustainability statutory targets have been enacted in the State,  
3 including developing at least 22,500 affordable rental housing  
4 units, doubling food production, increasing food exports,  
5 requiring the department of education and University of Hawaii  
6 to become net-zero in energy use, requiring that all of the  
7 electricity generated in Hawaii come from renewable sources,  
8 sequestering more atmospheric carbon and greenhouse gases,  
9 requiring all state and county facilities to use reclaimed  
10 water, and requiring the mandatory upgrade of all cesspools.

11           The legislature recognizes that with the recent expansion  
12 of the office of planning and sustainable development through  
13 Act 45, Session Laws of Hawaii 2020, and Acts 152 and 153,  
14 Session Laws of Hawaii 2021, the office of planning and  
15 sustainable development functionally serves as the State's  
16 centralized coordinating agency to lead efforts in thoughtful,  
17 climate adaptive and sustainable land use policies.



1           The legislature further finds that the State lacks a plan  
 2   integrating the various goals and studies, especially on the use  
 3   of agricultural lands. An integrated study would help to  
 4   address recent events and public opposition to affordable  
 5   housing projects and renewable energy projects on agricultural  
 6   land.

7           The purpose of this Act is to require the office of  
 8   planning and sustainable development to develop an integrated  
 9   land use study that incorporates the various environmental  
 10   studies to serve as a guide for planning and decision making on  
 11   the use of agricultural lands.

12           SECTION 2. Chapter 226, Hawaii Revised Statutes, is  
 13   amended by adding three new sections to part II to be  
 14   appropriately designated and to read as follows:

15           "§226-    Integrated land use study; generally. (a) The  
 16   office shall publish an integrated land use study for  
 17   agricultural districts.

18           (b) The purpose of the integrated land use study shall be  
 19   to develop land use data that can lead to planning and  
 20   decision-making for the competing uses of land within an  
 21   agricultural district, and to determine the feasibility and land



1 use needs to meet the State's climate, sustainability, and  
2 housing statutory targets, while accounting for the additional  
3 climate adaptation and land use needs for the potential movement  
4 away and managed retreat from at-risk land parcels.

5 (c) The integrated land use study shall incorporate the  
6 recommendations of the Hawaii 2050 sustainability plan, the  
7 Hawaii sea level rise vulnerability and adaptation report, the  
8 feasibility and implications of managed retreat strategies for  
9 vulnerable coastal areas report, and the State's climate,  
10 sustainability, and housing statutory targets, as needed. The  
11 integrated land use study shall also give consideration to the  
12 2022 state land use review of districts, Hawaii state plan  
13 update phase one, and the soil classification study required  
14 pursuant to Act 189, Session Laws of Hawaii 2022.

15 (d) The integrated land use study shall also include  
16 recommendations for each county.

17 (e) The development of the integrated land use study shall  
18 follow the procedures specified in this part.

19 §226- Integrated land use study; develop definitive data  
20 and update state functional plans. (a) The office shall  
21 develop definitive data on the amount of land required to meet



1 the goals of identifying competing uses by compiling and  
2 analyzing existing data from the various government entities,  
3 including the department of agriculture; department of  
4 transportation; department of land and natural resources;  
5 department of business, economic development, and tourism;  
6 Hawaii state energy office; Hawaii housing finance and  
7 development corporation; public utilities commission; and the  
8 counties. Secondary input shall be sought from the University  
9 of Hawaii, utility companies, nonprofit agricultural  
10 organizations, the agricultural community, and other  
11 organizations or entities deemed appropriate by the office.

12 (b) The state functional plan on:

13 (1) Energy shall be updated by the Hawaii state energy  
14 office;

15 (2) Agriculture shall be updated by the department of  
16 agriculture to align with Act 151, Session Laws of  
17 Hawaii 2019;

18 (3) Transportation shall be updated by the department of  
19 transportation to align with the Hawaii highways  
20 climate adaptation action plan; and



1       (4) Tourism shall be updated by the Hawaii tourism  
2           authority to align with the destination management  
3           action plans.

4       (c) The updates required by subsection (b) shall include:

5       (1) The removal of outdated agricultural economic  
6           language;

7       (2) Amendments to align the respective plan with the  
8           State's twenty-first century climate and  
9           sustainability statutory targets;

10       (3) Amendments to align the respective plan with the  
11           Hawaii 2050 sustainability plan; and

12       (4) Amendments to align with the Hawaii state plan update,  
13           phase one.

14       (d) The departments and agencies shall comply with  
15       section 226-55 and work in partnership with the office and  
16       stakeholders in updating their respective state functional  
17       plans.

18       §226- Integrated land use study; outreach and plan  
19       submission. (a) The office shall conduct outreach to ensure

20       county and community input and acceptance.



1        (b) Once the initial compilation of data is completed, the  
2 office shall analyze the available acreage in each county along  
3 with the potential impacts for the proposed changes.

4        (c) The office shall submit the integrated land use study  
5 to the legislature and the land use commission no later than  
6 twenty days prior to the regular session of 2026 and shall  
7 submit updates of the integrated land use study every ten years  
8 thereafter."

9        SECTION 3. The office of planning and sustainable  
10 development shall submit a report to the legislature no later  
11 than twenty days prior to the regular session of 2025 on the  
12 progress of developing the definitive data and the various  
13 functional plan updates.

14        SECTION 4. There is appropriated out of the general  
15 revenues of the State of Hawaii the sum of \$700,000 or so much  
16 thereof as may be necessary for fiscal year 2023-2024 for the  
17 establishment of four planner V (4.0 FTE) positions, one  
18 administrative support staff personnel (1.0 FTE) position, one  
19 geographic information systems specialist (1.0 FTE) position,  
20 computers, office supplies, travel, and other expenses for the



1 office of planning and sustainable development to develop  
2 definitive data and submit a report.

3 The sum appropriated shall be expended by the office of  
4 planning and sustainable development for the purposes of this  
5 Act.

6 SECTION 5. There is appropriated out of the general  
7 revenues of the State of Hawaii the sum of \$750,000 or so much  
8 thereof as may be necessary for fiscal year 2023-2024 and the  
9 same sum or so much thereof as may be necessary for fiscal year  
10 2024-2025 to update the various state functional plans to be  
11 allocated as follows:

- 12 (1) \$150,000 to the Hawaii state energy office;
- 13 (2) \$150,000 to the department of agriculture;
- 14 (3) \$150,000 to the department of land and natural  
15 resources;
- 16 (4) \$150,000 to the department of transportation; and
- 17 (5) \$150,000 to the Hawaii tourism authority;

18 The sums appropriated shall be expended by each department  
19 or agency for the purposes of this Act.

20 SECTION 6. There is appropriated out of the general  
21 revenues of the State of Hawaii the sum of \$1,215,000 or so much



1 thereof as may be necessary for fiscal year 2024-2025 for the  
2 establishment of four planner V (4.0 FTE) positions, one  
3 administrative support staff personnel (1.0 FTE) position, one  
4 geographic information systems specialist (1.0 FTE) position,  
5 one public communications and outreach specialist (1.0 FTE)  
6 position, computers, office supplies, publication costs, website  
7 and multimedia public outreach, management and service fees, and  
8 travel costs.

9       The sum appropriated shall be expended by the office of  
10 planning and sustainable development for the purposes of this  
11 Act.

12       SECTION 7.   New statutory material is underscored.

13       SECTION 8.   This Act shall take effect on July 1, 2050.





**Report Title:**

Integrated Land Use Plan; Office of Planning and Sustainable Development; Hawaii State Energy Office; Department of Agriculture; Department of Land and Natural Resources; Department of Transportation; Hawaii Tourism Authority; Appropriation

**Description:**

Requires the Office of Planning and Sustainable Development to create an integrated land use study for the use the agricultural district. Requires the Hawaii State Energy Office, Department of Agriculture, Department of Transportation, and Hawaii Tourism Authority to update various state functional plans. Appropriates funds. Effective 7/1/2050. (SD1)

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