
A BILL FOR AN ACT

RELATING TO DEVELOPMENT.

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

1 SECTION 1. The Legislature finds that the sprawl that is
2 so evident in so many cities and towns, including those in
3 Hawaii, has a number of cultural, economic, environmental, and
4 social consequences such as deteriorating infrastructure, poor
5 schools, and shortages of affordable housing in central cities
6 and older suburbs, and increased traffic congestion, declining
7 air quality, loss of open space, and absence of a sense of place
8 in newer suburban areas.

9 The Legislature finds that "smart growth" is a term that
10 describes community efforts to manage and direct growth in a way
11 that minimizes damage to the environment and builds livable
12 towns and cities.

13 The Legislature also finds that the commonly recognized
14 goals of "smart growth" include (1) mixing land uses in places
15 or neighborhoods accessible by foot or bike, (2) taking
16 advantage of compact building designs to help create convenient
17 neighborhood centers that people want and present opportunities
18 to absorb growth and development in a way using land more



1 efficiently, (3) creating a range of housing opportunities and
 2 choices for people of all income levels, (4) creating walkable
 3 neighborhoods, (5) fostering distinctive, attractive communities
 4 with a strong sense of place reflecting community values, (6)
 5 preserving open space, farmland, natural beauty, and critical
 6 environmental areas, (7) strengthening and directing development
 7 towards existing communities to conserve open space and
 8 irreplaceable natural resources on the urban fringe, (8)
 9 providing for a variety of transportation choices, (9) making
 10 development decisions predictable, fair, and cost effective as
 11 the private sector must embrace the concept of "smart growth" in
 12 order for communities to be successful in implementing it, and
 13 (10) encouraging community and stakeholder collaboration of
 14 development decisions.

15 The purpose of this act is to amend the quality growth,
 16 which is synonymous with smart growth, sections of the Hawaii
 17 Revised Statutes to better meet the goals of smart growth and
 18 provide for a brighter future for all people of Hawaii.

19 SECTION 2. Section 223-1, Hawaii Revised Statutes, is
 20 amended to read as follows:

21 "~~§223-1~~ **Purpose.** The purpose of this chapter is to
 22 provide for the development of a policy for the State of Hawaii



1 that manages and directs growth in a way that will [~~to~~] halt
2 urban sprawl with its attendant need for costly urban services,
3 to preserve and conserve open space areas, to enhance and
4 protect the environment of Hawaii, and to uplift the quality of
5 life for all its citizens, builds livable towns and cities, and
6 to provide for implementation of such policy. "

7 SECTION 3. Section 223-2, Hawaii Revised Statutes, is
8 amended to read as follows:

9 "**§223-2 Quality growth policy.** The office of planning
10 shall develop a quality growth policy based upon the following
11 considerations:

12 (1) An examination of the environmental impact of proposed
13 urban development;

14 (2) An examination of the environmental impact of
15 establishing minimum density requirements;

16 [~~(2)~~] (3) The relationship between short-term and long-term
17 environmental quality;

18 (4) The impact and benefits of development buffers;

19 (5) The impact and benefits of urban growth boundaries;

20 [~~(3)~~] (6) Any irretrievable commitment of resources through
21 urban development; and



Report Title:

Development; smart growth

Description:

Amends the quality growth section of the Hawaii Revised Statutes to add to the purpose of quality growth and establish more comprehensive provisions to develop a quality growth program.

