



LAND USE COMMISSION

Komikina Ho'ohana 'Āina

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i

JOSH GREEN, MD
GOVERNOR

DANIEL E. ORODENKER
EXECUTIVE OFFICER

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Statement of
Daniel E. Orodenker
Executive Officer
State Land Use Commission

Before the
Senate Committee on Water and Land

Monday March 25, 2024
1:00 PM
State Capitol, Room 229 and Video Conference

In consideration of
SCR119/SR102

REQUESTING THE OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT AND LAND USE COMMISSION TO DEVELOP AN INTEGRATED LAND USE PLAN

Chair Inouye; Vice Chair Elefante; and members of the Senate Committee on Water and Land:

The Land Use Commission (“LUC”) has the following comments on this resolution that requests the LUC work with the Office of Planning and Sustainable Development (“OPSD”) to produce an “integrated land use plan” to address competing policy objectives with respect to agriculture, energy, housing, and sustainability and climate change. No additional staff or funding is proposed to develop the plan. The resolution requires submittal of this plan to the Legislature by December 1, 2024.

The LUC supports development of such a plan as it will enhance policy priorities that the LUC must grapple with in its decision-making processes.

OPSD’s State Sustainability Branch has already done some of the work necessary to formulate the integrated land use plan in its Hawai’i 2050 Sustainability Plan. We recommend amending the resolution to direct the State Sustainability Coordinator to lead this effort.

Such an undertaking would require more than the six months provided under the resolution, given it would need to be done with existing staff and resources. Therefore, we recommend amending this

resolution to require that an integrated land use plan be submitted to the Legislature prior to the 2026 Legislative session.

Thank you for the opportunity to testify on this matter

JOSH GREEN, M.D.
Governor

SYLVIA LUKE
Lt. Governor



SHARON HURD
Chairperson, Board of Agriculture

DEXTER KISHIDA
Deputy to the Chairperson

State of Hawai'i
DEPARTMENT OF AGRICULTURE
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**TESTIMONY OF SHARON HURD
CHAIRPERSON, BOARD OF AGRICULTURE**

BEFORE THE SENATE COMMITTEE ON WATER AND LAND

**MONDAY, MARCH 25, 2024
1:00 PM
CONFERENCE ROOM 229**

**SENATE CONCURRENT RESOLUTION 119 AND SENATE RESOLUTION 102
REQUESTING THE OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT
AND LAND USE COMMISSION TO DEVELOP AN INTEGRATED LAND USE PLAN.**

Chair Inouye, Vice Chair Elefante and Members of the Committee:

Thank you for the opportunity to testify on Senate Concurrent Resolution 119 and Senate Resolution 102 that requests the Office of Planning and Sustainable Development and Land Use Commission to develop an integrated land use plan (Plan). The Department of Agriculture (Department) offers comments.

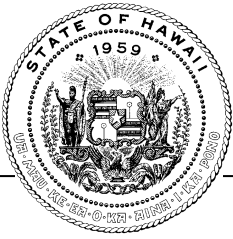
The Plan is to contain analyses of the amount and types of lands needed to meet the State's renewable energy goals, affordable housing goals, adaptation, and mitigation of impacts from sea level rise and climate change, and food sustainability goals. The Department has very strong concerns about undertaking an analysis to estimate the acreage and location of agricultural land needed to achieve a to-be-determined goal of food sustainability. This analysis may result in future legislation to weaken the protections given to agricultural lands and water resources determined to be unneeded for agricultural production and therefore available for otherwise competing



uses. This may result in an agricultural land economy where those who wish to continue existing farm businesses or start agricultural operations may be unable to compete for agricultural lands against non-agricultural uses and activities as well as the continuing subdivisions of agricultural land that have little, if any, agricultural production, and result in very high agricultural land valuations.

Finally, the State Constitution mandates that agricultural land be protected and promoted for agricultural use. State law provides further guidance and specifies the tools to achieve this protection. There is no requirement in the Constitution or State law that this protection be limited to a predetermined acreage to meet the needs for agricultural production for local consumption or for export.

Thank you for the opportunity to present our testimony.



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
INTERIM DIRECTOR

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Written Only

Statement of
MARY ALICE EVANS, Interim Director

before the
SENATE COMMITTEE ON WATER AND LAND
Monday, March 25, 2024, 1 PM
State Capitol, Conference Room 229

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in consideration of
SCR 119 / SR 102
**REQUESTING THE OFFICE OF PLANNING & SUSTAINABLE DEVELOPMENT
AND LAND USE COMMISSION TO DEVELOP AN INTEGRATED LAND USE PLAN.**

Chair Inouye, Vice Chair Elefante and Members of the Senate Committee on Water and Land.

The Office of Planning and Sustainable Development (OPSD) **supports the intent** of SCR 119 / SR 102, which requests that the OPSD and Land Use Commission (LUC) develop an integrated land use plan, to be published by December 2024 and include:

- (1) Land use data that can be used for planning and decision-making to resolve the competing uses of land within the agricultural, rural, and urban districts;
- (2) An analysis of the amount and types of agricultural lands needed to meet the State's food-sustainability goals;
- (3) An analysis of the amount and types of lands needed to meet the State's renewable energy goals;
- (4) An analysis of the amount of land that can be used to meet the State's affordable-housing goals; and,
- (5) Recommendations on the amount of land and general location of areas needed to adapt to and mitigate the impacts of sea level rise and climate change.

The OPSD strongly supports and is eager to conduct an integrated land use plan. This plan would function as a valuable tool to assist landowners, housing and clean energy project developers, agricultural industry leaders, and state and county policymakers and agencies in visualizing, balancing, and identifying potential solutions to meet the State's numerous housing, climate, and sustainability targets, as outlined in the Hawai'i Revised Statutes, within the constraints of our limited resources and scarce land availability. These targets must be achieved by specific dates, including multiple goals by 2030, which is only 5 ½ years away.

The responsibility for conducting an integrated land use plan would fall under the purview of the State Sustainability Branch within OPSD, which, since its establishment in 2020, has remained without funding or staff, except for the State Sustainability Coordinator. OPSD is **requesting the following amendments** to fulfill the requirements outlined in SCR 119 / SR 102:

- (1) Revising the plan's deadline to December 1, 2026
- (2) Requesting OPSD to report on the progress of the integrated land use plan and the progress of data-based estimates to achieve this Resolution's objectives to the Legislature and LUC by December 1, 2025.
- (3) Requesting OPSD to update and report on the integrated land use study to the Legislature and LUC every 5 years.
- (4) Recognizing that Legislative Resolutions cannot allocate funds, to carry out this study, the OPSD (BED 144) would require an amendment to the State Budget, providing \$500,000 in FY 2024-25. This allocation would facilitate the establishment of two full-time equivalent (2.0 FTE) Planner V positions, and one full-time equivalent (1.0 FTE) Secretary III, along with necessary resources such as computers, office supplies, travel, and other expenses. These provisions would enable the OPSD to conduct the integrated land use study, deliver progress reports, and publish the final plan.
Without a substantial appropriation to conduct this work, the OPSD will be unable to fulfill the requirements outlined in this Legislative Resolution.

Lastly, the OPSD recommends that an important integrated land use study like this be formally incorporated into Part II of the Hawai'i State Planning Act, HRS Chapter 226, to ensure consistency and accountability.

Thank you for the opportunity to testify on this measure.



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March 25, 2024

HEARING BEFORE THE
SENATE COMMITTEE ON WATER AND LAND

TESTIMONY ON SCR 119 and SR 102
REQUESTING THE OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT
AND LAND USE COMMISSION TO DEVELOP AN INTEGRATED LAND USE PLAN

Conference Room 229 & Videoconference
1:00 PM

Aloha Chair Inouye, Vice-Chair Elefante, and Members of the Committee:

I am Brian Miyamoto, Executive Director of the Hawai'i Farm Bureau (HFB). Organized since 1948, the HFB is comprised of 1,800 farm family members statewide and serves as Hawai'i's voice of agriculture to protect, advocate and advance the social, economic, and educational interests of our diverse agricultural community.

The Hawai'i Farm Bureau supports SCR 119 and SR 102, which request the Office of Planning And Sustainable Development and Land Use Commission to develop an integrated land use plan.

HFB recognizes and supports the need for affordable housing, renewable energy, and waste management. We also recognize that in the land category system used today, agriculture was originally the catchall land classification and that some lands included within the agricultural district were not necessarily considered optimal for agriculture.

However, agriculture has significantly evolved. Soil classification is no longer the determinant of land good for agriculture. Greenhouses, hydroponics, aquaculture, and aquaponics are just a few of the many types of agriculture that can occur on *all* classes of land (A, B, C, D, E). Some of the best floriculture and hydroponic operations in Hawai'i are on C, D, and E lands. The total environment, including rainfall amount and timing, day and night-time temperatures, wind, and humidity each contribute to whether a particular region is suitable for a specific crop. In many cases, the soil type and even the existing terrain are not determinative of whether farming can exist and thrive.

Hawai'i Farm Bureau has serious concerns about the pressure to allow non-agriculture uses on agricultural lands; allowing residential developments to be interspersed with farming operations often causes problems that can result in the failure of farms. This cannot be allowed. Because of the pandemic, everyone better understands now the

importance of agriculture in our isolated and vulnerable state. We must protect agricultural lands from well-known threats and avoid simplistic solutions to Hawai'i's housing problems.

The urgency to address Hawai'i's need for affordable housing, renewable energy, and new landfills should not be allowed to eliminate Hawai'i's use of productive agricultural land.

Thank you for the opportunity to testify on this matter of great importance to the agricultural community.

SCR-119

Submitted on: 3/22/2024 11:10:45 AM

Testimony for WTL on 3/25/2024 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jacqueline S. Ambrose	Individual	Support	Written Testimony Only

Comments:

Aloha,

Yes to; REQUESTING THE OFFICE OF PLANNING AND
SUSTAINABLE DEVELOPMENT AND LAND USE
COMMISSION TO DEVELOP AN INTEGRATED LAND USE
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