
A BILL FOR AN ACT

RELATING TO INTEGRATED 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 climate
17 adaptive and sustainable land use policies.

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

8 The purpose of this Act is to require the office of
9 planning and sustainable development to develop an integrated
10 land use study that incorporates the various climate,
11 sustainability, and housing goals and studies to serve as a
12 guide for planning and decision-making on the use of
13 agricultural lands.

14 SECTION 2. (a) The office of planning and sustainable
15 development shall conduct an integrated land use study for
16 agricultural districts, as classified under section 205-2,
17 Hawaii Revised Statutes.

18 (b) The purpose of the integrated land use study shall be
19 to:

- 20 (1) Develop land use data that can be used for planning
21 and decision-making for the competing uses of lands
22 within agricultural districts; and

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(2) Determine the land use feasibility and needs of lands within agricultural districts to meet the State's climate, sustainability, and housing statutory targets.

(c) The integrated land use study shall incorporate the recommendations of the Hawaii 2050 sustainability plan pursuant to section 226-65, Hawaii Revised Statutes; the state land use review of districts; the Hawaii sea level rise vulnerability and adaptation report pursuant to section 225P-3, Hawaii Revised Statutes; and the State's climate, sustainability, and housing statutory targets, as needed. The integrated land use study shall also consider the 2022 state land use review of districts, the Hawaii state plan update phase one, and the soil classification study required pursuant to Act 189, Session Laws of Hawaii 2022.

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

(e) In conducting the integrated land use study the office of planning and sustainable development shall:

(1) Develop data-based estimates on the amount of land required to meet the competing uses of lands within the agricultural districts by compiling and analyzing

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

13 (2) Conduct outreach to ensure county and community input
14 and acceptance; and

15 (3) Analyze the available acreage in each county along
16 with the potential impacts for the proposed changes
17 once the initial compilation of data is completed.

18 SECTION 3. The office of planning and sustainable
19 development shall submit an interim report to the legislature no
20 later than twenty days prior to the convening of the regular
21 session of 2026 on the progress of developing data-based
22 estimates and the progress of the integrated land use study and

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1 a final report to the legislature and the land use commission no
2 later than twenty days prior to the convening of the regular
3 session of 2027.

4 SECTION 4. There is appropriated out of the general
5 revenues of the State of Hawaii the sum of \$350,000 or so much
6 thereof as may be necessary for fiscal year 2025-2026 for the
7 establishment of one full-time equivalent (1.0 FTE) planner
8 position, exempt from chapter 76, Hawaii Revised Statutes; and
9 computers, office supplies, travel, and other expenses to
10 conduct the integrated land use study.

11 There is appropriated out of the general revenues of the
12 State of Hawaii the sum of \$150,000 or so much thereof as may be
13 necessary for fiscal year 2026-2027 for personnel cost and other
14 expenses of the project.

15 The sums appropriated shall be expended by the office of
16 planning and sustainable development for the purposes of this
17 Act.

18 SECTION 5. This Act, upon its approval, shall take effect
19 on July 1, 2025.

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INTRODUCED BY:

Nadine K. Nubian

22

BY REQUEST

JAN 21 2025

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Report Title:

Office of Planning and Sustainable Development; Integrated Land Use Study; Civil Service; Exemption; Appropriations

Description:

Requires the Office of Planning and Sustainable Development to conduct an integrated land use study for the use of lands within the agricultural districts. Establishes one full-time equivalent (1.0 FTE) planner position, exempt from chapter 76.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

JUSTIFICATION SHEET

DEPARTMENT: BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM
- OFFICE OF PLANNING & SUSTAINABLE
DEVELOPMENT

TITLE: A BILL FOR AN ACT RELATING TO INTEGRATED
LAND USE.

PURPOSE: To require the Office of Planning and
Sustainable Development to develop an
integrated land use study that incorporates
the various studies to serve as a guide for
planning and decision making on the use of
agricultural lands.

MEANS: Enact a session law to require the Office of
Planning and Sustainable Development to
conduct an integrated land use study; and
appropriate funds for a 1.0 FTE Planner
position and other expenses.

JUSTIFICATION: The State enacted numerous laws and
objectives that have led to conflicting
demands on Hawaii's limited land resources.
An integrated land use study is necessary to
address the complex challenges brought about
by competing uses of agricultural lands in
Hawaii.

An integrated land use study is a valuable
tool to make well-informed decisions that
balance the economic, environmental,
cultural, and social aspects of land use in
agricultural districts; ultimately
contributing to the quality of life for
residents and the sustainable development of
the islands.

The State would benefit from an integrated
land use study that aligns diverse goals and
recommendations, especially regarding
agricultural land use. This study is
essential for balancing affordable housing,
food production and renewable energy
initiatives on Hawaii's agricultural land.

Impact on the public: The proposed integrated land use study will analyze and inform vital public concerns such as affordable housing, renewable energy, sustainability, community planning, and cultural values, and will inform land use decisions to enhance the quality of life for current and future generations.

Impact on the department and other agencies: The integrated land use study will offer a framework for assessing competing land uses in the State's agricultural districts, facilitating more effective land management recommendations for county planning departments and the Land Use Commission, in alignment with the Department of Agriculture's mission.

GENERAL FUND: \$350,000 for fiscal year 2025-2026.
\$150,000 for fiscal year 2026-2027.

OTHER FUNDS: None.

PPBS PROGRAM
DESIGNATION: BED-144.

OTHER AFFECTED
AGENCIES: Land Use Commission, Department of Agriculture, Department of Transportation, Department of Land and Natural Resources, Hawaii Housing Finance and Development Corporation, County Planning Departments, Public Utilities Commission, Hawaii State Energy Office, University of Hawaii

EFFECTIVE DATE: July 1, 2025.