

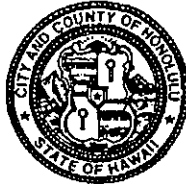
SB2341

Testimony

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

February 2, 2012

The Honorable Clarence K. Nishihara
and Members of the Committee on Agriculture
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 Chairs Nishihara and Dela Cruz, and Members:

Subject: Senate Bill No. 2341
Relating to Land Use

The Department of Planning and Permitting **opposes** Senate Bill No. 2341. This measure would allow short-term overnight accommodations (agricultural tourism) as a principal use in State Agricultural Districts. No agricultural uses need be present on the property. The language could be interpreted to refer to hotels. The allowance of overnight accommodations would be contrary to the purpose and intent of retaining agricultural lands to support agricultural activities and services.

The Department will not support any proposals to change the zoning ordinance to establish provisions for short-term rentals on agricultural lands.

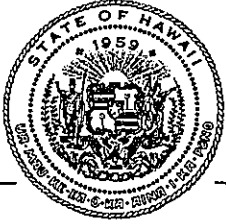
Please file Senate Bill No. 2341. Thank you for the opportunity to testify.

Sincerely yours,

A handwritten signature in black ink, appearing to read "David K. Tanoue".

David K. Tanoue, Director
Department of Planning and Permitting

DKT:jmf
sb2341-LandUse-ba.doc



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

NEIL ABERCROMBIE
GOVERNOR
RICHARD C. LIM
DIRECTOR
MARY ALICE EVANS
DEPUTY DIRECTOR
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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 AGRICULTURE
AND
SENATE COMMITTEE ON WATER, LAND, AND HOUSING**
Thursday, February 2, 2012
2:45 PM
State Capitol, Conference Room 229

in consideration of
SB 2341
RELATING TO LAND USE.

Chairs Nishihara and Dela Cruz, Vice Chairs Kahele and Solomon, and Members of the Senate Committees on Agriculture and Water, Land, and Housing.

The Office of Planning (OP) opposes SB 2341, which would amend Hawai'i Revised Statutes (HRS) Chapter 205, to allow short-term rentals of not more than thirty days duration as a permissible use in the State Agricultural District. SB 2341 would also eliminate the requirement for agricultural tourism uses to be permissible only in association with a bona fide farming operation and allow overnight accommodations in association with an agricultural tourism use in the Agricultural District.

SB 2341 is inconsistent with State policy to promote agricultural uses in the Agricultural District and to protect agricultural lands as set forth in Article XI, Section 3 of the Hawai'i Constitution, HRS Chapter 205, the State Land Use Law, and HRS Chapter 226, the Hawai'i

State Plan. In addition, it is a priority of the Administration's New Day Plan to stimulate an agricultural renaissance in Hawai'i that would increase production and consumption of locally produced foods and increase food and energy security for the islands.

HRS Chapter 205 specifically limits the permissible uses in the Agricultural District to discourage the use of agricultural land by higher value, non-agricultural land uses. The only dwellings defined as permissible uses in the Agricultural District are farm dwellings that are located on and used in connection with a farm or a dwelling occupied by persons or families deriving income from agriculture, as defined in HRS Section 205-4.5(a)(4).

Allowing short-term or vacation rentals as a permissible use in the State Agricultural District would increase land values in the Agricultural District and make land less affordable for farmers. This would contribute significantly to the loss of agricultural lands to higher-value non-farm uses, and could adversely impact the viability of diversified agriculture in Hawai'i as well as food and energy security for Hawaii's people.

Thank you for the opportunity to testify.

nishihara1 - Danille

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 01, 2012 12:05 PM
To: AGL Testimony
Cc: don.couch@mauicounty.us
Subject: Testimony for SB2341 on 2/2/2012 2:45:00 PM

Testimony for AGL/WLH 2/2/2012 2:45:00 PM SB2341

Conference room: 229
Testifier position: Support
Testifier will be present: No
Submitted by: Councilmember Don Couch
Organization: Individual
E-mail: don.couch@mauicounty.us
Submitted on: 2/1/2012

Comments: