
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 studies to serve as
10 a guide for planning and decision making on the use of
11 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:



- 1 (1) Develop land use data that can be used for planning
2 and decision-making for the competing uses of land
3 within an agricultural district; and
- 4 (2) Determine the feasibility and land use needs to meet
5 the State's climate, sustainability, and housing
6 statutory targets,
7 while accounting for the additional climate adaptation and land
8 use needs for the potential movement away and managed retreat
9 from at-risk land parcels.
- 10 (c) The integrated land use study shall incorporate the
11 recommendations of the Hawaii 2050 sustainability plan pursuant
12 to section 226-65, the Hawaii sea level rise vulnerability and
13 adaptation report pursuant to section 225P-3, the feasibility
14 and implications of managed retreat strategies for vulnerable
15 coastal areas report, and the State's climate, sustainability,
16 and housing statutory targets, as needed. The integrated land
17 use study shall also give consideration to the 2022 state land
18 use review of districts, Hawaii state plan update phase one, and
19 the soil classification study required pursuant to Act 189,
20 Session Laws of Hawaii 2022.



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

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

5 **§226- Integrated land use study; develop definitive**
6 **data and update state functional plans.** (a) The office shall
7 develop definitive data on the amount of land required to meet
8 the goals of identifying competing uses by compiling and
9 analyzing existing data from the various government entities,
10 including the department of agriculture; department of
11 transportation; department of land and natural resources;
12 department of business, economic development, and tourism;
13 Hawaii state energy office; Hawaii housing finance and
14 development corporation; public utilities commission; and the
15 counties. Secondary input shall be sought from the University
16 of Hawaii, utility companies, nonprofit agricultural
17 organizations, the agricultural community, and other
18 organizations or entities deemed appropriate by the office.

19 (b) The state functional plan on:

20 (1) Energy shall be updated by the Hawaii state energy
21 office;



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

4 (3) Transportation shall be updated by the department of
5 transportation to align with the Hawaii highways
6 climate adaptation action plan; and

7 (4) Tourism shall be updated by the Hawaii tourism
8 authority to align with the destination management
9 action plans.

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

11 (1) The removal of outdated agricultural economic
12 language;

13 (2) Amendments to align the respective plan with the
14 State's twenty-first century climate and
15 sustainability statutory targets;

16 (3) Amendments to align the respective plan with the
17 Hawaii 2050 sustainability plan; and

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

20 (d) The departments and agencies shall comply with
21 section 226-55 and work in partnership with the office and



1 stakeholders in updating their respective state functional
2 plans.

3 §226- Integrated land use study; outreach and plan
4 submission. (a) The office shall conduct outreach to ensure
5 county and community input and acceptance.

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

9 (c) The office shall submit the integrated land use study
10 to the legislature and the land use commission no later than
11 twenty days prior to the convening of the regular session of
12 2026 and shall submit updates of the integrated land use study
13 every ten years thereafter."

14 SECTION 3. The office of planning and sustainable
15 development shall submit a report to the legislature no later
16 than twenty days prior to the convening of the regular session
17 of 2025 on the progress of developing the definitive data and
18 the various functional plan updates.

19 SECTION 4. There is appropriated out of the general
20 revenues of the State of Hawaii the sum of \$700,000 or so much
21 thereof as may be necessary for fiscal year 2023-2024 for the



1 establishment of four planner V (4.0 FTE) positions, one
2 administrative support staff personnel (1.0 FTE) position, one
3 geographic information systems specialist (1.0 FTE) position,
4 computers, office supplies, travel, and other expenses for the
5 office of planning and sustainable development to develop
6 definitive data and submit a report.

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

10 SECTION 5. There is appropriated out of the general
11 revenues of the State of Hawaii the sum of \$750,000 or so much
12 thereof as may be necessary for fiscal year 2023-2024 and the
13 same sum or so much thereof as may be necessary for fiscal year
14 2024-2025 to update the various state functional plans; provided
15 that the moneys shall be allocated as follows:

- 16 (1) \$150,000 to the Hawaii state energy office;
- 17 (2) \$150,000 to the department of agriculture;
- 18 (3) \$150,000 to the department of land and natural
19 resources;
- 20 (4) \$150,000 to the department of transportation; and
- 21 (5) \$150,000 to the Hawaii tourism authority.



1 The sums appropriated shall be expended by each respective
2 department or agency for the purposes of this Act.

3 SECTION 6. There is appropriated out of the general
4 revenues of the State of Hawaii the sum of \$1,215,000 or so much
5 thereof as may be necessary for fiscal year 2024-2025 for the
6 establishment of four planner V (4.0 FTE) positions, one
7 administrative support staff personnel (1.0 FTE) position, one
8 geographic information systems specialist (1.0 FTE) position,
9 one public communications and outreach specialist (1.0 FTE)
10 position, computers, office supplies, publication costs, website
11 and multimedia public outreach, management and service fees, and
12 travel costs.

13 The sum appropriated shall be expended by the office of
14 planning and sustainable development for the purposes of this
15 Act.

16 SECTION 7. New statutory material is underscored.

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



Report Title:

Integrated Land Use Plan; OPSD; HSEO; HDOA; DOT; HTA;
Appropriations

Description:

Requires the Office of Planning and Sustainable Development to create an integrated land use study for the use of land within 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. (SD2)

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