

DAVID Y. IGE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

Testimony of
SUZANNE D. CASE
Chairperson

Before the House Committee on
WATER & LAND

Monday, March 14, 2016
10:00 AM
State Capitol, Conference Room 325

In consideration of
SENATE BILL 1374, SENATE DRAFT 2
RELATING TO LAND EXCHANGE

Senate Bill 1374, Senate Draft 2 proposes to appropriate moneys to investigate the possibility of acquiring lands owned by Dole Food Company, Inc. that are suitable for long term diversified agricultural production, and to identify which of those lands are in the agricultural district. The measure also proposes to require the governor or the governor's designee to negotiate and, as appropriate, facilitate land exchanges with Dole Food Company, Inc., as well as requiring a report to the Legislature. **The Department of Land and Natural Resources (Department) provides the following comments on this measure.**

The Department, through its Division of Forestry and Wildlife (DOFAW), has been working for several years to acquire a portion of these Dole lands in the Helemano/Poamoho area totaling over 3,000 acres of conservation and agricultural district lands to be added to the state forest reserve system managed by the DOFAW forest resources management program. Activities under that program broaden the State's economic base by producing, improving, and assisting in the production of high quality forest products to support a sustainable forest industry that maintains and creates jobs, generating revenue for the State of Hawaii. Reforestation of degraded agricultural-use lands improves watershed values, provides timber, windbreaks, soil erosion control and contributes to the forest product development and utilization program.

Future public use for these Helemano/Poamoho Dole lands contemplates multiple uses including public recreation in the form of motorized recreation activities, non-motorized recreation activities such as hiking, biking, camping and public hunting, as well as forestry management, rare species habitat enhancement, and watershed protection. The Department has secured or is in the process of securing approximately \$8.8 million for the acquisition of four of Dole's parcels in

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

this area from the U.S. Forest Service Forest Legacy Program, City and County of Honolulu, and State Legacy Land Conservation Program. The Department wishes to ensure that these plans are not disrupted for this portion of the Dole lands that are the subject of this bill.

Further, the Department is unable to comment on the state land impact of this measure as it does not identify any state parcels for exchange and does not specify the type of state land to be exchanged. In this regard, the Department requests the following considerations:

- To ensure against loss of important lands currently under its stewardship and management for public purpose use, including the protection of natural, cultural and historical resources and providing for public recreation.
- That the appropriate due diligence is done for any exchange of state lands, including title, property condition, use, and value.
- That any land exchange would be subject to the requirements of Section 171-50, Hawaii Revised Statutes, including the approval by both the Board of Land and Natural Resources and a majority of both houses of the Legislature.

Thank you for your consideration of this testimony.

DAVID Y. IGE
Governor

SHAN S. TSUTSUI
Lt. Governor



State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawaii 96814-2512
Phone: (808) 973-9600 FAX: (808) 973-9613

SCOTT E. ENRIGHT
Chairperson, Board of Agriculture

PHYLLIS SHIMABUKURO-GEISER
Deputy to the Chairperson

TESTIMONY OF SCOTT E. ENRIGHT
CHAIRPERSON, BOARD OF AGRICULTURE

BEFORE THE HOUSE COMMITTEE ON WATER AND LAND

March 14, 2016
10:00 A.M.
CONFERENCE ROOM 325

SENATE BILL NO. 1374, SENATE DRAFT 2
RELATING TO LAND EXCHANGE

Chairperson Yamane and Members of the Committee:

Thank you for the opportunity to comment on Senate Bill No. 1374 SD2. This measure appropriates moneys for the Governor or his designee to investigate the possibility of exchanging State land for certain parcels owned by Dole Food Company; require the Governor to negotiate and facilitate land exchanges with Dole Food Company; place any lands acquired under the control of the Agribusiness Development Corporation; and require the Governor or designee to submit a report to the legislature

The Department of Agriculture supports this measure that seeks to acquire certain Dole Food Company properties for the purpose of agricultural production. We would encourage consideration of those lands with a history of agricultural cultivation. In general, having the State acquire prime agricultural lands in fee is the most effective way to ensure the availability of agricultural lands for agricultural production in perpetuity with land rents based on the agricultural productivity of the land.

Thank you for the opportunity to present our testimony on this important bill.





P.O. Box 253, Kunia, Hawai'i 96759
Phone: (808) 848-2074; Fax: (808) 848-1921
e-mail info@hfbf.org; www.hfbf.org

March 14, 2016

HEARING BEFORE THE
HOUSE COMMITTEE ON WATER & LAND

TESTIMONY ON SB 1374, SD2
REALTING TO LAND EXCHANGE

Room 325
10:00 AM

Aloha Chair Yamane, Vice Chair Cullen, and Members of the Committee:

I am Christopher Manfredi, President of the Hawaii Farm Bureau (HFB). Organized since 1948, the HFB is comprised of 1,932 farm family members statewide, and serves as Hawaii's voice of agriculture to protect, advocate and advance the social, economic and educational interest of our diverse agricultural community.

HFB strongly supports SB 1374, SD2, which appropriates funds to investigate the possibility of acquiring lands owned by Dole Food Company, Inc., that are suitable for long-term diversified agricultural production, and to identify which of those lands are in the agricultural district. It also requires the governor or the governor's designee to negotiate and, as appropriate, facilitate land exchanges with Dole Food Company, Inc.

HFB believes that in order for agriculture to flourish in Hawaii and reach their full potential, land availability and long-term leases at affordable and predictable lease rental rates are critical. The acquisition by the state of the Dole Lands will significantly increase the available agricultural land under the State's control and will provide farmers with long-term leases that will enhance the economic viability of Hawaii's agriculture industry.

We believe this is an opportunity to further support and expand the state's ability to provide prime agricultural lands for farmers, which is consistent with the State's goal of increasing self sufficiency and sustainability.

Thank you for the opportunity to testify on this measure.

From: mailinglist@capitol.hawaii.gov
Sent: Saturday, March 12, 2016 7:42 AM
To: waltestimony
Cc: wwmsteiner@gmail.com
Subject: Submitted testimony for SB1374 on Mar 14, 2016 10:00AM

SB1374

Submitted on: 3/12/2016

Testimony for WAL on Mar 14, 2016 10:00AM in Conference Room 325

Submitted By	Organization	Testifier Position	Present at Hearing
William W. Steiner	Pacific Agricultural Land Management Systems	Comments Only	No

Comments: Dear Committee Chairs and Members: Although I recognize the need to conserve ag land in Hawaii for the purpose originally intended, I do not agree with placing Dole land under the ADC. The reason is that I am general Manager for the Hawaii Oil See Producers, a 501c5 cooperative now in the process of obtaining land to establish oil palm production systems on. A proof of concept study I conducted while Dean of the College of Ag at UHH has shown that oil palms will grow in Hawaii, will produce fruit the oil of which is used for making biofuel, soaps, and cosmetics and the waste byproducts for making animal feed, is resistant to current insect and fungal pests in the mature form, and can be used in integrated crop systems to grow cacao and coffee under the canopy. The Cooperative has with USDA funding obtained an oil extraction mill to begin harvesting oil from 160 acres planted with hybrid palms from Costa Rica which marks the end of Phase I of the proof of concept study. Phase II is to build a nursery for expansion (in the grant seeking phase now) and Phase III about 3 years from now will be to push aggressively onto available farm lands throughout the islands preferably by purchase of deed of title. We will be targeting former sugar and pineapple lands that are no longer in production. This bill will remove an opportunity to obtain a very sizable chunk of land on Oahu represented as the Dole land. It removes from open competition the ability to purchase land for agricultural expansion. Thank you for your time and consideration, William (Bill) Steiner Ph.D. "General Manager, HOSPRO

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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DAVID Y. IGE
Governor

SHAN S. TSUTSUI
Lt. Governor



JAMES J. NAKATANI
Executive Director

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION
235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

LATE

**TESTIMONY OF JAMES J. NAKATANI
EXECUTIVE DIRECTOR
AGRIBUSINESS DEVELOPMENT CORPORATION**

BEFORE THE HOUSE COMMITTEE ON WATER & LAND

**Monday, March 14, 2016
10:00 a.m.**

**SENATE BILL NO. 1374 S.D. 2
RELATING TO LAND EXCHANGE**

Chairperson Yamane and Members of the Committee:

The Agribusiness Development Corporation (“ADC”) strongly supports Senate Bill No. 1374 S.D. 2 which appropriates funds to investigate the possibility of exchanging state land for land owned by Dole Food Company Inc., and for cost of executing the exchange.

Today, many local farmers are struggling to stay in business, or are contemplating selling their farms due to a number of challenges. One of the major barriers which inhibits farming from flourishing in Hawaii is the inability to access land due to the rising cost for agricultural land and urban sprawl development.

Dole has a large inventory of excess land that has been fallow for years and has listed over fifteen thousand acres for sale between central Oahu and the North Shore. Keeping Dole’s agricultural lands in agriculture should be

considered as a high priority because of the potential benefits it presents for agriculture. Since land is a critical component in enhancing the State's food security, obtaining agricultural lands through a land exchange may significantly increase the available agricultural land on Oahu for food production and may offer many possibilities to boost the economic viability of the agriculture industry as a whole.

Thank you for the opportunity to testify.

LATE



SB1374 SD2
RELATING TO LAND EXCHANGE
House Committee on Water & Land

March 14, 2016

10:00 a.m.

Room 325

The Office of Hawaiian Affairs (OHA) offers the following **COMMENTS** on SB1374 SD2, which appropriates funds to investigate the possibility of: (1) exchanging state land for land owned by Dole Food Company, Inc. located in central O‘ahu; and (2) requiring the governor or the governor’s designee to negotiate and, as appropriate, facilitate land exchanges with Dole Food Company, Inc.

OHA supports the intent of this measure in seeking to preserve prime agricultural lands, including agricultural productivity rating class A and B lands. OHA notes that exchanges involving most public lands, including lands that may be proposed for exchange under this measure, are subject to an established, agreed-upon process for such exchanges under Act 176, Session Laws of Hawai‘i 2009. Accordingly, OHA appreciates the instant bill draft’s express recognition of the requirements of chapter 171, which include the public land exchange process.

To the extent that any state lands exchanged for private lands are classified as public land trust lands, OHA reiterates that the acquired private lands must assume public land trust land status pursuant to Section 5(b) of the Hawai‘i Admission Act.

Mahalo for the opportunity to testify on this measure.