

# **AGRICULTURE:** **WHERE ARE WE NOW?** **WHERE WILL BE IN 2030?**

**Hawaii Congress of Planning Officials**  
**October 20, 2020**  
**Department of Planning and Permitting**



# AGRICULTURE: WHERE ARE WE NOW?

What is the Department of Planning & Permitting?



Where are We Now?

- **State Boundary Amendments**
- **Farm Dwellings**
- **Ag subdivisions and AG CPR**
- **IAL**



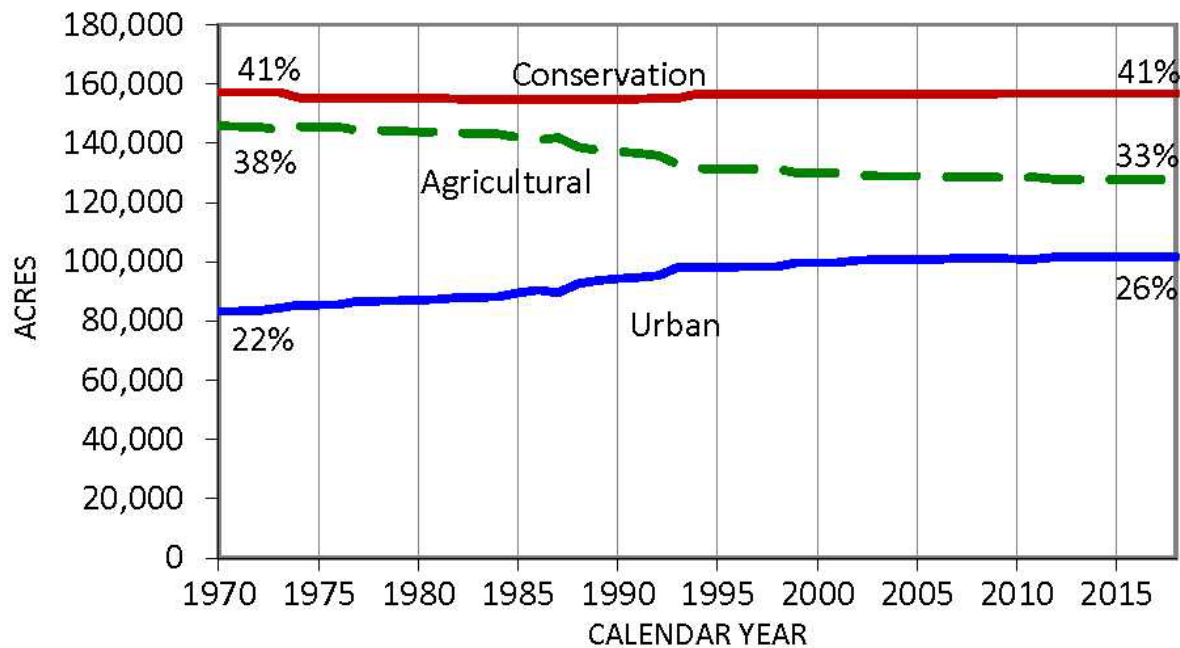
Aquaponic systems by Horton-Schuler, Makakilo



Kaneohe Farm, Hawaii Magazine

# TRENDS IN BOUNDARY AMENDMENTS

**FIGURE I-1: STATE LAND USE DISTRICT ACREAGE  
(1970 - 2016)**



% = % of Oahu land area total

**TABLE I-1: STATE LAND USE DISTRICTS  
CUMULATIVE CHANGE FROM 1970  
(IN ACRES)**

Calendar Year	Urban	Agricultural	Conservation
1975	2,293	-295	-1,999
1980	3,962	-1,949	-2,013
1985	6,408	-3,986	-2,422
1990	11,111	-8,693	-2,418
1995	15,125	-14,479	-646
2000	16,597	-15,951	-646
2005	17,641	-16,996	-645
2006	17,675	-17,025	-650
2007	18,020	-17,370	-650
2008	18,020	-17,370	-650
2009	18,020	-17,370	-650
2010	17,805	-17,370	-435
2011	17,805	-17,370	-435
2012	18,572	-18,137	-435
2013	18,572	-18,137	-435
2014	18,572	-18,137	-435
2015	18,572	-18,137	-435
2016	18,572	-18,137	-435
2017	18,572	-18,137	-435
2018	18,572	-18,137	-435

SOURCE: State Land Use Commission

WHERE ARE WE NOW?

- **When is a Farm Dwelling a “Gentleman’s Estate”?**
- **Can a Farm Dwelling be used as a Bed & Breakfast Home?  
Can it be used part-time as a short-term rental?**
- **How far do financially-supportive uses be allowed on agricultural lands?**
  - **PV farms – principal use**
  - **Eco-tourism, zip lines**



**Heavenly Hawaiian Farms, Holualoa, Hawaii, VRBO**



**Maui Farmhouse**

Where are We Now?

- **AG subdivision and CPR**
- **OP Report to Legislature: Act 278, SLH 2019**
- **DPP: Ag CPRs need county subdivision review; Ag clusters**
- **Emerging Trend: “Backdoor” ideas**

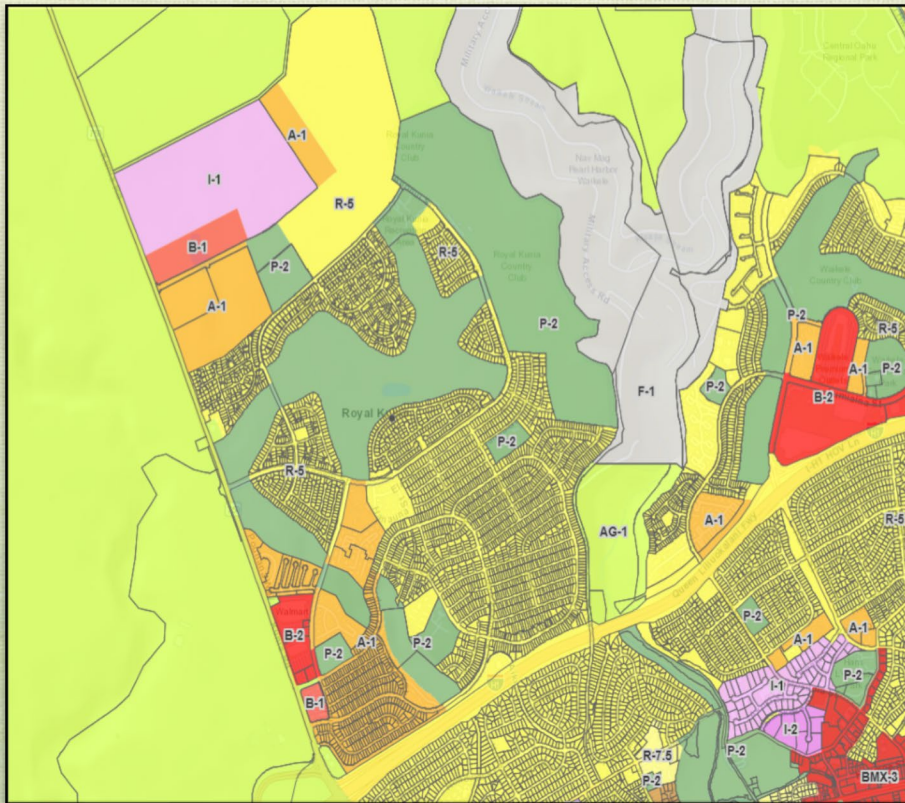


Kaua'i CC GoFarm

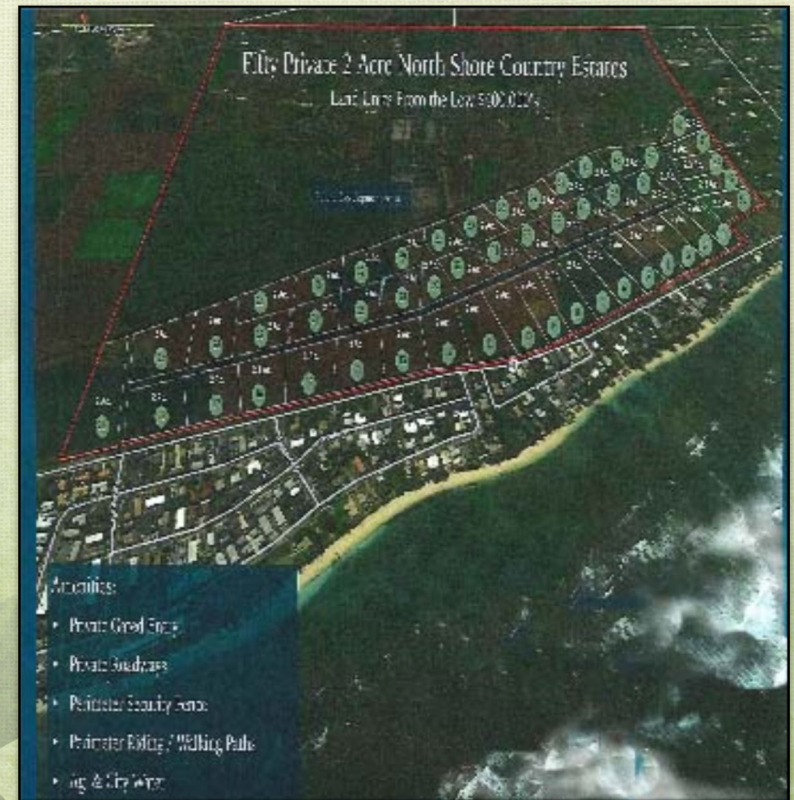


Where are We Now?

- **AG subdivision and CPR, and more**



Royal Kunia zoning map



# WHERE ARE OAHU'S IMPORTANT AGRICULTURAL LANDS (IAL)?





# HISTORY OF IAL

1978

State  
Constitutional  
Convention

- ARTICLE XI, SECTION 3, STATE CONSTITUTION  
*“The State shall conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands. The legislature shall provide standards and criteria to accomplish the foregoing....”*

2005

2008

State Legislation

- CHAPTER 205, PART III, HAWAII REVISED STATUTES
  - Definition of IAL
  - Policies for the long term agricultural use of IAL
  - 8 standards and criteria to be used in mapping
  - Landowners, counties and State processes for identifying lands with potential for IAL
  - Roles/duties of select state-county agencies
  - Incentives for agricultural operations on IAL

2011

- City and County of Honolulu begins mapping

# DEFINITION OF IAL (HRS, 205-42)

“IAL means those lands...that:

- Are capable of producing sustained high agricultural yields when treated and managed according to accepted farming methods and technology;
- Contribute to the State's economic base and produce agricultural commodities for export or local consumption; or
- Are needed to promote the expansion of agricultural activities and income for the future, even if currently not in production.”

*IAL is a special land use designation overlaying the State AG District*

*IAL does not change allowable uses or affect zoning*

*Its main regulatory effect is a more stringent approval process to **URBANIZE** land*

# LONG-TERM GOALS OF IAL

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Help farming to be an economically viable activity

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Ensure that the best of O‘ahu’s high-quality farm land is protected and preserved for long-term agricultural use

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Guide decision-making in the State Agricultural District

The background of the slide features a dense, overlapping pattern of green leaves in various shades, from light lime to deep forest green, creating a textured, naturalistic backdrop.

# 3 PROCESSES TO DESIGNATE LANDS AS IAL

*State Land Use Commission is the approving authority for all 3 processes*

## County Initiated

City and County of Honolulu, DPP is first to complete IAL mapping of O'ahu's ag lands

## Landowner Initiated

Voluntary and processed through the LUC. 14,094 acres on O'ahu designated IAL as of February 2019 as follows:

- 679 acres - Castle and Cooke
- 9,171 acres - Kam Schools
- 1,550 acres - Monsanto
- 463 acres - Hartung Brothers
- 762 acres - Kualoa Ranch
- 1,239 acres – Robinson Kunia
- 230 acres - Malaekahana (pending before LUC)

## State Initiated

State DOA and DLNR identify candidate IAL on State-owned, public lands

# COUNTY-INITIATED PROCESS

Phase I:  
DPP forms Technical Advisory Committee and prepares resource maps under TAC guidance

- 6 TAC meetings

2011-2014

Phase II:  
Community engagement

- 3 TAC meetings
- 3 focus group meetings
- 3 rounds of community meetings
- Draft IAL map online
- Landowner notification

2014-2017

Phase II Cont'd:  
DPP finalizes IAL Maps, Report, and publishes ad in the StarAdvertiser to notify public of where O'ahu's IAL are

Transmits Maps and Report to City Council

Oct 2018

City Council reviews and adopts IAL Maps, with or without changes, via resolution; transmits to LUC

June, 2019

LUC holds public hearing and issues written decision to designate IAL

Pending

# 3 PRIORITY CRITERIA

Land must have at least 1 of the 3 priority criteria to be eligible for IAL

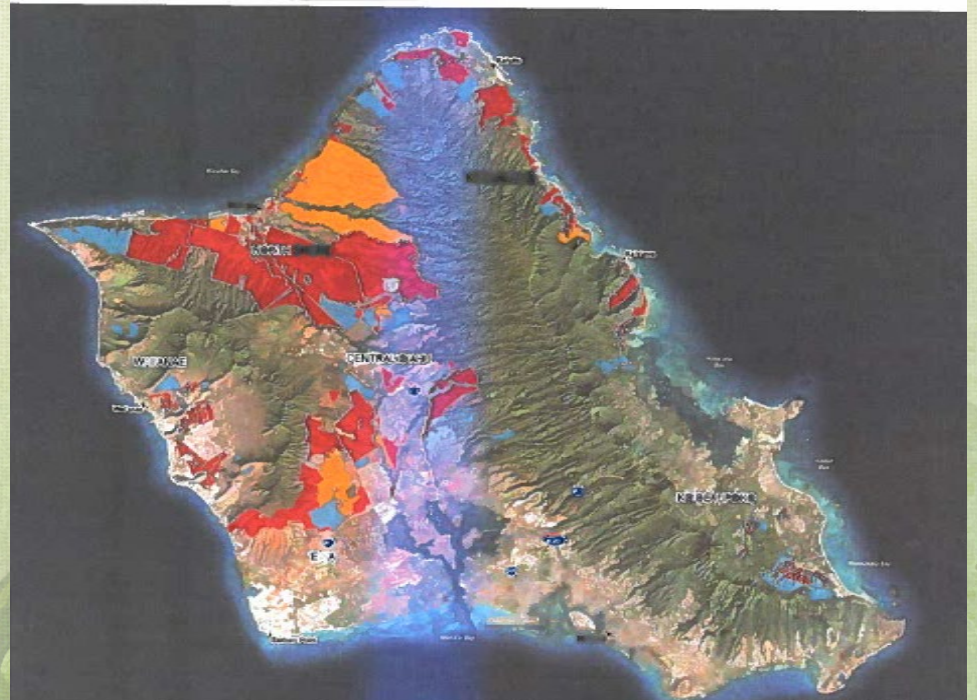
✓ PRIORITY	1. Currently used for agricultural production
✓ PRIORITY	2. Soil qualities and growing conditions
	3. Agricultural productivity rating systems such as ALISH
	4. Traditional native Hawaiian agricultural uses or unique crops and uses
✓ PRIORITY	5. Sufficient quantities of water
	6. Consistent with county general, development, and community plans
	7. Contributes to a critical land mass
	8. With or near support infrastructure conducive to AG productivity
	9. Agricultural easements <i>(added by the TAC)</i>

# PRIORITY CONCERNS FROM COMMUNITY MEETINGS

- Include Ho‘opili and Koa Ridge as IAL
- Increase food self-sufficiency; use AG land to grow food
- IAL designation makes it easier for developers to rezone unimportant AG land
- How will IAL affect my land value and future development potential?
- Fear of adding another layer of regulation; unsure about future use restrictions on IAL
- How do landowners opt out of IAL designation
- Mistrust/objections to government initiatives; feeling that the public is not being heard
- Consideration of small farmers and family farms vs. corporate farming interests
- Want to ensure consistency with General Plan and Development Plans/Sustainable Communities Plans
- Balanced representation on the TAC
- What City incentives are being offered

Where are We Now?

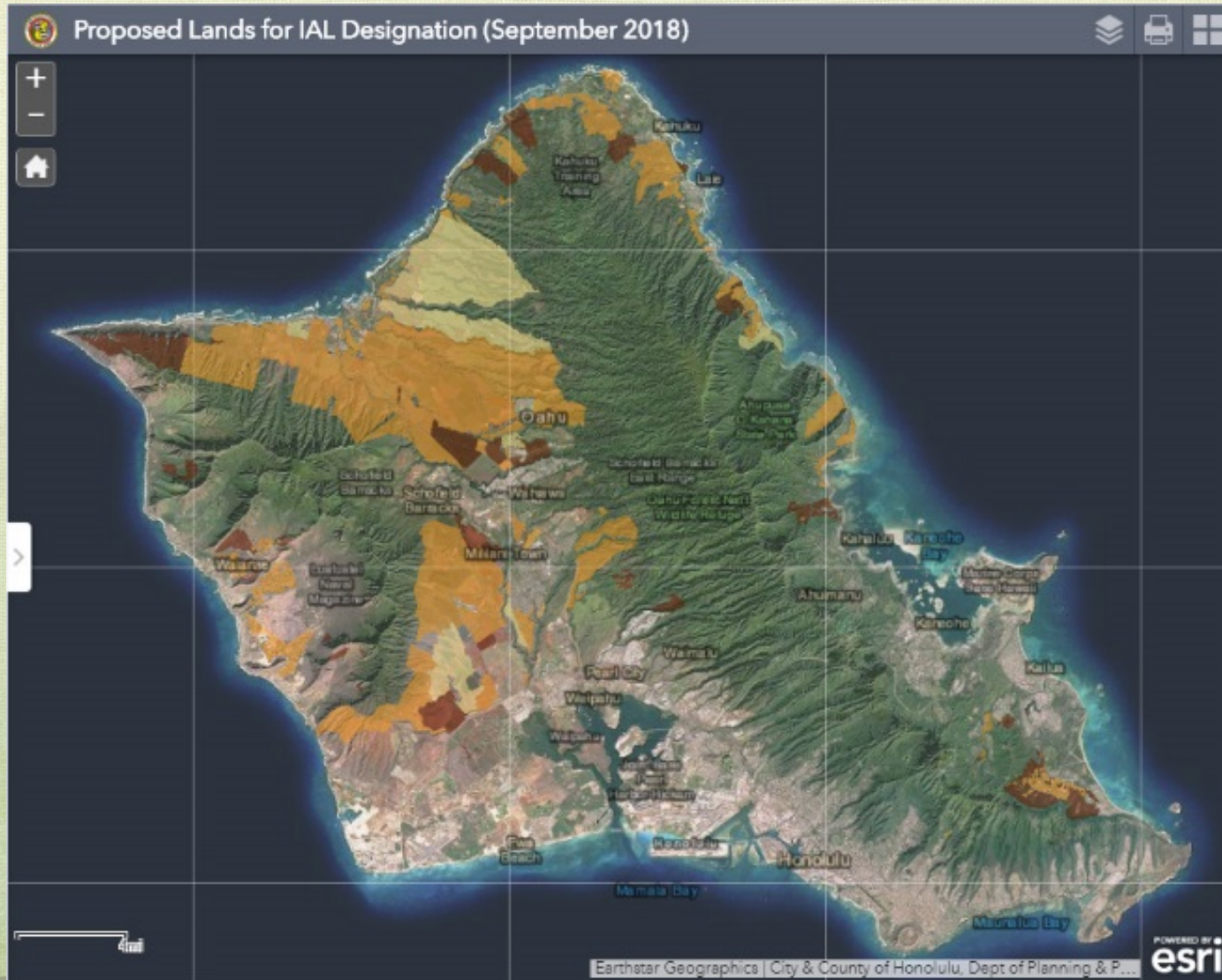
- **City Council adopted under Resolution 18-233, FD1 on June 5, 2019**
- **Pending LUC action**





# FINAL PROPOSED IAL LANDS (45,400 acres)

<https://bit.ly/2N4TigD>



Eligible Acres	63,900
IAL Acres	45,400
IAL Parcels	1,792

**Legend**

- City Proposed IAL Lands
- Existing IAL Lands
- State-owned Ag Lands

# **AGRICULTURE:** **WHERE WILL WE BE IN 2030?**

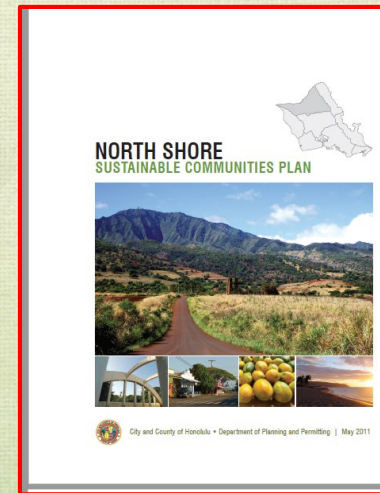


# Challenges/Opportunities

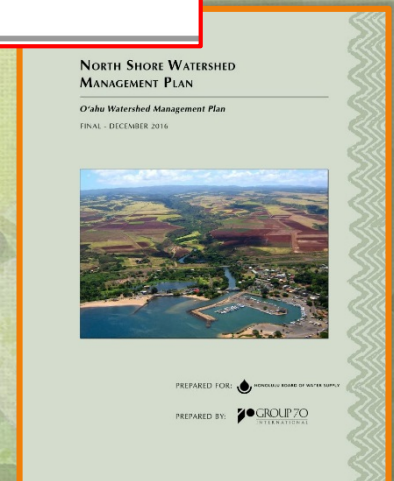
## Addressing climate change



Hanalei, 2018, Town and Country Magazine



## Partnering with Board of Water Supply (Parallel Planning)



# Challenges/Opportunities

- Changes to what a farm looks like
- Addressing “food security”
- Export crops versus local food



Cacao farm.  
Locally made Chocolate



Photo by Luisovalles



Green Point Nursery, Hawaii Island



Metrogrow Hawaii, aeroponics,  
Kakaako



# Challenges/Opportunities

- What is a “Farm”?
- “Mixed uses” in Agricultural, Rural areas



**Kunia Plantation Village, Central Oahu**



**Waihonu Solar Farm Sheep, Honbushin, Mililani**



**Kona Coffee Living History Farm, Sunset Magazine**

## Future is Bright for Agriculture

- New generation of Farmers
- Land is still there
- Consumer demand to “buy local”
- Farmers will grow what makes financial sense

**MAHALO NUI**

**QUESTIONS?**