AGRICULTURE: 
WHERE ARE WE NOW? 
WHERE WILL WE 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)

- Conservation: 41%
- Agricultural: 38%
- Urban: 22%

% = % of Oahu land area total

Table I-1: State Land Use Districts Cumulative Change from 1970 (in Acres)

<table>
<thead>
<tr>
<th>Calendar Year</th>
<th>Urban</th>
<th>Agricultural</th>
<th>Conservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1975</td>
<td>2,293</td>
<td>-295</td>
<td>-1,999</td>
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<tr>
<td>1980</td>
<td>3,962</td>
<td>-1,949</td>
<td>-2,013</td>
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<tr>
<td>1985</td>
<td>6,408</td>
<td>-3,986</td>
<td>-2,422</td>
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<tr>
<td>1990</td>
<td>11,111</td>
<td>-8,693</td>
<td>-2,418</td>
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<tr>
<td>1995</td>
<td>15,125</td>
<td>-14,479</td>
<td>-2,418</td>
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<tr>
<td>2000</td>
<td>16,597</td>
<td>-15,951</td>
<td>-2,418</td>
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<tr>
<td>2005</td>
<td>17,641</td>
<td>-16,996</td>
<td>-2,418</td>
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<tr>
<td>2006</td>
<td>17,675</td>
<td>-17,025</td>
<td>-2,418</td>
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<tr>
<td>2007</td>
<td>18,020</td>
<td>-17,370</td>
<td>-2,418</td>
</tr>
<tr>
<td>2008</td>
<td>18,020</td>
<td>-17,370</td>
<td>-2,418</td>
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<tr>
<td>2009</td>
<td>18,020</td>
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<td>2010</td>
<td>17,805</td>
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<tr>
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<tr>
<td>2012</td>
<td>18,572</td>
<td>-18,137</td>
<td>-2,418</td>
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<td>2013</td>
<td>18,572</td>
<td>-18,137</td>
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<td>2014</td>
<td>18,572</td>
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<tr>
<td>2018</td>
<td>18,572</td>
<td>-18,137</td>
<td>-2,418</td>
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</tbody>
</table>

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
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
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

- CHAPTER 205, PART III, HAWAI‘I 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

2008

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

Help farming to be an economically viable activity

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

Guide decision-making in the State Agricultural District
### 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

Phase II:
Community engagement
- 3 TAC meetings
- 3 focus group meetings
- 3 rounds of community meetings
- Draft IAL map online
- Landowner notification
- Written comments

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

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

LUC holds public hearing and issues written decision to designate IAL


# 3 PRIORITY CRITERIA

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

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

- Include Hoʻopili 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)

AGRICULTURE: WHERE WILL WE BE IN 2030?
Challenges/Opportunities

Addressing climate change

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
Challenges/Opportunities

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

Kona Coffee Living History Farm, Sunset Magazine

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