Plan 640
Land Use Policies and Programs

**CRN# 79403**  Fall 2012

Wednesdays, 9:00 a.m.-11:45 a.m.
Saunders Hall No. 116
Department of Urban and Regional Planning
Luciano Minerbi, Professor
Tel. 956-6869; e-mail: luciano@hawaii.edu


**Part I. Urbanization and national land policies:** Comparative and historical perspectives on land use planning policies at central and regional level and tenure systems in East-West settings. Urban policies, and political-economic frameworks.

**Part II. Sustainable land use planning and land use analysis:** Sustainable development, ecological approaches, co-management, ecosettlements, and future land scenarios. Cultural landscape assessment, land suitability, physical carrying capacity including environmental assessments, and impervious surface analysis for low impact design.

**Part III. Land use planning:** Indigenous land issues, claims, and land trusts. Regional and metropolitan land use planning. Watershed and ahupua'a planning.

**Part IV. Land use guidance systems:**
(Smart) growth management, new urbanism, and land use guidance systems in comparative perspective: guidance policies and techniques; farmland preservation and wildlife protection; transfer of development rights, land readjustment; land conservation, co-management; MOU, land use agreements and exactions; impacts fees, community benefits agreements and taxation. Constitutional issues and initiative.
The course is a lecture-seminar. Please attend every one of the 2:30 minutes sessions, be well prepared and participate actively, thoughtfully, and creatively --individually or in small groups. If you miss a class please submit a 2 pages single space “integrated” review of the weekly readings.

Assignments

1. Theme Paper: One theme paper, (3 single-spaced pages) based on one of the class topics of student choice (select from Course Schedule). Summary and integrated critique of three – four selected readings under the theme. Include expanded personal views. Oral and Written presentation (power point welcome) due the day the topic is scheduled.

2. Literature Review: written personal assessment of the weekly readings due each week. One page single-spaced. Be prepared to present it in class so as to have a useful seminar discussion (e-mail in word doc)

3. Term Paper: Topic selected in consultation with the instructor, consistent with the course outline. Possible papers include:
   (a) study of one or two land use guidance systems; or
   (b) critique or design of a land use development plan or program; or
   (c) study of a state or local (county/municipality) regulatory system (or program) for land management including history, purpose, legislative system, implementation, monitoring, and assessment;
   (d) comparative studies of land policies, tenure and land taxation systems in different countries.

Pertinent regional or metropolitan topics include national, state and (county) policies, general plans, development plans, community plans, district redevelopment, or programs for the transfer of development rights or land readjustment, development agreements, three-party agreements (CBA), watershed management and ahupua‘a plans, etc. The term paper should involve contacts and interviews with people knowledgeable of the topic in addition to careful library & internet research. For O‘ahu site visits may be appropriate. Foreign students and students interested in the Asia / Pacific regions are very welcome to study land use policies in their own or other foreign countries. Students are encouraged to meet with the instructor to discuss term paper proposal and term paper first draft.

The written topic proposal of the term paper is inclusive of problem statement, research questions, approach of the study, table of contents, and list of references. Length: three pages of text single-spaced plus references. Length of the term paper is about 15 pages single-spaced of relevant text, plus maps, illustrations, references. It should contain an expanded conclusion inclusive of summary, findings, and recommendations.

4. Class Participation: Class participation involves includes attendance, participation in class discussions, and work on in-class assignments and oral presentations of the theme paper, literature reviews and the term paper.
Reading Material:

1 Reference: See Reference List for the Course.
2 Handouts and supplemental readings will be distributed in class in a CD or posted on the course web. Reference material is in the DURP Document Center under this course number or Hamilton Library.

Relevant Due Dates: See Course Schedule at page 4

Grading:

- Written/Oral Theme Paper 15 points
- Written/Oral Literature Review 30 points
- Written Term Paper Proposal 5 points
- Written/Oral Term Paper: 50 points

Total: 100 points

Range: C: 65-74 B: 75-89; A: 90-100.

Output:

At the end of the course the student should:

- Know selected literature on approaches and on implementation of metropolitan and regional land use planning; familiarity with the growth vs. sustainable development debate.

- Know well one specific topic dealing with urban or regional land use planning and land use guidance including pertinent cases in Hawai‘i, the mainland or abroad.

- Know constraints and opportunities confronting jurisdictions and communities in developing a range of policy approaches to land use planning, land tenure and taxation.

- Ability to relate the land use planning literature to the case study paper and cases discussed in class.

- Knowledge of salient features of federal, state and local programs and regulations for land use planning.
Plan 640 Schedule

DATES TOPICS

PART I NATIONAL LAND POLICIES

Aug. 22  Introduction: Course Organization, Historical Perspective
Aug. 29  Policy Frameworks

PART II SUSTAINABLE LAND USE PLANNING AND LAND USE ANALYSIS

Sept. 05  Sustainable Development and Eco-settlement
Sept. 12* Cultural Landscape Assessment and Ahupua'a/Watershed
Sept. 19  Land Suitability, and Carrying Capacity, Impervious Surface Analysis for Low Impact Design

PART III LAND USE PLANNING

Sept. 26  Indigenous Lands and Native Hawaiian Lands
Oct. 03  Land Politics, Development and Future Scenarios in Hawai'i
Oct. 10  State Land Use Planning
Oct. 17  County Land Use Planning

PART IV LAND USE GUIDANCE SYSTEMS

Oct. 24  Growth Management and New Urbanism
Oct. 31  Land Use Guidance Systems
Nov. 07** Farmland, Open Space Protection and Co-management
Nov. 14  Transfer of Development Rights, & Land Assembly, Re-plotting and Land Readjustment
Nov. 21  Mediation, Collaborative Planning, Agreements and MOU/MOA,
Nov. 28*** Impact Fees, Assessments, Exactions, Taxation, Community Facility Districts
                      Constitutional Issues and Initiatives –
Dec 05  Conclusions (last day of instruction)
Dec 12  Final Paper/Poster Presentations (exam time)

Due Dates:
1. Theme Paper: due the day your selected topic is scheduled (e-mail in pdf)
2. Literature Review: due weekly (e-mail in worddoc)
3. Term Paper Proposal: due on September 12* (e-mail in pdf)
4. Term Paper First Draft and Meeting with Instructor by Nov. 07 (e-mail in pdf)**
5. Term Paper: Final Document due on Nov 28 (e-mail in pdf)***
PART I NATIONAL LAND POLICIES

Historical Perspectives


* UNESCAP Urban land Policies for the Uninitiated retrieved 2009  
http://www.unescap.org/huset/land_policies/index.htm

Policy Frameworks


* UN ESCAP Municipal Land Management in Asia A Comparative Perspective http://www.unescap.org/huset/m_land/toc.htm

PART II SUSTAINABLE LAND USE PLANNING AND LAND USE ANALYSIS

Sustainable Development


Cultural Landscapes Assessment, *Ahupua‘a*, Land Suitability Analysis, & Carrying Capacity


PART III LAND USE PLANNING IN HAWAI‘I

Native Hawaiian Lands


Land Politics, Development and Future Scenarios in Hawai‘i


State Land Use Planning
PART IV LAND USE GUIDANCE SYSTEMS

Smart Growth Management

* American Planning Association. 2004 A Smart Growth Reader (if not downloadable now-then
download: Smart Growth Network “This is Smart Growth”
* Congress For New Urbanism. Smart Solutions to Sprawl, www.cnu.org/

* Downs Anthny. 2005 “Smart Growth: Why We Discuss it More than We Do It”. JAPA
(Autumn) Vol. 71 No. 4: 367-378.

• ICMA & US EPA. 2006. This is Smart Growth. Smart Growth Network.


Growth Management and Land Use Guidance Systems


Transfer of Development Rights


Impact Fees, Exactions, Taxation, and Community Facilities Districts


Constitutional Issues and Initiative


RELEVANT WEB PAGES:

American Institute of Certified Planners (AICP) [http://www.planning.org/aicp/](http://www.planning.org/aicp/) (web access 2008)


Land Tenure Center [http://www.ies.wisc.edu/ltc](http://www.ies.wisc.edu/ltc) (web access 2008)

Planners Network http://www.plannersnetwork.org/ (web access 2008)

Smart Growth Network http://www.smartgrowth.org (web access 2008)


Relevant Newsletters / Resources:

Newsletter of the Lincoln Institute of Land Policy Landlines Newsletter