

FACT SHEET: Sunset Ranch Conservation Easement



The North Shore Community Land Trust (NSCLT) used Legacy Land funds to purchase a conservation easement over 27.44 acres of prime ranch and agricultural lands at Pūpūkea, North Shore, Island of O‘ahu, for the protection of agriculture and open space. By selling the conservation easement, the landowner limited the land’s uses to primarily agricultural uses. The conservation easement is perpetual and binding on all future landowners.

Funding and partners:

The State of Hawai‘i Legacy Land Conservation Program provided \$609,425 towards the purchase of the conservation easement;

the Natural Resources Conservation Service (NRCS) of the U.S. Department of Agriculture (USDA) provided \$1,200,000 through the Farm and Ranchland Protection Program (FRPP); the City and County of Honolulu provided \$609,425 through its Clean Water and Natural Lands Program; and the Hawaiian Islands Land Trust and The Trust for Public Land provided technical assistance.

Public benefits:

Under Hawaii Revised Statutes, section 173A-2.6, the Legacy Land Conservation Program is mandated to prioritize the protection of lands that are unique and productive agricultural lands, as well as lands having resources that are in danger of being modified, changed, or diminished.

Sunset Ranch is the largest operating ranch in the Pupukea and Waimea area. A majority of the parcel contains Prime and Priority Soils as designated by the USDA NRCS. The conservation easement protects the soils from conversion to non-agricultural uses, additionally, open space and scenic values are also protected.

The NRCS is providing the landowner with technical assistance in drafting a conservation plan for the property, and the landowner is using a portion of the proceeds of the sale as a stewardship fund for the land. NSCLT holds the conservation easement to the property, and monitors the compliance by the current and future landowners with the terms and conditions of the conservation easement.

