

ORDINANCE NO. _____

BILL NO. _____ (2015)

A BILL FOR AN ORDINANCE AMENDING SECTION 2.80B.070, MAUI COUNTY CODE, TO ADOPT THE UPDATED LANAI COMMUNITY PLAN

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. The Lanai Community Plan, having an effective date of December 21, 1998, as amended, is hereby repealed, and the updated Lanai Community Plan (2015), attached hereto and incorporated herein by reference as Exhibit "1", is adopted.

SECTION 2. Section 2.80B.070, Maui County Code, is amended by amending subsection C to read as follows:

"C. The following community plans are incorporated by reference and adopted pursuant to this chapter:

1. Hana Community Plan - Ordinance No. 2347 (1994), as amended;
2. Paia-Haiku Community Plan - Ordinance No. 2415 (1995), as amended;
3. Kahoolawe Community Plan - Ordinance No. 2413 (1995), as amended;
4. West Maui Community Plan - Ordinance No. 2476 (1996), as amended;
5. Makawao-Pukalani-Kula Community Plan - Ordinance No. 2510 (1996), as amended;
6. Kihei-Makena Community Plan - Ordinance No. 2641 (1998), as amended;
7. Lanai Community Plan [- Ordinance No. 2738 (1998), as amended] (2015);
8. Molokai Community Plan - Ordinance No. 3022 (2001), as amended; and
9. Wailuku-Kahului Community Plan - Ordinance No. 3061 (2002), as amended."

SECTION 3. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 4. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

pc:misc:011abill02:gjg

Lāna`i Community Plan (2015)



**Maui County General Plan 2030
County of Maui**

ACKNOWLEDGMENTS

This plan is dedicated to the loving memory of Kathleen Kern, Senior Planner and Lāna`i Community Plan project lead; Tremaine Balberdi, Secretary to Boards and Commissions; and Richard (Dick) Rooney, Pilot.

We also honor the courage of the survivors of the February 26, 2014 plane crash: James Giroux, Attorney; Mark King, GIS Analyst; and Doug Miller, Senior Planner.

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Special thanks to Suzie Esmeralda and Leilani Ramoran-Quemado, Secretaries to Boards and Commissions, Department of Planning, Current Division, for their additional work to provide Lāna`i Planning Commission meeting minutes.

CONSULTANT TEAM AND SPECIAL STUDIES

Chris Hart & Partners, Inc.
John Knox & Associates: *Lāna`i Economic Development and Lāna`i Housing Issue Papers*
Belt Collins Hawai`i Ltd., John Kirkpatrick: *Land Use Forecast*
SMS Research & Marketing Services, Inc. and Belt Collins Hawai`i Ltd: *Socio-Economic Forecast*
Wilson Okamoto & Associates, Inc.: *County of Maui Infrastructure Assessment Update 2003*
R. M. Towill Corporation: *Public Facilities Assessment Update County of Maui 2007*
PlanPacific: Existing land use database for *Socio-Economic Forecast*

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LIST OF ACRONYMS

ALISH	Agricultural Lands of Importance to the State of Hawai`i
B&B	Bed and Breakfast
B-CT	Country Town Business
BMP	Best Management Practices
BMX	Bicycle Motocross
CCR	Castle & Cooke Resorts, LLC
CDFL	Coalition for a Drug-Free Lāna`i
CEO	Chief Executive Officer
CFL	Compact Florescent Light
CIP	Capital Improvement Project
CIZ	Change in Zoning
CPAC	Community Plan Advisory Committee
CSD	Conservation Subdivision Design
CTAHR	College of Tropical Agriculture and Human Resources (University of Hawai`i)
CWRM	Commission on Water Resource Management (DLNR, State of Hawai`i)
DAR	Division of Aquatic Resources (DLNR, State of Hawai`i)
DEA	Drug Enforcement Agency (United States Department of Justice)
DEM	Department of Environmental Management (County of Maui)
DHHC	Department of Housing and Human Concerns (County of Maui)
DHHL	Department of Hawaiian Home Lands (State of Hawai`i)
DLNR	Department of Land and Natural Resources (State of Hawai`i)
DOA	Department of Agriculture (State of Hawai`i)
DOE	Department of Education (State of Hawai`i)
DOH	Department of Health (State of Hawai`i)
DOFAW	Division of Forestry and Wildlife (DLNR, State of Hawai`i)
DPW	Department of Public Works (County of Maui)
DSA	Development Services Administration (DPW, County of Maui)
DWS	Department of Water Supply (County of Maui)
FFA	Future Farmers of America
GPD	Gallons per Day
GVW	Gross Vehicle Weight
HACBED	Hawaii Alliance for Community-Based Economic Development
HBGN	Hawai`i Board on Geographic Names
HDOT	Department of Transportation (State of Hawai`i)
HECO	Hawaiian Electric Company, Inc.
HHSC	Hawaii Health Systems Corporation
HRS	Hawaii Revised Statutes
HUD	Department of Housing and Urban Development (United States)
IAL	Important Agricultural Lands
LAC	Lāna`i Archaeological Committee
LARC	Lāna`i Animal Rescue Center
LCH	Lāna`i Community Hospital
LCHC	Lāna`i Community Health Center
LED	Light Emitting Diode
LEED	Leadership in Energy and Environmental Design

LIST OF ACRONYMS

LFWP	Lāna`i Forest and Watershed Partnership
LWAC	Lāna`i Water Advisory Committee
LWC	Lāna`i Water Company, Inc.
MSBH	Mānele Small Boat Harbor
MCC	Maui County Code
MECO	Maui Electric Company, Limited
MEO	Maui Economic Opportunity, Inc.
MG	Million Gallons
MGD	Million Gallons per Day
MMMC	Maui Memorial Medical Center
MFD	Maui Fire Department (County of Maui)
MPD	Maui Police Department (County of Maui)
MW	Megawatt
NGO	Non-Governmental Organization
NOAA	National Oceanic and Atmospheric Administration (United States Department of Commerce)
NRCS	Natural Resources Conservation Service (USDA)
OCS	Office of Council Services (County of Maui)
OED	Office of Economic Development
PD	Project District
PV	Photovoltaic
SMA	Special Management Area
TDR	Transfer of Development Rights
TVR	Transient Vacation Rental
UH	University of Hawaii
UHERO	University of Hawaii Economic Research Organization
UHMC	University of Hawaii Maui College
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WUDP	Lāna`i Island Water Use & Development Plan
WWTF	Wastewater Treatment Facility

1 | INTRODUCTION

High above the ocean in Lāna`i City, a short walk around Dole Park will introduce you to a place that asks you to slow down and be here for a while. You will meet people who know most of the other people in town, who talk for a while about their place and living here. You will hear how they care about each other and their island. Many of them worked together in the pineapple fields that once covered over 18,000 acres of the Palawai Basin, the central flatlands of an ancient caldera. Lāna`i City sits in the center of this land – one of the last intact plantation towns in Hawai`i built in the 1920s to house immigrant workers arriving from Asia and Europe. Many of the immigrants' descendants still live in the plantation cottages that line the streets.



As pineapple production declined, housing and a lodge resort were built at the old ranch site of Kō`ele, with a beach resort down the winding road at Mānele and Hulopo`e Bays. New immigrant workers for the resorts



and new residents in resort housing developments added more diversity to the community. Today, the people, brought together from many different cultures, share common values - a love for their families, the island, and its people and rural lifestyle.

1 | INTRODUCTION

In 2012, a new owner acquired the major landholdings, consisting of approximately ninety-eight percent of the island, and formed a management company, Pūlama Lāna`i. The company seeks to create a sustainable community through plans to diversify the economy, establish a college, and address environmental issues. This is an important opportunity to create a future that meets both the major landowner's desires and the community's vision.

The Lāna`i Community Plan overlaps this time of major change for the island. Community meetings with the company, County personnel and community members began conversations that will shape the future. The purpose of this plan is to identify current and anticipated future conditions and needs on Lāna`i. These conditions and needs are addressed through strategic planning goals, policies, and actions to guide decision-making and implementation through 2030.



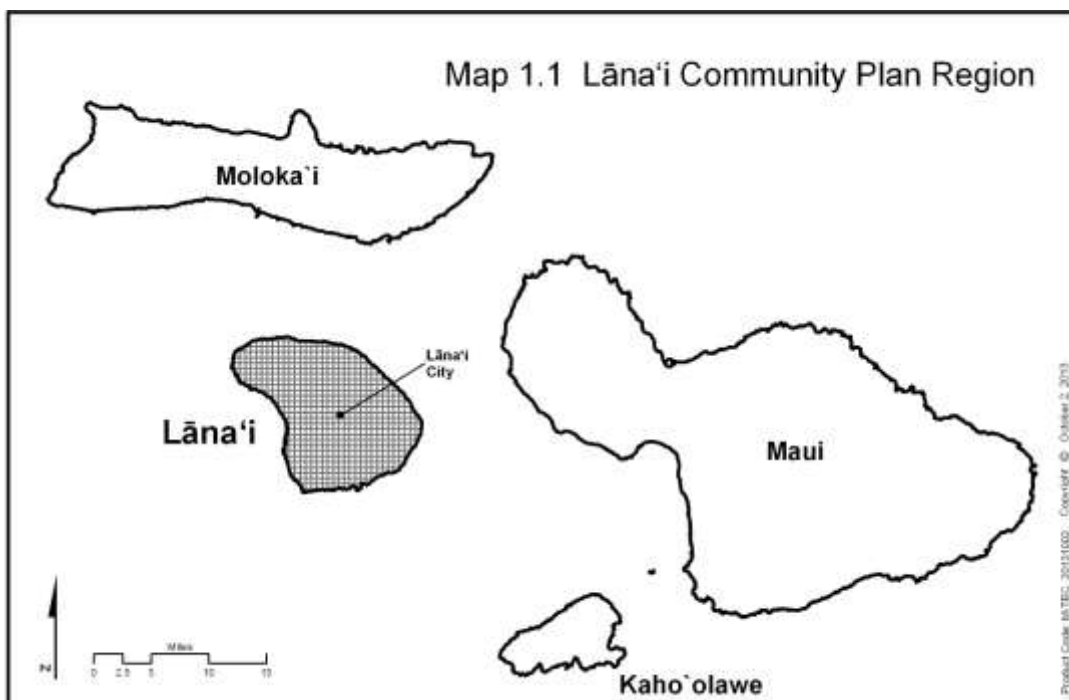
This chapter provides a general description of the planning area, guidance from the Maui County General Plan 2030 and the Hawai`i State Plan (Revised), and an overview of the community plan update process. This chapter concludes with an overview of the plan organization and chapter topics, and fast facts about Lāna`i.

1 | INTRODUCTION

OVERVIEW OF LĀNA`I COMMUNITY PLAN AREA

Lāna`i is one of four islands that comprise the County of Maui (Map 1.1). Lāna`i is one of the driest of the inhabited main Hawaiian Islands, with less than 10 inches of average annual rainfall along the lowland coasts and 30-40 inches above the 2,000-foot elevation. Strong trade winds funneled between Maui and Moloka`i increase evaporation and soil erosion on the north and east sides of Lāna`i. Lāna`i developed as a broad shield volcano and has a remnant caldera, the Palawai Basin, and caldera rim that form the over three-thousand-foot high ridge line covered by the watershed forest of Lāna`ihale. A majority of the former pineapple agricultural lands are located within the Palawai Basin, while Lāna`i City and the Lodge at Kō`ele are situated on the outer slopes of the caldera.

To the northwest is the Kānepu`u Preserve, a dryland forest, and Keahiakawelo, windswept lands that contain the area called “Garden of the Gods,” a place of rich traditional significance and unique geological formations. The south coast has Mānele and Hulopo`e Bays and the Mānele Resort (opened in 1991). Just to the west is the Kealiakapu-Kaunolū traditional village and ceremonial complex, which also includes the remains of King Kamehameha I's Lāna`i compound and fishing retreat. Today, the eastern (windward) coast is sparsely populated and contains significant cultural resources, including numerous ancient and historical sites such as Federation Camp, the remnants of the Maunalei Sugar Company developed between 1898 to 1901, and Keomuku Village, in addition to the now defunct visitor development known as Club Lāna`i at Halepalaoa (see Appendix 1.1 Lāna`i History Summary).



Map 1.1 Lāna`i Community Plan Region

1 | INTRODUCTION

GUIDANCE FROM THE COUNTY OF MAUI GENERAL PLAN AND THE HAWAII STATE PLAN

The County of Maui General Plan consists of three parts: 1) the Countywide Policy Plan, 2) the Maui Island Plan, and 3) nine community plans (Figure 1.1). The General Plan, adopted in 1980 and updated in 1990, sets forth the long-term social, economic, environmental, and land use needs of the County. The General Plan update began with the Countywide Policy Plan adoption in 2010, the Maui Island Plan adoption in 2012, and initiation of community plan updates in 2010. The General Plan supports the Hawai'i State Plan and interrelates with the State Functional Plans, which have not been revised since the late 1990s. In 2011, the priority guidelines and principles to promote sustainability were adopted from the Hawai'i 2050 Sustainability Plan as an amendment (Act 181) to the Hawai'i State Plan. In 2012, climate change adaptation priority guidelines (Act 286) were adopted. The adaptation policy specifies county or state plans must address potential climate change impacts to agriculture, conservation lands, coastal and nearshore areas, natural and cultural resources, energy, the economy, and many other sectors. Chapter 2 discusses how these recent acts influence the community plan.

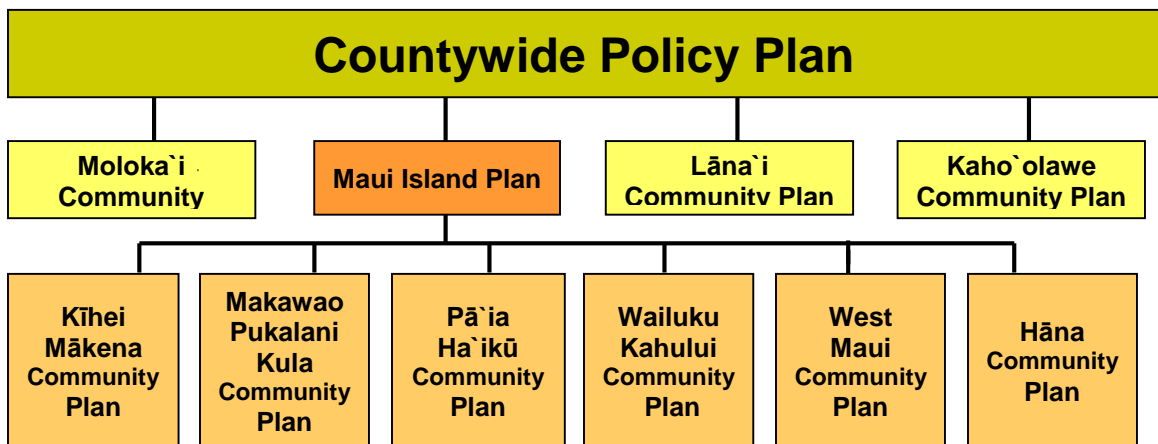


Figure 1.1 County of Maui General Plan Organization

THE 2015 LĀNA'I COMMUNITY PLAN UPDATE

The Lāna'i Community Plan was adopted in 1983 and first updated in 1998. Chapter 2.80B, Maui County Code (MCC), sets forth the requirement of the general and community plans, and provides the specific process for updating the plans.

From 2004 to 2012, new plan requirements were created. New plan elements required by Chapter 2.80B include:

1 | INTRODUCTION

- 1) A list of scenic sites and resources;
- 2) A description of a projected multi-modal transportation system;
- 3) A list of streetscape and landscaping principles and desired improvements; and
- 4) Implementation requirements that identify priorities, timelines, estimated costs, and the County department accountable for completion.

This community plan update combines the existing plan with these new requirements, in addition to components of the Maui County General Plan 2030 Countywide Policy Plan. Section 2.80B.070, MCC, sets forth the community plans shall implement the Countywide Policy Plan’s vision, principles, goals, and policies, and its core themes (see Figure 1.2).



Figure 1.2 Maui County General Plan 2030 Countywide Policy Plan Core Themes

The Community Plan Advisory Committee (CPAC) is composed of 13 members appointed by the County Council and the Mayor. Over a 180-day period, the CPAC conducted meetings and workshops to encourage public participation in the community plan update process.

The CPAC’s recommendations were incorporated into the Department of Planning’s first draft plan to form the Lāna`i Community Plan CPAC Final Draft. After review by County agencies the Department of Planning prepared the Lāna`i Community Plan CPAC/Department Draft, based on the work of the CPAC. This revised Lāna`i Community Plan CPAC/Department Draft was forwarded to the Lāna`i Planning Commission for public hearing and review, then revised as the Lāna`i Community Plan Lāna`i Planning Commission Final Draft, and sent with Department of Planning comments to the County Council for further review and adoption by ordinance. This process is summarized graphically in Figure 1.3.

1 | INTRODUCTION

Lāna`i Community Plan Update



Figure 1.3 Generalized Planning Process and Schedule

To update the Lāna`i Community Plan, the Department of Planning’s Long Range Planning Division worked with the Lāna`i community, stakeholders, agencies, the Lāna`i CPAC, the Lāna`i Planning Commission, and the County Council between 2010 and 2016. The Department of Planning, Lāna`i CPAC, and Lāna`i Planning Commission used several technical studies and issue papers to understand future conditions and needs. A list of the studies and papers used for the Lāna`i Community Plan is provided in Appendix 1.2.

The Long Range Planning Division conducted four community engagement events to gather ideas and concerns from Lāna`i’s residents. Attendance ranged from 40-120 individuals that included residents, visitors, and Pūlama Lāna`i consultants. Details of the community engagement events are further described in Appendix 1.3.

1 | INTRODUCTION

PLAN ORGANIZATION

The Lāna`i Community Plan is organized into 13 chapters, a maps section, and an appendices section with background materials. This introduction is followed by Chapter 2 that explores Lāna`i's future – the vision, issues, and opportunities, including sustainability and climate change adaptation. Chapter 2 concludes with what is needed to sustain the resources, quality of life, and economy, as well as what level of growth might be expected given current and projected population and demographics. Chapters 3-13 incorporate the plan elements required by Chapter 2.80B, MCC. Each chapter provides an introduction, issues and strategies, and goals, policies and actions.

Goals are intended to describe a desirable condition of the island by the year 2035. They are intentionally general, but are attainable through concerted effort. Policies are not intended as regulations, but instead serve as general guidelines for attaining goals. Actions are specific tasks, procedures, programs, or techniques that implement policy. Actions may be implemented by the lead County agency or another entity, such as the State or non-governmental organizations, assisted by a County agency. This community plan is not intended to be used in the review of applications for ministerial permits. A “ministerial permit” means a permit that does not involve judgment or discretion and is issued based on established criteria or a set of adopted standards as established by law.

Chapters 3-5 discuss Lāna`i's environment and natural resources, hazard mitigation, and cultural, historic, and scenic resources.

Chapter 6 discusses economic development, the reliance on the luxury tourism industry, and strategies to diversify the economy. This chapter is based on the Lāna`i Economic Development Issue Paper and the first two community engagement meetings.

Chapters 7 and 8 discuss the existing and future needs for infrastructure, utilities, and public facilities and services, such as solid waste management, police, fire, recreation, and roads. Many of Lāna`i's services are currently provided by private and State agencies.

Chapters 9-11 discuss land use, urban design, and housing policies and actions that will shape the location and form of future development. The housing chapter looks at specific housing needs to provide a variety of housing options for a diverse community.

Chapters 12 and 13 discuss governance and implementation. The governance chapter looks at the changes needed in the system and function of governance to guide the community toward a sustainable future. Chapter 13 lists and prioritizes the actions from previous chapters in an implementation table and identifies cost estimates, timelines, and the lead implementing agency. This table is intended to facilitate funding decisions during the county budget process.

FAST FACTS ABOUT LĀNA`Ī

PHYSICAL FEATURES

- Area - 140.5 square miles.
- Sixth largest of main Hawaiian Islands and the smallest publicly accessible inhabited island.
- Highest Elevation – Lāna`ihale at 3,366 feet.
- Kalohi Channel separates it from Moloka`i to the north.
- `Au`au Channel separates it from Maui to the east.

POPULATION / DEMOGRAPHICS (2010 Census)

- 2010 population - 3,135 people; a decrease of 91 people from 2000.
- Population by Race – 56% Asian; 22.99% two or more races; 14.02% White; 6.61% Native Hawaiian and other Pacific native; 0.16% Black or African American; 0.16% some other race alone; 0.06% American Indian and Alaska native.
- Persons of Hispanic or Latino Origin (of any race) 254 or 8.19% of total population.
- Population by Age – 0 to 4 years: 7.58%; 5 to 17 years: 18.60%; 18 to 64 years: 58.96%; 65 years and over: 14.86%.

FLORA AND FAUNA

- 64 plant species listed as endangered, candidate, or species of concern.
- Lāna`ihale Forest Conservation Area – 3,588 acres of wet forest.
- Kānepu`u Preserve – 590 acres of lowland olopua/lama dryland forest.
- Endangered `ua`u (Hawaiian petrel) in fern understory of Lāna`ihale forest.
- Mānele-Hulopo`e Marine Life Conservation District with coral reef, sandy beaches, and rocky habitats.
- Hawaiian monk seals, green sea turtles, and spinner dolphins.

Figure 1.4 Fast Facts About Lāna`i

2 | LĀNA`I'S FUTURE

INTRODUCTION

This chapter provides the community plan's vision and strategic framework that guide the key policies and actions needed to address the major issues that face the island in the next twenty years. The components of this strategic framework are included in the following sections:

- 2.1 Vision and Guiding Principles;
- 2.2 Problems and Opportunities;
- 2.3 Population; and
- 2.4 Sustainability and Climate Change Adaptation.

Developed with the Lāna`i CPAC, the vision and guiding principles articulate the community's belief in who they are, what they want the island to become, and how to achieve that vision.

The island's major problems and opportunities provide a summary of the principal issues facing the community and key opportunities to act upon in the 20-year planning horizon.

The population forecast and discussion of population goals present a brief analysis of past and future population trends. Given the combination of the community's vision and guiding principles, the State and County's commitment to responsible growth management, and Pūlama Lāna`i's commitment to the sustainable development of the island, this section also explores the question of what is a sustainable, achievable, and desirable future population for the island.

Finally, in response to the Hawai`i State Plan amendments relating to sustainability and climate change, Section 2.4 provides a brief discussion and outline of how climate change adaptation strategies and measures to develop a more sustainable island community are woven into the policies, goals, and actions of the plan.

2 | LĀNA`I'S FUTURE

2.1 VISION AND GUIDING PRINCIPLES

We are Lāna`i – people who care. Lāna`i was and is the Pineapple Island. While the plantation is gone, the pineapple remains the symbol of hospitality and warmth. We cherish our sense of `ohana, in which people know each other, share, sacrifice, and take care of each other. We deeply value our rural lifestyle of being close to the land and a life spent outdoors. It is the history of our land and people that makes Lāna`i different from other places. “We honor and take care of our kūpuna and nurture our children in a safe and peaceful place, and we value, cherish, and protect our environment and natural resources.”¹ We honor our unique heritage by preserving many of our archaeological and cultural sites, and by maintaining Lāna`i City's special sense of place as the last intact plantation town in Hawai`i.

We recognize that Lāna`i faces many challenges in order to achieve a sustainable future. We must seek ways to expand our economy, provide better healthcare, improve education, become energy independent, and encourage self-sufficiency. As we strive to meet these challenges, we realize we must work to preserve some things and accept those changes that do not fundamentally alter Lāna`i's unique character.

We offer the following as guiding principles and goals for the future of the island:

- Diversify the economy to provide opportunities and resiliency.
- Provide opportunities for the island's keiki to live and work on Lāna`i.
- Diversifying the economy and creating more job opportunities require our population to grow; we commit to finding constructive ways to assimilate the growing population into the community.
- Mālama `āina: protect and restore the environment.
- Protect our water and provide efficient, effective, and environmentally sound infrastructure and services.
- Preserve the historic character of Lāna`i City and honor the Hawaiian culture through preservation of cultural sites.
- Maintain the rural lifestyle with its slower pace, open space, and connection to the natural environment.
- Ensure a healthy community that is supported by a full array of healthcare services for all members of the community.
- Expand educational opportunities to nurture children and inspire adults.

¹ Castle & Cooke Hawai`i (December 2010). *Lāna`i Community Listening Workshops Report*. Prepared by Hawaii Alliance for Community-Based Economic Development.

2 | LĀNA`I'S FUTURE

- Provide a variety of social and recreational facilities and opportunities for all ages.
- Preserve the subsistence lifestyle through traditional access for gathering, hunting, and fishing.
- Establish trust to create a collaborative and respectful relationship between the community and Pūlama Lāna`i.
- Establish Lāna`i as a model sustainable island to be known for its bold integration of innovative green technologies into a traditional rural island community.



Figure 2.1 Vision for Lāna`i's Future

2 | LĀNA`I'S FUTURE

2.2 PROBLEMS AND OPPORTUNITIES

INTRODUCTION

The identification of major problems and opportunities is required by Chapter 2.80B, MCC. This outline of the problems and opportunities facing the island is a record of the community's top concerns and issues that need to be addressed.

PROBLEMS

A. LIMITED WATER RESOURCES

The capacity of existing water resources may be insufficient to support new growth. Projects that already have entitlements could consume most of the remaining capacity of Lāna`i's single aquifer. It may be necessary to increase the capacity of water resources for new development.

B. DECLINING FOREST ECOSYSTEMS

Much of Lāna`i's forest ecosystems have been declining over the last century. Water and other natural resources on the island are vulnerable because of historical declines in forest ecosystem functions and the anticipated effects of climate change. Lāna`i's forest systems are vitally important because the island's main aquifer relies, in part, on the "cloud forest" (clouds retained by barrier of tree tops) for water recharge. Over the past 150 years, ungulates (sheep, goats, and deer) have decimated and denuded the forests, allowing invasive species to proliferate and crowd out native species. The planting of Cook Pines in the early 20th century helped to restore the cloud forest, but the cloud forest trees on Lāna`ihale need replanting.

C. LIMITED RECREATION, HEALTH CARE, AND SOCIAL SERVICES

There is a need for increased health care and social services. There is a shortage of in-home care, hospice services, and nursing facilities. This problem will likely grow as the population increases. The Lāna`i community is greatly concerned about addressing social issues, such as alcohol and drug abuse, and domestic violence. There is limited access to organized recreational and social activities, especially for Lāna`i's teenagers (ages 11-17) and young adults (ages 18-30). In addition, support services in cultural education are needed to help new and future residents integrate into Lāna`i's community.

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D. LIMITED ECONOMIC DIVERSITY

A narrow economic base provides limited economic opportunities for the island's residents. Since the end of the pineapple plantation, Lāna`i's economy has depended mainly on luxury tourism and resort home construction. This reliance on a single industry causes the island to be vulnerable to the fragility of the luxury tourism and resort housing markets. Limited employment opportunities are a constraint to the residents' ability to achieve a higher standard of living. The economic recession of 2007 – 2009 significantly increased the resorts' vacancy rates and curtailed resort home construction, resulting in lower employment and the out-migration of residents seeking employment outside of Lāna`i. The particularities of luxury resort employment and the boom-and-bust cycles of home construction provide little incentive for the youth of the community to remain on or return to the island.

E. HISTORIC CHARACTER THREATENED

Lāna`i's historic and cultural resources are truly unique in the State and the Nation, but many of these resources are threatened by incremental demolition and demolition by neglect. Lāna`i City is the State's last intact plantation town, filled with houses and other structures that are part of the personal histories of many families. These structures represent a significant chapter in Hawai`i's social history. Demolition of buildings and structures that contribute to the island's history are eroding the town's historic integrity. Furthermore, the island's cultural resources and landscapes, such as Keahiakawelo (Garden of the Gods) at the north end of the island, could be significantly altered and transformed by development.

F. LIMITED HOUSING OPTIONS

The availability and variety of housing types on the island are limited. While housing demand on Lāna`i eased somewhat during the economic recession of 2007 – 2009, recent increases in economic activity have increased the demand for affordable housing. The lack of new housing developments and the limited variety of existing housing prevent working families and short-term contract workers from fulfilling their housing needs. New housing choices are needed for singles, the elderly, renters, and first-time home buyers. However, there is concern that new development may be inappropriate or insensitive, and could negatively alter Lāna`i's unique rural character.

G. TRANSPORTATION LIMITATIONS AND COST

The island suffers from an extremely limited number of options for freight shipments and personal transportation. As one of the smallest and least populated islands in the most isolated island chain in the world, Lāna`i suffers from expensive transportation costs for freight, goods, and people. Limited sea barge and air freight transportation to the island contributes to higher costs for groceries, fuel, and other goods when compared to Maui or other Hawaiian Islands. Limited airline seats and flights

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restrict opportunities for tourists to visit the island and for residents to travel off island. Improving transportation services is essential for economic development.

H. AGING INFRASTRUCTURE

Many of Lāna`i's infrastructure systems are old, inadequate, and require extensive renovation or redevelopment to meet existing and future needs. As Lāna`i City nears the centennial since its founding in 1922, many of its infrastructure systems are in need of repair, replacement, or expansion. For example, the water transmission system has leakage rates above industry standards and the landfill is projected to reach capacity by 2020. A new landfill site is needed or the island will have to start shipping solid waste off island. A drainage master plan was prepared for Lāna`i City and the Kō`ele Project District (PD) in 2006 but has not been fully implemented. Electric power is more expensive on Lāna`i than on other Hawaiian Islands and the facility is outdated and vulnerable due to dependence on petroleum supplies.

I. RELATIONSHIP WITH MAJOR LANDOWNERS

The relationship between previous major landowners and the community was historically difficult. Issues identified through workshops and interviews were the poor working relationship, strained communications, and an eroded sense of trust between residents and the company. This may be caused by the unusual nature of Lāna`i being a plantation or company town, with one individual owning approximately 98 percent of the land and the majority of job opportunities being within a single industry. However, with a new landowner and management company there is an opportunity to establish a more positive relationship.

J. GOVERNANCE ON OTHER ISLANDS

Access to many government services and functions is difficult for Lāna`i residents because most government agencies are based on Maui and O`ahu. It is also difficult for residents to participate in meetings and hearings on issues that directly affect Lāna`i when they are held on Maui. Recent improvements in telecommunications do allow web-based testimony by residents.

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OPPORTUNITIES

A. MĀLAMA `ĀINA: COMMUNITY ENVIRONMENTAL RESTORATION

There are ongoing programs to restore Lāna`i's watershed, which is essential to maintaining the island's water supply and natural resources. All residents and visitors may share in the common goal of restoring the environment by preserving and protecting Lāna`i's natural resources. The community recognizes and values the benefits provided by conserving and restoring the forest ecosystem. Residents, the company, State agencies, and nonprofit groups have begun forest restoration projects and are continuing these efforts. Engaging more groups, such as youth, hunters, fishermen, and eco-tourists to expand community stewardship of forest resources will accelerate environmental restoration and build collaboration between different groups in the community.

B. WATER USE AND DEVELOPMENT PLAN

The County's Water Use and Development Plan provides a guide to improving the island's water system. Water conservation actions identified in the Lāna`i Island Water Use & Development Plan (WUDP)² provide specific measures that individual citizens, the company, other landowners, and government agencies can use to reduce water consumption and overpumping of the aquifer, prevent pollution, and reduce operational costs.

C. DESALINATION AND WATER CONSERVATION

The new landowner is exploring the option of developing desalination plants that would create potable water out of saltwater. Producing potable water through desalination would greatly decrease the potential of overpumping the aquifer. Increased production of potable water for human consumption means there could be adequate water supply for the re-introduction of agricultural operations. Potable water can be saved by using brackish and treated water for the irrigation of the golf courses and resort landscaping.

D. INTACT HISTORIC CHARACTER OF LĀNA`I CITY AND THE ISLAND

The historic character of Lāna`i City and the island is relatively intact and provides a solid foundation for the future. The intact historic character of Lāna`i City is an asset for both residents and visitors. The town's unique character can be enhanced by additional restoration and adaptive reuse of historic buildings and careful integration of new development. The urban design of Lāna`i City centralizes housing and commercial services and can be easily replicated and adapted to include additional forms of housing. Lāna`i City's rural character and sense of place can be maintained through the implementation of design guidelines. Historic resources and landscapes in other parts of

² Ordinance 3885 (2011).

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the island, such as Keomuku, Keahiakawelo, and Maunalei, are also assets that add to the special character and sense of place that is unique to Lāna`i.

E. SMALL-TOWN LIFESTYLE AND `OHANA

Lāna`i City is an idyllic small town in a beautiful setting that is a safe, calm, and friendly place to live. The small-town lifestyle and sense of `ohana draw former residents and visitors back to Lāna`i time and again. The `ohana lifestyle creates a supportive network of neighbors, families, and friends who help sustain a healthier and happier community. This not only makes Lāna`i a very desirable place to live, work, and raise a family, but also fosters a more resilient community.

F. NEW MAJOR LANDOWNER

Having a new landowner provides new opportunities to create a stronger relationship between the community and the company, and to initiate a clear program for economic development. In 2012, Larry Ellison purchased David Murdock's holdings on the island. Ellison created a new management entity, Pūlama Lāna`i, that is pursuing new projects, enterprises, and investments on the island. Pūlama Lāna`i managers have expressed their vision to the community and are interested in involving the community in these changes, while working to protect the island's historic, cultural, and natural resources. This is a timely opportunity that could help to diversify the island's economy and implement a new vision for the future of Lāna`i.

G. HUNTING

Subsistence hunting by residents and hunting tourism are important economic and environmental activities on the island. Hunters come to the island to hunt axis deer and mouflon (European big horn) sheep. Hunting can be part of the game management strategy to control the feral ungulates on the island. Hunting is an economic engine for the island as hunters bring money into the economy and provide the livelihood for numerous residents and businesses. The Hunting Advisory Council, composed of local operators, believes hunting tourism could grow if there were more accommodations available to serve the needs of hunter-tourists.

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2.3 POPULATION

A. POPULATION FORECAST

The 2010 Census counted 3,135 residents living on Lāna`i. According to the County's Land Use Forecast produced in December 2012, an additional 885 residents are forecast to live on the island by the year 2030, for a total population of 4,020. However, the forecast was completed prior to Pūlama Lāna`i's future growth estimate and future development plans that are described in Chapter 9. Pūlama Lāna`i estimates the island's resident population could reach approximately 6,000 if its development plans are realized.

In 2010, Lāna`i's average visitor census was estimated at 673 visitors per day. The Maui County Socio-Economic Forecast projects the average visitor census for Lāna`i will reach 912 visitors per day by the end of 2035.³

B. WHAT IS A SUSTAINABLE POPULATION SIZE FOR LĀNA`I?

Lāna`i's population is expected to grow beyond the estimates suggested by census data because of increased economic activity from Pūlama Lāna`i's development plans. However, Pūlama Lāna`i has committed to ensuring over the next 20 years, the island's population does not expand beyond the estimate of 6,000 people.

Given the community's vision and goal of maintaining its rural, small town sense of community and `ohana, the anticipated growth provides an opportunity to evaluate what population size is desirable for the island. In addition, the community must continuously ask how many people the island can support without adversely affecting its ecosystems, natural resources, and water resources. Evaluating these questions will require consistent dialogue between the community, the County, and Pūlama Lāna`i while future growth occurs.

³ County of Maui (September 2014). *Socio-Economic Forecast Report: Final Draft 9/15/2014*.

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2.4 SUSTAINABILITY AND CLIMATE CHANGE ADAPTATION

A. INTRODUCTION

One intent of this community plan update is to help establish a sustainable and resilient future for Lāna`i. This section provides an introduction and brief guide to how sustainability and climate change adaptation are incorporated into the policies and actions of this plan.

B. SUSTAINABILITY

Over the past decade, sustainability has become a fundamental concept of comprehensive community planning. It refers to the ability to address the needs of the present without compromising the ability to meet future needs. It requires consideration of the long-term environmental, social, cultural, and economic costs of present-day actions. Sustainability is a process, rather than an end-state, whereby a community acknowledges that environmental, economic, and social systems are linked and must be balanced.

Sustainability is important in a region as fragile and remote as the Hawaiian Islands. In 2011, the Hawai`i State Legislature adopted Act 181, establishing sustainability as a priority of the State by incorporating definitions, guiding principles, and goals of the Hawai`i 2050 Sustainability Plan into the Hawai`i State Planning Act, Chapter 226, Hawai`i Revised Statutes (HRS). Updates to the County's general plan will integrate these sustainability guidelines and principles (see Appendix 2.1 Definition of Sustainability in Hawai`i and Appendix 2.2 Guiding Principles of Sustainability).

C. CLIMATE CHANGE ADAPTATION

In July 2012, the Hawai`i State Legislature adopted Act 286, amending the Hawai`i State Planning Act by adding climate change adaptation priority guidelines (see Appendix 2.3 – Climate Change Adaptation Priority Guidelines).

Climate change will become increasingly serious before the middle of the 21st century and will have profound impacts upon societies all over the world, especially to island communities such as the Hawaiian Islands.

Climate change will profoundly affect not only Hawai`i's natural environment, but also its communities. The anticipated effects of climate change on Hawai`i include: 1) warmer temperatures; 2) increased heat-related deaths and illnesses; 3) sea-level rise with resultant flooding, beach erosion, and damage to coastal property; 4) warmer sea-surface temperatures and ocean acidification with negative impacts to coastal and marine ecosystems; 5) increased frequency and severity of storms with increased vulnerability to storm damage; and 6) increased drought with variable effects on aquifer recharge, stream flows, and freshwater resources. These

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effects will adversely impact communities and sectors throughout Hawai`i, including the economy (agriculture, tourism, fisheries, and trade), the built environment, historic and cultural resources, infrastructure systems, ecosystems, and natural resources.⁴ Climate change mitigation measures, such as lessening our dependence on fossil fuels, reducing emissions, and changing the way we design and build communities, are needed to help lessen the impacts of human activity on the climate.

Climate change adaptation seeks to reduce the vulnerability of biological systems to climate change effects, such as sea-level rise, increased severity of storms, increased drought conditions, and flooding. Climate change adaptation requires strategies and actions to reduce the adverse consequences of climate change while harnessing any beneficial opportunities. While the precise timing cannot be predicted, it is clear that significant climate change adaptation and mitigation measures will be needed by mid-century. Taking action now will help to mitigate the impacts of climate change and reduce potential damage in the future.

D. WORKING (TOGETHER) TOWARDS A SUSTAINABLE AND RESILIENT LĀNA`I

For Lāna`i, this is a pivotal time when the ambitions and visions of its community, the island's major landowner, the County, and the State are considerably aligned to face the intertwined challenges of sustainability and climate change. In recognizing the links between society, the environment, and the economy, sustainability acknowledges the ecological limits of natural systems and affirms the well-being of humanity is fundamentally dependent on the health of our environment. Lāna`i can become resilient and ready for change by strengthening its society and natural and built environments, and diversifying its economy. The elements needed to achieve this are identified in the individual chapters of this community plan. How these elements work together is described below.

SOCIETY – LĀNA`I'S PEOPLE AND CULTURE: Caring for the people is a key component of ensuring a sustainable and resilient Lāna`i. This involves providing educational opportunities and a full spectrum of social services for residents of all ages. Critical actions include expanding primary emergency services, in-home care, hospice facilities and services for families in crisis, and improving the quality of schools and the availability of college-level education. It is also important to foster participation and collaboration between the community, government, Pūlama Lāna`i, nonprofit groups, and private businesses in the stewardship of natural, historical, and cultural resources to build collaboration. Lāna`i's culture and sense of place can be honored by protecting Lāna`i City's historic plantation-town character and all of its archaeological and cultural sites.

Ensuring a resilient and sustainable society also requires a variety of housing types that are affordable to residents of all ages and increasing food security. Expanding community gardens and local food production, and introducing the youth to agriculture through programs, such as

⁴ Hawaii State Legislature (2012). *Climate Change Adaptation Priority Guidelines* (Act 286).

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Future Farmers of America and 4H, support food security. Climate change adaptation will be necessary for the health and safety of people and the environment. It calls for new ways of designing communities and infrastructure by building upon existing hazard mitigation principles, such as relocating critical infrastructure out of tsunami inundation zones, incremental adaptation of harbors, increasing water conservation and reuse, and managing aquifer recharge areas.

THE NATURAL AND BUILT ENVIRONMENT: How the built environment is designed greatly influences the protection and sustainability of the natural environment, and the sustainability of society and culture. A well-designed community is characterized by a compact and pedestrian-oriented mix of land uses, multi-modal transportation networks, diversity of housing, strong sense of place and culture, and preservation of open space, agricultural land, and natural resources. Lāna`i can create a sustainable community by building upon its historic development patterns, integrating land use and transportation planning, and making development decisions predictable, fair, and cost-effective.

Natural landscape features and environment, such as dryland and cloud forests, gulches, wetlands, and coral reefs, will be protected and restored. Feral ungulates and invasive species will be managed and principles of native Hawaiian land management, including ahupua`a, will be integrated to help guide resource management. Green technology, building practices, and infrastructure solutions will also be used.

THE ECONOMY: Fostering a robust and diversified economy is the third component to working toward a sustainable and resilient Lāna`i. This requires diversifying the tourism industry, supporting agriculture, encouraging new industries, expanding education and support services for small businesses, and providing necessary infrastructure, land, and affordable sea and air transportation options. Lowering energy costs by reducing dependence on fossil fuels and increasing renewable energy is also key to providing stronger economic opportunities and becoming more sustainable. This will be achieved by increasing the generation and use of renewable energy sources, promoting the use of electric vehicles, and exploring options for biofuels, biodiesel, and waste-to-energy technology. Water resources will be used in a sustainable and economic manner by recycling one hundred percent of wastewater for irrigation and exploring options for reuse of household graywater for lawn and garden irrigation.

3 | ENVIRONMENT AND NATURAL RESOURCES

A. INTRODUCTION

The clearing and degradation of once extensive wet and dryland areas have significantly changed Lāna`i's native ecosystems. Damage to forest understory and tree roots by hooved animals, initially free-range and later feral, has led to the destruction of large forest areas. Bare forest lands enabled invasive plants to become established, resulting in increased erosion, the loss of native species, and reduced aquifer recharge. Invasive plants, animals, and insects have decimated native species, such as forest birds, and weakened the biodiversity and resiliency of the forest ecosystem.

Protecting and restoring Lāna`i's forest ecosystems help to reduce erosion, surface water runoff, flooding, and siltation of the reefs and ocean waters, and ensures a sustainable water supply. The forest ecosystem benefits natural and cultural resources, recreation, agriculture, tourism, infrastructure, and economic viability. Recent studies have calculated financial values for services provided by forest ecosystems⁵ (see Appendix 3.1).

A University of Hawai`i (UH) study examined the various services provided by O`ahu's Ko`olau forests - including water recharge, water quality, climate control, biodiversity, and cultural, aesthetic, recreational, and commercial values. These services were calculated to have a net present value of between \$7.4 and \$14 billion. Approximately half of that amount is attributed to the forest's contribution to ground and surface water quality and quantity. Other watersheds across the state were estimated to be comparable in value.⁶

Background

Feral ungulates had caused notable damage to Lāna`i's forests by the mid-1800s. In the early 1900s, State agencies, conservationists, and agricultural lobbyists called for the eradication of feral goats to protect the wet forest and Lāna`i's limited water supply. Goats were eventually eradicated, but axis deer and mouflon sheep were introduced for hunting in the 1920s and mid-1950s, respectively.

Lāna`i is one of the driest of the inhabited main Hawaiian Islands. The island relies on the native wet forest and the thick fern understory to capture fog drip, or moisture from passing clouds, to recharge the aquifer. In 1995, the State Commission on Water Resource Management (CWRM) modeled Lāna`i's groundwater system and predicted the loss of forest cover would drastically affect groundwater levels. The model indicated that fog drip generates approximately fifty percent of the fresh water found in the central aquifer region.⁷ These findings are supported by recent studies by the County Department of Water Supply (DWS) and others.⁸

Existing Conditions

⁵ State of Hawai`i, Department of Land and Natural Resources (2011). *The Rain Follows the Forest*.

⁶ *Ibid*, p. 4.

⁷ Stokes, Darrell (2000). *Final Environmental Assessment for the State of Hawai`i Forest Stewardship Program Lāna`ihale Forest Stewardship Plan* (prepared for Lāna`i Company Inc.).

⁸ WUDP, *Ordinance 3885 (2011)*.

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Two forest conservation areas protect the Lāna`ihale cloud forest (wet forest) and the Kānepu`u dryland forest. Most vegetation outside of these areas is non-native. A healthy native forest is beneficial in providing habitat for the survival of endangered and endemic native plant and animal species. Lāna`i's forests are currently home to 64 native plant species that are listed as endangered, candidate, or species of concern. The forests have lost seventy native plant species, in addition to seven of eight native forest bird species.⁹

The Lāna`ihale conservation area covers 3,588 acres, with 2,300 acres fenced. Attracted to Lāna`i's dark night sky, Hawai`i's second largest colony of `ua`u (Hawaiian petrel) nest in the fern understory of Lāna`ihale. Since 2006, efforts to protect Lāna`i's `ua`u colony, including controlling invasive predators and strawberry guava, have been underway. The highly invasive strawberry guava plant displaces the `ua`u nesting grounds and also impacts watershed and aquifer health by disrupting the native forest ecosystem. Forest health is further compromised by axis deer and mouflon sheep that denude land within the conservation area. Soil erosion from the denuded land around Lāna`ihale is estimated at upwards of 2,200 tons of soil loss per year.¹⁰

The Kānepu`u Preserve, a Pūlama Lāna`i, State Department of Land and Natural Resources (DLNR), and Nature Conservancy natural area partnership, consists of 590 acres of dryland forest that contains 48 rare native plant species, including culturally important tree species such as olopuā and lama. Early fencing in 1911 saved this forest from destruction by goats. Recently, the Nature Conservancy replaced the preserve's fencing and developed a management plan for its native plant species. Many of these plants are being outplanted to establish new restoration areas. Pūlama Lāna`i oversees 20,000 acres of lowland mesic (moderate) and dry communities, including the Kānepu`u Preserve and the Lāna`ihale conservation area. Preservation plans call for additional fencing, feral animal removal, and native plant restoration, as well as continuing conservation actions through the support of programs and volunteer groups. The Lāna`i Native Species Recovery Program performs invasive weed control and fence upgrading and maintenance.

The entire island is within the Hawaiian Islands Humpback Whale National Marine Sanctuary. Created by Congress in 1992, the sanctuary protects humpback whales and their habitat. The National Oceanic and Atmospheric Administration (NOAA) and the DLNR jointly manage the sanctuary, which constitutes one of the world's most important humpback whale habitats.

In 1976, the Mānele-Hulopo`e Marine Life Conservation District was established on Lāna`i's south shore to protect 1) species associated with shallow coral reef, sandy beach, and rocky habitats; and 2) Hawaiian monk seals, green sea turtles, spinner dolphins, and other marine mammals. The DLNR's Division of Aquatic Resources (DAR) manages this three hundred nine-acre protection area, which is affected by excessive sediment and other water quality pollutants,

⁹ Stokes, *supra* note 8.

¹⁰ *Ibid.*

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recreational overuse, and overfishing. To address over-fishing, the Mānele Harbor Fishery Management Area sets limits on fish harvests and defines the fishing season and fishing areas.

B. ISSUES AND STRATEGIES

Issue 1: Increasing numbers of invasive animal and plant species are contributing to erosion, loss of native species, and declines in the forest ecosystems.

Strategy 1A: Increase public understanding of the importance of forest ecosystems to the environment and the economy. Support increased collaboration and stewardship among community groups, schools, and individuals by building upon existing stewardship efforts and programs.

Strategy 1B: Increase efforts to prevent, control, and eradicate invasive species. Evaluate existing prevention policies to close loopholes. Build support for adequate funding of inspectors, research, and control or eradication programs by increasing public outreach.

Issue 2: Erosion impacts water quality by causing excessive sediment to enter surface and ocean waters. In addition, discharges of chemicals and fertilizers from golf courses, households, businesses, and farms may increase the amount of pollutants found in the soil and water.

Strategy 2: Conduct community workshops to educate landowners and businesses on best management practices (BMPs) for intercepting and reducing sediment and other pollutants from entering surface and ocean waters. Develop a toolbox of BMPs that includes green infrastructure and other techniques utilizing natural or constructed soil, rock, and plant-based systems to manage surface water.

3 | ENVIRONMENT AND NATURAL RESOURCES

C. GOAL, POLICIES, AND ACTIONS

GOAL **Lāna`i’s environment and natural resources will be protected, restored, and preserved for future generations.**

Policies

1. Protect, preserve, restore, and enhance Lāna`i’s native forest ecosystems, including the Lāna`ihale cloud forest, Maunalei Gulch, and Kānepu`u Preserve.
2. Protect fog drip, aquifer recharge areas, and water quality.
3. Protect and restore biodiversity, native habitats, and native plant and animal species through conservation, land management, education, and control of invasive species.
4. Recognize and support agricultural, forestry, and game BMPs as key elements to maintain, preserve and protect Lāna`i’s land, water, and marine resources.
5. Protect and restore, where appropriate, Lāna`i’s coastal resources and water quality by implementing BMPs for surface water and sediment management, including the use of green infrastructure.
6. Support the Mānele-Hulopo`e Marine Life Conservation District.
7. Recognize the existing boundaries of the Kānepu`u Preserve and support expansion of those boundaries.
8. Support the use of adaptable protection areas, such as a system of floating preserves, as a means of managing nearshore coastal resources.
9. Support the protection and expansion of native plants by encouraging the use of appropriate practices and techniques for native plant propagation, planting, and distribution.
10. Encourage and support public stewardship of natural resources.
11. Encourage the State to adequately fund quarantine and inspection programs.

3 | ENVIRONMENT AND NATURAL RESOURCES

Actions

Table 3.1 Environment and Natural Resources Actions				
No.	Action	Policy No.	Lead County Agency	Partners
3.01	Compile data to create maps of primary water recharge areas requiring the highest protection and restoration efforts, and maps of secondary water recharge areas that may be susceptible to pollutant infiltration.	2	Department of Planning	CWRM Pūlama Lāna`i* United States Geological Survey (USGS)
3.02	<p>Assist in the protection and restoration of wet and dryland forests.</p> <ul style="list-style-type: none"> • Develop specific actions, baseline survey maps, and key messages. • Increase implementation capacity and ongoing stewardship. • Continue efforts to control feral animals. • Conduct or coordinate public education and involvement events to increase community stewardship. • Install interpretive signage. • Educate shipping companies on invasive species. • Develop a native tree planting program and establish a nursery. • Re-establish a Forest and Watershed Partnership. • Explore permaculture methods. 	1, 3	Mayor's Office (Environmental Coordinator)	<p>DLNR Pūlama Lāna`i Office of Economic Development (OED) Maui Nui Seabird Recovery Project Lāna`i Native Species Recovery Program Non-governmental organizations (NGOs) State Department of Education (DOE) Lāna`i Forest and Watershed Partnership (LFWP) Community groups</p>
3.03	Develop a toolbox of BMPs to mitigate sediment and pollutant runoff, such as the use of green infrastructure.	5	Department of Public Works (DPW)	Department of Planning NGOs State Greenway Program
* Hereafter, references to Pūlama Lāna`i in the Action tables will include Lāna`i Resorts, LLC, assigns or relevant successors.				

3 | ENVIRONMENT AND NATURAL RESOURCES

Table 3.1 Environment and Natural Resources Actions				
No.	Action	Policy No.	Lead County Agency	Partners
3.04	Assist State agencies in developing a toolbox of BMPs for use by citizens and businesses to improve ecosystems and water quality in urban areas. Assist in providing public education, through workshops or other means, on water quality, pollution prevention, and BMPs to encourage changes in business and household practices.	3, 4, 5	Mayor's Office (Environmental Coordinator)	State Department of Health (DOH) (Clean Water Branch) DPW Department of Planning DLNR Lāna`i Water Advisory Committee (LWAC)** Lāna`i Water Company, Inc. (LWC)
3.05	In consultation with landowners, use the existing system of roads and trails as firebreaks and construct small water storage reservoirs for fire suppression.	1, 3	Maui Fire Department (MFD)	Pūlama Lāna`i DLNR
3.06	Hold educational forums on the protection of coastal waters to discuss current activities, programs, or issues, such as Hawaiian Islands Humpback Whale National Marine Sanctuary, water quality, or fish farms issues.	6, 8	Mayor's Office (Environmental Coordinator)	DAR NGOs NOAA
3.07	Reduce sediment and nutrient loads from entering coastal waters by assisting landowners, upon request, to construct small-scale water retention, or bioretention, projects that control surface flows and increase aquifer recharge.	2, 5	DPW	Pūlama Lāna`i DLNR NGOs Natural Resources Conservation Service (NRCS) USGS
** Hereafter, references to LWAC in the Action tables will include other relevant community groups sanctioned by the County.				

3 | ENVIRONMENT AND NATURAL RESOURCES

Table 3.1 Environment and Natural Resources Actions				
No.	Action	Policy No.	Lead County Agency	Partners
3.08	Assist in conducting outreach to agricultural, ranching, and development interests on implementing BMPs to reduce herbicides and pesticides.	4, 5	OED	Mayor's Office (Environmental Coordinator) DOH (Clean Water Branch) Pūlama Lāna`i UH College of Tropical Agriculture and Human Resources (CTAHR) NRCS
3.09	Review the Special Management Area (SMA) boundary and make changes as necessary to comply with the objectives and policies defined in Section 205A-2, HRS.	3	Department of Planning	Pūlama Lāna`i Lāna`i Planning Commission
3.10	Work with federal, state, and county agencies to initiate a program that provides education and community involvement in the stewardship of coastal areas, including conducting baseline studies on coastal water quality.	6, 8	Mayor's Office (Environmental Coordinator)	DLNR DOH (Clean Water Branch)
3.11	Work with the State to develop a quarantine and inspection process for imported plant species.	1, 3, 4	Mayor's Office (Environmental Coordinator)	State Department of Agriculture (DOA) Pūlama Lāna`i
3.12	Work with Pūlama Lāna`i to establish a feral animal control program.	1, 3, 4, 7	Mayor's Office (Environmental Coordinator)	DLNR Pūlama Lāna`i Lāna`i Hunting Advisory Group

4 | HAZARD MITIGATION

A. INTRODUCTION

Hazards from natural forces have been measured in Hawai'i since the early 1800s. Yet, preparation for the different types of hazards and knowledge of their associated risks is limited within the community. In 2002, the USGS published the Atlas of Natural Hazards in the Hawaiian Coastal Zone that compiled the historical trends and natural factors that influence whether a site is vulnerable to hazards. The USGS report cautions that:

...given the small size of Hawai'i State, an area that does not have a prerecorded history of a natural hazard occurrence does not preclude it from being affected in the future.¹¹

In the USGS report, historical records provide an estimated recurrence cycle of every 23 years for a damaging tsunami reaching Moloka'i and Lāna'i. However, prior to the recent tsunamis generated by earthquakes in Chile (2010) and Japan (2011), it had been over 50 years since the last damaging tsunami hit Moloka'i in 1957. No human lives were lost from the last two tsunamis, but damage to the docks at Mānele Bay were estimated to cost between \$1.5 million to \$2 million.

Across the nation, disaster recovery workers are facing the challenge of how to build resiliency into communities. The first step to building resiliency is for people to recognize the inherent risks associated with where and how they choose to live. The community must then adopt "approaches that eliminate, reduce, mitigate, or transfer those risks in ways that make them more manageable over the long haul."¹²

Recent resiliency studies have found that:

Communities with strong disaster resilience capabilities were often those that were already doing well at the things citizens and businesses most value – having leaders that people trust and institutions that work, having a healthy environment, having a regularly maintained infrastructure designed to anticipate stresses, and having a flexible economy that provides opportunities for broad cross-sections of workers and investors.¹³

Hazard mitigation plans seek to reduce the risk of natural and human created hazards on people and property. The County of Maui Multi-Hazard Mitigation Plan 2010 covers the natural hazards identified in the USGS report in addition to other hazards, including dam failure, drought, wildfire, and hazardous substances.¹⁴

¹¹ Fletcher, Charles H., et al. (2002). *Atlas of Natural Hazards in the Hawaiian Coastal Zone* (United States Geological Survey).

¹² Coastal Recovery Commission of Alabama (2010). *A Roadmap to Resilience: Towards a Healthier Environment, Society and Economy for South Alabama*.

¹³ *Ibid.*

¹⁴ Martin & Chock, Inc., (2010). *County of Maui Multi-Hazard Mitigation Plan 2010* (prepared for County of Maui, Civil Defense Agency).

4 | HAZARD MITIGATION

Existing Conditions

Hazardous conditions that have increased significantly over time are erosion, drought, and the risk of sea-level rise with climate change. These hazards are influenced by human activities. With Lāna`i City located at a high elevation, most of the community lives in an area relatively safe from coastal flooding and tsunami dangers. However, recreational activities take residents and visitors to the low-lying coastal areas that are susceptible to coastal flooding, coastal inundation from tsunamis and sea-level rise, and storm surge. The resort area at Mānele and the entire campground at Hulopo`e are located in these inundation zones. There are two sirens on island, each with a half-mile radius for disaster warnings; one is located in Lāna`i City and the other is located above Mānele Resort. Helicopters are used to provide disaster warnings in the remote coastal areas.

As one of the most arid of the inhabited Hawaiian islands, Lāna`i is susceptible to drought conditions and wildfires. Nine out of ten wildfires are caused by people and threaten life, property, and natural resources. Lāna`i has been fortunate to experience only two wildfires in the past 27 years, but these two fires alone burned over 3,500 acres. Currently, Lāna`i City contains the island's only fire station, which is staffed with a five-person crew. There is no fire station at Mānele and only one paved access road to the area.

B. ISSUES AND STRATEGIES

Issue 1: Public awareness of disaster preparation, response, and post-disaster recovery planning is poor.

Strategy 1: Increasing disaster preparedness and interagency coordination will improve the community's resiliency to disasters. Improve the distribution of information on disaster preparation and response to residents and visitors.

Issue 2: The entire island is at high risk of wildfires.

Strategy 2A: The State Division of Forestry and Wildlife (DOFAW) and County Fire and Police Departments need to coordinate the community's wildfire response and evacuation plan. Distribute public information on fire prevention and evacuation routes to residents and resort employees.

Strategy 2B: Prepare wildfire response by maintaining fire breaks and evaluating the adequacy of the water supply for fire emergencies.

4 | HAZARD MITIGATION

Issue 3: Kaumālapa`u Harbor and Mānele Bay Resort are located in the tsunami zone.

Strategy 3: Prepare for disaster response by planning for the phased relocation of critical structures and long-term strategic retreat of buildings.

Issue 4: Sea-level rise will increase the risk of storm surge inundation affecting developments in coastal areas.

Strategy 4: Coordinate with State agencies to obtain information and maps on sea-level rise. Plan for a phased relocation of critical structures, long-term strategic retreat of buildings, and adequate setback for new development.

C. GOAL, POLICIES, ACTIONS

GOAL Lāna`i will be prepared for natural disasters.

Policies

1. Promote public education on the risks and impacts of hazards to increase community awareness and preparation.
2. Adopt approaches to risk management that eliminate, reduce, mitigate, or transfer hazard risks.
3. Encourage economic diversity, environmental health, infrastructure maintenance, and hazard preparedness to improve the community's resiliency.
4. Locate critical infrastructure outside of areas projected to become evacuation and inundation zones as sea levels continue to rise.
5. Encourage the construction of buildings capable of withstanding Category 4 hurricanes and serving as temporary emergency shelters.
6. Support the provision of adequate resources to meet the community's post-disaster needs.
7. Require shoreline developments to analyze shoreline hazards, including sea-level rise, during the entitlement and permitting process.

4 | HAZARD MITIGATION

Actions

Table 4.1 Hazard Mitigation Actions				
No.	Action	Policy No.	Lead County Agency	Partners
4.01	Establish a Lāna`i-based community coordinator for County emergency operations. Develop a network of community volunteers to assist emergency responders. Improve disaster preparation, response time, and coordination among emergency-response agencies and the community.	1	Civil Defense Agency	American Red Cross Civil Air Patrol Department of Police (MPD)
4.02	Implement the County of Maui Multi-Hazard Mitigation Plan 2010 and subsequent updates when consistent with the community plan.	1, 2	Civil Defense Agency	MPD
4.03	Seek information on and investigate sites that could contain hazardous waste and remediate when needed.	2	Department of Environmental Management (DEM)	DOH Mayor's Office (Environmental Coordinator) Pūlama Lāna`i
4.04	Distribute information on hazard mitigation including: <ul style="list-style-type: none"> • Disaster planning, evacuation routes, formalized evacuation plans, and shelter location; • Steps for homeowners or businesses to strengthen and harden their buildings against disasters; • Fire prevention; and • Household and small business BMPs for the disposal of toxic and hazardous waste, including pharmaceuticals and heavy metals. 	1	Civil Defense Agency	MFD Mayor's Office (Environmental Coordinator)
4.05	Evaluate the need for additional shelter space capable of withstanding hurricane force winds or other natural hazards, and identify potential shelter locations. Provide sufficient back-up resources to ensure communication and emergency services are available during power outages. Evaluate the coverage of existing sirens.	3	Civil Defense Agency	

4 | HAZARD MITIGATION

Table 4.1 Hazard Mitigation Actions				
No.	Action	Policy No.	Lead County Agency	Partners
4.06	Identify critical infrastructure, lifelines, roads, and structures that are vulnerable to coastal hazards, such as sea-level rise. Develop a coordinated emergency response system that includes well-defined and mapped evacuation routes. Distribute emergency response information at camping sites and through school programs.	1, 2, 4	Civil Defense Agency	Pūlama Lāna`i Four Seasons Resort DLNR DOE
4.07	Identify critical infrastructure, lifelines, roads, and structures that are vulnerable to wildfires. Develop a coordinated emergency response system that includes well-defined and mapped evacuation routes. Provide training to develop volunteer emergency response and firefighting crews. Formalize current practices on the use of heavy equipment during fires.	2	MFD	DOFAW State-trained Volunteer Fire Crew Pūlama Lāna`i Four Seasons Resort
4.08	Develop a post-disaster recovery and reconstruction plan to increase resilience.	6	Civil Defense Agency	Community Pūlama Lāna`i American Red Cross
4.09	Provide information on opportunities to participate in discussions on the impacts that climate change may have on the community. Conduct a Community Self-Assessment.	1	Civil Defense Agency	Department of Planning
4.10	Develop detailed mapping of the hazard risks and vulnerabilities assessment in the County of Maui Multi-Hazard Mitigation Plan 2010.	1	Civil Defense Agency	Department of Planning
4.11	Improve emergency notification procedures along Lāna`i's eastern coast.	3	Civil Defense Agency	MPD DLNR

5 | CULTURAL, HISTORIC, AND SCENIC RESOURCES

A. INTRODUCTION

Most of the cultural or historic resources of Lāna`i's early Hawaiian settlements and plantation era (1922-1992) remain in good to excellent condition. There may still be undiscovered Hawaiian artifacts or structures as vast areas of the island are undeveloped.

Lāna`i City symbolizes an important part of the island's history when immigrants from Asia and Europe arrived to work on the pineapple plantation. The town's plantation cottages and buildings were constructed in the 1920s along an orderly grid of streets with a central town park and shops (see Map 5.1). During World War II, two plantation era buildings, the jail and the courthouse, served as temporary internment sites.

Early archaeological surveys conducted by Kenneth Emory and the Bishop Museum in the 1920s and 1970s have partially documented the cultural artifacts and structures found throughout the island. Some of the sites documented in the surveys include massive heiau complexes at Ka`enaiki, Lōpā, Kāhe`a, and Kaunolū; sites associated with major ali`i, such as Kalani`ōpu`u at the fortified ridge of Ho`oki`o, and Kamehameha I at Kaunolū; as well as numerous small settlements including Hulopo`e, Kapiha`ā, and Kalamanui. There is also an abundance of petroglyph sites, such as Luahiwa, Kāhe`a, and Kaunolū. Luahiwa is one of Hawai`i's most important petroglyph sites with over 1,000 ancient stone carvings. The Maui County Cultural Resources Survey¹⁵ revisited about half of the sites noted in the previous surveys, and found many of the sites remain in good to excellent condition.

Lāna`i's eastern coast, stretching from Maunalei to Halepalaoa along the island's windward side, is known to have significant archaeological resources and historic sites from Lāna`i's pre-western contact and sugar plantation periods. Early native Hawaiians constructed lo`i kalo (taro pond terraces) along the island's only perennial stream in Maunalei Valley, which still exist today. They also constructed loko i`a (fishponds) within sheltered coves along the coast. Lāna`i's first plantation, Maunalei Sugar Company, developed a narrow gauge railroad between Keomuku Village and Halepalaoa, and constructed a wharf at Halepalaoa. Remains of the plantation include the wharf foundation stones and Buddhist cemetery at Halepalaoa, segments of the railroad beds, remnants of the sugar mill, a church and associated cemetery at Keomuku, and numerous buried structural foundations in the former village.

¹⁵ Pacific Legacy (October 2009). *Maui County Cultural Resources Survey*.

5 | CULTURAL, HISTORIC, AND SCENIC RESOURCES

Existing Conditions

The Lāna`i community is actively involved in protecting and restoring its cultural and historic resources. Appendix 5.1 provides a partial record of the cultural and historic sites and protection actions that were identified during the 1998 community plan process.

The Lāna`i Culture & Heritage Center, which serves as the home for many artifacts collected on Lāna`i, and other nonprofit organizations are active in preserving, documenting, studying, and organizing programs for cultural and historical resources. Lāna`i Culture & Heritage Center has recently conducted an ethnographic study, traditional cultural properties study, and limited archaeological reconnaissance survey for the Ka`ā ahupua`a in the northwest region of the island.¹⁶ Most of the sites documented were not previously described, indicating a full archaeological survey of the area is needed to adequately document sites and assess the full cultural significance of the region. Current stewardship programs are focused on preserving sites on the eastern coast and the last plantation pineapple-harvesting machine in the Palawai Basin. Recently, construction was completed that stabilized and restored the Ka Lanakila o Ka Malamalama Church at Keomuku Village on the eastern coast.

In Lāna`i City, Dole Park remains the center of most commercial and community activities and is an important resource for residents, visitors, and Pūlama Lāna`i. While design guidelines currently exist for the Country Town Business (B-CT) District, there is no clear strategy to protect the town's numerous historic structures. A number of historic structures, including the old firehouse and old post office, have been demolished. In 2014, a National Park Service study on World War II internment sites recognized the Lāna`i City jail and courthouse as potentially eligible for listing as a secondary site in the National Register of Historic Places. "Secondary sites are those that were used as prisons for fewer prisoners, usually for shorter periods of time."¹⁷

Past meetings between the Lāna`i community and Castle & Cooke Resorts, LLC (CCR) were held in an effort to support the goal of preserving the historic character of Lāna`i City. Preservation methods that were discussed include utilizing the B-CT zoning ordinance and B-CT design guidelines, and nominating the area for designation on the National Register of Historic Places.

Scenic Sites and Resources

Scenic views and scenic view corridors are abundant and diverse on Lāna`i. Scenic views combine land, sky, sea, and historic structures at a variety of scales and locations, including urban, rural, agricultural, and open natural settings. Views of nature, such as the ocean, hill slopes, valleys, ridgelines, and coastlines, are abundant from the roadways that cross the island

¹⁶ Maly, Kepā and Maly, Onaona (May 2011). "Hanohano Lāna`i - Lāna`i is Distinguished" *An Ethnography of Ka`ā Ahupua`a and the Island of Lāna`i* (prepared for Lāna`i Culture & Heritage Center).

¹⁷ United States Department of Interior, National Park Service (July 2014). *Honouliuli Gulch and Associated Sites Draft Special Resource Study and Environmental Assessment*.

5 | CULTURAL, HISTORIC, AND SCENIC RESOURCES

or follow the coast. The Maui County General Plan 2030 Scenic Resources Inventory and Mapping Methodology provides guidance on visual quality ratings based on eleven factors.¹⁸ A partial photo inventory of Lāna`i's scenic resources was conducted, and resources were mapped but not rated for resource value.

Section 2.80B.070(E)(9), MCC, requires the community plan to contain "...a list of scenic sites and resources." This chapter contains policies and actions that focus efforts to complete the inventory and rating of Lāna`i's scenic resources.

B. ISSUES AND STRATEGIES

Issue 1: Lāna`i City's historic buildings are being lost to demolition or neglect.

Strategy 1: Protect Lāna`i's unique small-town character and plantation heritage by supporting collaborative efforts to develop a vision and master plan for the preservation of historic resources in Lāna`i City. Explore various methods of preservation, including use of the B-CT zoning ordinance and design guidelines, or nominations to National or State historic registers, particularly for the jail and courthouse for their significance to World War II internment history.

Issue 2: Cultural and archaeological sites are vulnerable to destruction, theft, and environmental degradation.

Strategy 2: Prioritize areas for protection, preservation, and restoration based on new and completed inventories, studies, and mapping that identify areas of high concentration of cultural significance or historical structures.

Issue 3: Cultural and environmental degradation affects the ability of contemporary practitioners of Hawaiian culture to exercise their traditional practices, including subsistence gathering.

Strategy 3: Revive traditional resource management practices and local stewardship to protect or restore cultural and natural resources that are essential to traditional Hawaiian cultural practices. Community place-based traditional resource management, such as ahupua`a, can be combined with other resource management practices and regulations to build community stewardship and ensure the continuation of traditional and subsistence practices.

¹⁸ Chris Hart & Partners, Inc. (June 2006). *Maui County General Plan 2030 Scenic Resources Inventory & Mapping Methodology* (prepared for County of Maui, Department of Planning, Long-Range Planning Division).

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Issue 4: Scenic resources are vulnerable when not identified.

Strategy 4: Integrate scenic resources into mapping and protection efforts for historic and cultural resources. The community can identify viewsheds that are vulnerable to impacts from development.

C. GOAL, POLICIES, AND ACTIONS

GOAL Lāna`i's diverse cultural, archaeological, and historic resources and practices, and scenic resources will be protected for future generations.

Policies

1. Protect Lāna`i City's historically significant buildings, plantation era design, and plantation cultural resources.
2. Protect all of Lāna`i's significant archaeological sites, and historic and cultural resources.
3. Support the current list, and the addition of sites, of significant historic properties on the State and National Register of Historic Places, particularly for the jail and courthouse.
4. Support all Lāna`i-based organizations' cultural and historic education, restoration, and stewardship events, and ongoing maintenance of sites.
5. Support the protection and preservation of Lāna`i's historic and cultural resources through controlled, informed, and guided access to historic, archaeological, and culturally important sites.
6. Support and maintain the Lāna`i Archaeological Committee (LAC).
7. Support access for subsistence hunting, fishing, and gathering.
8. Support the protection of native Hawaiian rights customarily and traditionally exercised for subsistence, cultural, and religious purposes in accordance with Article XII, Section 7, Hawai`i State Constitution, and Hawai`i law.
9. Require developments to mitigate their impacts on historic, cultural, natural, and scenic resources.
10. Protect scenic roadway views and significant view corridors and viewsheds. Protect significant views of ridgelines and hill-slopes to maintain open space scenic character.

5 | CULTURAL, HISTORIC, AND SCENIC RESOURCES

11. Increase community awareness, appreciation, and stewardship of Lāna`i's historic and cultural resources.
12. Support the development of a comprehensive archaeological survey for the Ka`ā ahupua`a.

Actions

Table 5.1 Cultural, Historic, and Scenic Resources Actions				
No.	Action	Policy No.	Lead County Agency	Partners
5.01	<p>Facilitate community meetings to determine the best methods for protecting and preserving the historic character of Lāna`i.</p> <ul style="list-style-type: none"> • Educate and assist property owners on the benefits of and process for historic designation. • Evaluate use of the B-CT zoning ordinance and design guidelines. 	1, 3, 9, 11	Department of Planning	LAC Lāna`i Culture & Heritage Center Pūlama Lāna`i
5.02	Develop a comprehensive cultural resource protection plan for Lāna`i.	1, 2, 4, 5, 8, 9	Department of Planning	LAC NGOs Lāna`i Culture & Heritage Center Pūlama Lāna`i Cultural Resources Commission Maui Lāna`i Islands Burial Council
5.03	Assist with developing of a comprehensive cultural resource protection plan for the eastern coast. Conduct a feasibility study for the restoration of the Federation Camp and fisherman shacks. Conduct study for Maunalei Gulch.	2, 4, 5, 8, 9	Department of Planning	Pūlama Lāna`i NGOs Lāna`i Culture & Heritage Center Cultural Resources Commission Maui Lāna`i Islands Burial Council
5.04	Identify and inventory old plantation camps.	1, 2, 3	Department of Planning	NGOs Lāna`i Culture & Heritage Center
5.05	Provide assistance to landowner to restore and preserve the Brown House (Social Hall) for continued community use.	1, 3	Department of Planning	NGOs Lāna`i Culture & Heritage Center Pūlama Lāna`i

5 | CULTURAL, HISTORIC, AND SCENIC RESOURCES

Table 5.1 Cultural, Historic, and Scenic Resources Actions				
No.	Action	Policy No.	Lead County Agency	Partners
5.06	Provide educational materials, websites, events, and visitor brochures to educate and involve the community and visitors with Lānaʻi's history, cultural resources, and cultural practices. Support cultural and historical festivals at Dole Park.	1, 2, 3, 4, 5, 9, 11	OED	Lānaʻi Culture & Heritage Center Uhane Pohaku Na Moku O Hawaiʻi, Inc. Lānaʻi Community Association Lānaʻi Chamber of Commerce NGOs LAC Pūlama Lānaʻi Four Seasons Resort Department of Planning
5.07	Promote and include visitors and community members in public involvement events and restoration projects.	4, 11	OED	LAC NGOs Lānaʻi Culture & Heritage Center Pūlama Lānaʻi Four Seasons Resort
5.08	Increase support of all Lānaʻi-based nonprofit organizations seeking additional funding sources for community stewardship.	4	OED	LAC NGOs Lānaʻi Culture & Heritage Center Pūlama Lānaʻi Department of Planning
5.09	Investigate and encourage the nomination of historic sites and structures to the State and National Register of Historic Places.	1, 3, 4	Department of Planning	Lānaʻi Culture & Heritage Center LAC Pūlama Lānaʻi Cultural Resources Commission Maui Lānaʻi Islands Burial Council
5.10	Provide assistance to landowners, upon request, to nominate the jail, courthouse, or other structures to the National Register of Historic Places.	3	Department of Planning	Lānaʻi Culture & Heritage Center LAC Pūlama Lānaʻi

5 | CULTURAL, HISTORIC, AND SCENIC RESOURCES

Table 5.1 Cultural, Historic, and Scenic Resources Actions				
No.	Action	Policy No.	Lead County Agency	Partners
5.11	Collaborate with State and community groups to implement an ahupua`a/moku-based natural and cultural resources management system to protect sensitive cultural sites, trails, and landscapes.	2, 4, 5, 6, 7, 8, 9, 11	Mayor's Office (Environmental Coordinator)	DLNR (Nā Ala Hele Trail and Access System) NGOs LAC Lāna`i Culture & Heritage Center Pūlama Lāna`i Cultural Resources Commission Maui Lāna`i Islands Burial Council
5.12	Provide assistance to landowner to protect all petroglyphs from human disturbance and hillside erosion.	2, 4, 5, 12	Department of Planning	LAC NGOs Lāna`i Culture & Heritage Center Pūlama Lāna`i
5.13	Complete a visual inventory and analysis of key scenic corridors and viewsheds. Develop BMPs for development to protect identified priority view corridors or viewsheds. Provide education on Lāna`i scenic BMPs.	9, 10	Department of Planning	NGOs Lāna`i Culture & Heritage Center

6 | ECONOMIC DEVELOPMENT

A. INTRODUCTION

Lāna`i faces a number of unique challenges that require thoughtful collaboration between the County, the major landowner, the community, and the State. The island's greatest economic challenge is developing a sustainable economic strategy that supports the island's population while also preserving its close-knit sense of community and natural, cultural, and historic resources.

Background

In 1922, James Dole's Hawaiian Pineapple Company purchased the island of Lāna`i and developed thousands of agricultural acres into what would at the time become the world's largest pineapple plantation. The plantation supported a vast majority of the island's workforce for over 50 years. However, in the 1980s and 1990s, stiff competition from producers in Latin America and the Philippines brought declining profitability to the pineapple industry.

David Murdock purchased 98 percent of the island in 1985 and shifted the economic model to luxury tourism and real estate sales with the opening of the Lodge at Kō`ele in 1990 and the Mānele Bay Hotel one year later. By the last pineapple harvest in 1992, many of Lāna`i's workers had transitioned from plantation to visitor-industry employment. Some were unable to make the transition and moved off island.

In 2012, Murdock sold most of his holdings on Lāna`i to Larry Ellison, Oracle Corporation founder and Chief Executive Officer (CEO). After the purchase, Ellison established a new management company, Pūlama Lāna`i.

Existing Conditions

The State of Hawai`i faces a unique set of economic challenges, including:

- Limited local market capacity and competition from its small, isolated population.
- Higher costs and limited product transportation options creating barriers to market entry.
- Heavy dependence on the tourism industry, resulting in a high concentration of low-wage jobs and vulnerability to economic cycles.
- Over-reliance on fossil-fuel based imports for transportation of people, food, and materials, as well as electricity generation.

The economic challenges on Lāna`i are exacerbated by a heavy dependence on luxury resort tourism, a very limited water supply, higher energy and transportation costs, and a very small population.

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Lāna`i has few options for low-cost visitor accommodations. The choices are between the eleven-room Hotel Lāna`i and a small number of bed and breakfast (B&B) homes. In addition, because most of the island's real estate is controlled by a single entity, residents and entrepreneurs have limited opportunities to purchase their own residential, commercial, or industrial property.

The island's two luxury resort hotels and associated real estate ventures have not achieved their anticipated occupancy and sales volume. The development of the Kō`ele and Mānele PDs is incomplete, only having been built to half of their original size, with only 10 percent of the entitled resort housing units sold. The recession of 2007 to 2009 hit Lāna`i's economy hard. The island's largest employers, Castle & Cooke Resorts, LLC, and resort management firm, Four Seasons Resort, laid off a substantial number of workers. The significant loss of jobs forced many Lāna`i residents to leave the island in search of other employment options.

Limited airline service to Lāna`i makes ferry transport far more important than on other islands. Flight delays and cancellations have become recurring problems, and airline fares have consistently been among the highest in the state. Many of these problems stem from the limited capacity of the Lāna`i Airport to accommodate larger planes. Larry Ellison's purchase of Island Air and proposed purchase of go! Airlines in 2013 were efforts to improve the island's air travel and transport service.

Since the 2012 change in ownership of the island, the new owner has presented preliminary plans to address economic diversification through strategic infrastructure investments such as airport enhancements, harbor improvements, and expansion of support facilities. Pūlama Lāna`i plans to develop water desalination facilities to improve water management and increase available daily fresh water from the current four million gallons (MG) to ten MG. The company also intends to develop additional solar power generation capacity and implement smart grid technology to enhance the electrical grid's efficiency.

Pūlama Lāna`i also plans to enhance the offerings at its resort properties. In June 2013, it requested County approval of a \$27 million makeover of its Mānele Bay resort. The company is also considering building a third resort at Halepalaoa. Pūlama Lāna`i would like to foster the growth of small businesses by providing support in key areas, such as marketing and human resources, and by expanding the amount of commercial and industrial space available for lease and for sale. In 2013, the company pledged to match the County's Small Business Revitalization Grant Program, which supports local companies with fewer than 10 employees. In addition, the company has proposed creating a robust education sector by building a world-class research institute to study sustainability, and by improving K-12 education.

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B. ISSUES AND STRATEGIES

Issue 1: Lāna`i's economy is too reliant on one industry - luxury tourism.

Strategy 1A: Diversify Lāna`i's economy by attracting and developing new industries, providing appropriate infrastructure, and increasing the supply of commercial and industrial spaces.

Strategy 1B: Support business management, financial literacy, and community economic development education for prospective entrepreneurs and small business owners.

Strategy 1C: Promote the identification of untapped agricultural niche markets and value-added products to support the growth of small-scale agriculture.

Issue 2: Tourism accommodations and activities are primarily targeted towards the luxury market.

Strategy 2A: Encourage the development of a greater variety of accommodations, activities, and marketing efforts aimed at a broad range of tourist markets to increase visitor options and foster small business expansion and development.

Issue 3: Limited and expensive transportation options contribute to the high cost of goods and services and the low number of visitors to the island.

Strategy 3: Advocate for improved passenger and cargo service to and from Lāna`i via airline and ferry.

Issue 4: Limited pool of qualified and trained workers on Lāna`i limits local employment potential and makes recruitment of new businesses more challenging.

Strategy 4: Support workforce training and educational programs in order to develop an ample pool of well qualified workers.

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C. GOAL, POLICIES, ACTIONS

GOAL **A stable, sustainable, and diverse economy that is consistent and compatible with Lāna`i's rural island lifestyle.**

Policies

1. Support diversification of Lāna`i's economy.
2. Support improvements in education and training programs at all levels to ensure a well-educated and well-trained workforce.
3. Support the development of scalable sustainable agriculture and value-added products.
4. Support small business assistance and training programs.
5. Support the growth of kama`āina tourism, cultural tourism, eco-tourism, agri-tourism, sports tourism, hunting tourism, and other alternative tourism ventures.
6. Support the growth of permitted B&Bs, small inns, guest houses, and other alternative lodging units.
7. Advocate for Lāna`i's interests with shippers, airlines, and regulators.
8. Encourage and support lease and fee simple land ownership options for residential, commercial, and industrial properties.
9. Support community education and business development by developing state-of-the-art information and communication technology infrastructure.

6 | ECONOMIC DEVELOPMENT

Actions

Table 6.1 Economic Development Actions				
No.	Action	Policy No.	Lead County Agency	Partners
6.01	Create an economic development position, specializing in rural communities, to address Lāna`i's economic development challenges and opportunities.	1, 2, 3, 4, 5, 7	OED	Lāna`i Changes Maui Economic Opportunity, Inc. (MEO)
6.02	Identify, target, and recruit new industries and businesses, such as TV and film production and post-production, agricultural operations, aquaculture, and information technology.	1,3,4, 8	OED	MEO Pūlama Lāna`i
6.03	Cultivate entrepreneurship through small business training and loan programs; partner with MEO's Small Business Development Program to provide workforce development and business education workshops on Lāna`i.	1, 2, 4	OED	UH Hawaii Maui College (UHMC) Pūlama Lāna`i MEO
6.04	Develop a tourism strategic plan to guide the diversification of Lāna`i's tourism sector.	1, 5, 6	OED	Maui Visitors Bureau (Lāna`i Chapter) Pūlama Lāna`i
6.05	Assess alternative shipping options, including utilizing the ferry as a small cargo carrier between Maui and Lāna`i.	5, 7	OED	Expeditions and other future ferry operators.
6.06	Work with inter-island airlines to keep airfares affordable and service frequency adequate to accommodate the needs of Lāna`i visitors, residents, and businesses.	7	OED	Island Air Hawaiian Air Mokulele Air Cargo carriers
6.07	Work with inter-island shippers and the Public Utilities Commission to keep shipping costs affordable and service frequency adequate.	7	OED	Public Utilities Commission Expeditions Young Brothers
6.08	Work with the State Department of Transportation (HDOT) to implement improvements at Kaumālapa`u Harbor and Mānele Small Boat Harbor (MSBH).	1, 7	OED	HDOT DLNR
6.09	Work with the HDOT to expedite enhancement and improvement of the airport.	7	OED	HDOT Pūlama Lāna`i

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Table 6.1 Economic Development Actions				
No.	Action	Policy No.	Lead County Agency	Partners
6.10	Develop an agriculture strategic plan for Lāna`i, focusing on both larger agri-businesses and small farms.	1, 3, 4	OED	CTAHR
6.11	Provide business courses to farm owners and agricultural entrepreneurs; educate them about state and federal loan and grant opportunities.	3, 4	OED	DOA United States Department of Agricultural (USDA) (Farm Service Agency)
6.12	Establish agricultural education and vocational programs at the community college and high school.	2, 3, 4	OED	UHMC DOE Hawai`i Future Farmers of America Foundation (FFA) 4H
6.13	Identify funding sources for Lāna`i's community-development organizations.	1, 4	OED	Lāna`i Changes MEO

7 | INFRASTRUCTURE AND UTILITIES

A. INTRODUCTION

The infrastructure and public services on the island are a mixture of publicly and privately owned facilities. The major landowner owns and operates the island's water utility company, Lāna`i Water Company, Inc. (LWC), a wastewater treatment facility and pump stations at Mānele, and a tertiary wastewater treatment facility in Lāna`i City. The County operates the Lāna`i City Wastewater Treatment Facility (WWTF) and provides public services such as police, fire protection, and parks and recreation. Maui Electric Company, Limited (MECO), owns and operates the major electric power plant. Pūlama Lāna`i owns and operates the solar photovoltaic (PV) farm. Most major paved roads on the island are under either County or State jurisdiction. The Airports Division of HDOT operates the Lāna`i Airport, while the Harbors Division operates Kaumālapa`u Harbor. The DLNR's Division of Boating and Ocean Recreation (DOBOR) operates the MSBH (see Table 7.1).

Even though these infrastructure systems are owned and operated by a mix of public and private entities, it is important to understand human habitation and settlement on the island depends on all these facilities functioning together. Creating a more sustainable future for the island requires some systems to be reconsidered; that is, it will be necessary to think about how to create green infrastructure, how to make some systems perform double duties, and how to use and restore natural systems where possible.

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Table 7.1 Infrastructure and Ownership		
System / Service	Facilities	Ownership
Water	Water system (wells, pumps, transmission, etc.)	LWC
Wastewater	Lāna`i City WWTF Lāna`i City Auxiliary WWTF Mānele WWTF	DEM LWC LWC
Solid waste	County landfill Solid waste hauling	DEM DEM and private haulers
Recycling	Miki Basin	Maui Disposal
Energy	Power plant Lā Ola Solar Farm	MECO Pūlama Lāna`i
Transportation – Air	Lāna`i Airport	HDOT (Airports)
Transportation – Sea	Kaumālapa`u Harbor MSBH	HDOT (Harbors) DLNR (DOBOR)
Transportation – Highways	Kaumālapa`u Highway Mānele Road	HDOT (Highways) HDOT (Highways)
Transportation – Streets	Lāna`i City	DPW Pūlama Lāna`i
Transportation – Dirt roads and trails		Pūlama Lāna`i
Stormwater drainage	Mānele Kō`ele Lāna`i City	Pūlama Lāna`i Pūlama Lāna`i DPW
Telecommunications	Telephone and cellular phone Cable Internet	Multiple providers Multiple providers Multiple providers

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7.1 WATER

A. EXISTING CONDITIONS

Lāna`i has only one aquifer that is divided into two sub-aquifers: Leeward and Windward. Each has a sustainable yield of three million gallons per day (MGD), for a total island sustainable yield of six MGD. As of 2013, metered pumpage totaled approximately 1.8 MGD. Although the 1.8 MGD represents approximately 30 percent of the total sustainable yield, most of the 1.8 MG comes from the Leeward sub-aquifer. Hydrologists have cautioned against this practice and instead recommend increased redundancy by spreading the pumpage throughout both sub-aquifers. The Mānele PD uses approximately 1.0 MGD, or about 66 percent, of the total water used.¹⁹

The Lāna`i CPAC predicated their decisions on the availability of significant additional water sources for future development proposals.

B. ISSUES AND STRATEGIES

Issue 1: **Degradation of the Lāna`ihale forest ecosystem is likely to adversely affect groundwater recharge and decrease the sustainable yield of the aquifer.**

Issue 2: **Overpumping of any well can alter the quality and production of the well. In addition, water quality can be negatively affected by nonpoint source pollutants that infiltrate the aquifer through the ground.**

Strategies
1 and 2: Protect the Lāna`ihale watershed, groundwater, and aquifers through:
1) programmatic measures, 2) Federal, State, and County regulatory requirements and 3) community involvement and education. Clearly identify recharge areas that are highly susceptible to pollution.

Issue 3: **Much of the original water infrastructure from the 1920s – 1950s has not been significantly improved, resulting in water loss that is higher than industry-accepted standards.**

Strategy 3: Although the water purveyor has decreased leakage over the past few years, continued leak detection and remediation are essential to conserving water

¹⁹ *Lāna`i Island Water Use & Development Plan, Ordinance 3885 (2011).*

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resources. Continue the LWC's leak detection program and identify areas of needed repair and program improvement.

Issue 4: Lāna`i's water resources will be insufficient as development in Kō`ele and Mānele and the expansion of Lāna`i City increase the island's water demands.

Strategy 4: Continued conservation and water efficiency measures are needed to address water demand.

Issue 5: Based on the WUDP, build-out of the island requires existing groundwater source to be supplemented by alternative sources that are not from the Lāna`i high-level aquifer system.

Strategy 5: Continue the development of alternative water sources, such as desalination. Continue planning and design to direct the development of an alternative water source that will be used to supplement the existing high level aquifer water source.

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C. GOAL, ISSUES, STRATEGIES

Goal **Lāna`i will have a sufficient supply of potable and non-potable water provided in an environmentally sustainable and cost-effective manner.**

Policies

1. Improve the long-term efficiency, reliability, and capacity of the island's water infrastructure.
2. Work with CWRM, landowner(s), and LWAC or a committee of Lāna`i residents sanctioned by the County, to ensure that water resource management is based on BMPs.
3. Support the implementation and monitoring of the WUDP by LWAC, or a committee of Lāna`i residents sanctioned by the County, in collaboration with the water purveyor and regulatory agencies that have responsibility over Lāna`i's water.
4. Support the provisions under "Land Use Entitlements" of the WUDP by deferring additional or incremental discretionary entitlements pending careful consideration of the adequacy of long-term water supply sources and infrastructure.
5. Protect the long-term health of the Lāna`ihale watershed for groundwater recharge.
6. Encourage and improve data exchange and coordination among Federal, State, County, LWAC or a committee of Lāna`i residents sanctioned by the County, and private land use planning and water resource management agencies.
7. Ensure the repair, replacement, or removal of aging, damaged, and leaking water infrastructure occurs in an efficient and timely manner.
8. Encourage water conservation through demand-side management measures by using education, incentives, and regulations.
9. Support the planning, design, and development of an alternative water source that will supplement the existing high-level aquifer while protecting the integrity of the high-level aquifer.
10. Support the use of recycled water for irrigation.
11. Support the development, adoption, and implementation of a wellhead protection strategy and ordinance for potable water distribution systems.

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Actions

Table 7.2 Infrastructure – Water Actions				
No.	Action	Policy No.	Lead Entity	Partners
7.01	Update the WUDP demand analysis to account for new growth areas. Monitor and implement the updated WUDP.	3, 4	Pūlama Lāna`i*	CWRM LWC LWAC** DLNR NGOs
7.02	Develop and implement a comprehensive watershed protection plan that would plant more trees and foliage on Lāna`ihale and other areas to maximize fog drip and recharge the aquifer.	3, 5	Pūlama Lāna`i	CWRM DLNR NOAA USFWS LFWP LWAC NGOs
7.03	Develop and continue to support public and quasi-public partnerships to protect and restore the island's watershed and maximize aquifer recharge.	2, 5, 6	Pūlama Lāna`i	CWRM LWC LFWP LWAC DLNR NGOs
7.04	Evaluate the status of available water resources on the island, if CWRM identifies major flaws in the monthly water status reports.	1, 3	Pūlama Lāna`i	CWRM LWC LWAC NGOs
7.05	Develop and implement a water rate structure that encourages conservation.	1, 8	Pūlama Lāna`i	CWRM LWC
7.06	Continue to improve landscape planting and irrigation guidelines that encourage drought-tolerant plants and water-conserving irrigation systems.	1, 8, 10	Pūlama Lāna`i	LWC LWAC NGOs
7.07	Continue to implement leak detection and repair programs.	1, 7	Pūlama Lāna`i	LWC
<p>* Hereafter, references to Pūlama Lāna`i in the Action tables will include Lāna`i Resorts, LLC, and its relevant successors and assigns. ** Hereafter, references to LWAC in the Action tables will include other relevant community groups sanctioned by the County.</p>				

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Table 7.2 Infrastructure – Water Actions				
No.	Action	Policy No.	Lead Agency	Partners
7.08	Cover the 15 MG brackish reservoir to reduce evaporation by the end of June 2017.	1, 3, 7	Pūlama Lāna`i	LWC
7.09	Implement demand-side water conservation management through education, initiatives, and regulations.	8	Pūlama Lāna`i	LWC LWAC NGOs
7.10	Continue planning, exploring, testing, and developing alternative water resources, such as a desalination plant.	9	Pūlama Lāna`i	LWC LWAC NGOs

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7.2 WASTEWATER

A. EXISTING CONDITIONS

Wastewater collection and treatment is managed on Lāna`i by both the DEM's Wastewater Reclamation Division, and Pūlama Lāna`i. The majority of wastewater generated in Lāna`i City and the Kō`ele PD is conveyed through gravity pipelines to the County-owned and operated WWTF. There are, however, a few subdivisions in Lāna`i City that require a small pump station. These pump stations are owned and operated by Pūlama Lāna`i. The treated effluent from the County WWTF then flows to the Pūlama Lāna`i Auxiliary WWTF where the wastewater is further treated (recycled) to meet the R-1 water standard. Recycled water is stored in a 10 MG reservoir and eventually pumped to the Experience at Kō`ele golf course and used for irrigation purposes.

The County WWTF has a design capacity of 500,000 gallons per day (GPD). In 2012, the facility processed approximately 302,000 GPD of wastewater, or 60 percent of capacity. In 2009, the County performed an inspection of the high capacity sewer pipes with higher failure potential. The inspection revealed that the sewer collection system was mostly in satisfactory condition. The Pūlama Lāna`i Auxiliary WWTF in Lāna`i City has a design capacity of 400,000 GPD and current wastewater flow is approximately 245,000 GPD, or 61 percent of capacity.

Pūlama Lāna`i owns and operates the Mānele WWTF that services the Four Seasons Resort at Mānele Bay, the MSBH, and the Mānele PD. This treatment facility has a design capacity of 140,000 GPD and current flow is 77,281 GPD, or 55 percent of capacity. Wastewater is processed into R-1 water and used to irrigate the Challenge at Mānele golf course.

There are no major injection wells on Lāna`i. Some properties in Lāna`i City, above Hotel Lāna`i and below the new houses at Kō`ele, are served by individual wastewater systems.

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B. ISSUES AND STRATEGIES

Issue 1: If actual growth exceeds 2030 projections, the Lāna`i City WWTF will have insufficient wastewater treatment capacity in the near future.

Strategy 1: Monitor growth on the island and prepare a facilities plan when seventy-five percent of capacity of the WWTFs is reached, pursuant to DOH guidelines. Relocate the WWTFs, if necessary.

Issue 2: Wastewater treatment plants are expensive to build and expand.

Strategy 2: Explore options for wastewater treatment system technologies that will minimize cost and energy use, while limiting odor generation. Maximize recycled water by treating all wastewater to the R-1 water standard.

Issue 3: Lāna`i's limited resource of potable water is being used for purposes that do not require potable water, such as flushing toilets and home garden irrigation.

Strategy 3A: Explore options for permitting use of non-potable water (brackish water or household graywater) for flushing household toilets and home garden irrigation, provided any system meets County and State safety standards.

Strategy 3B: Promote the conservation of potable water by residents, hotels, and golf courses.

C. GOAL, POLICIES, ACTIONS

GOAL An efficient, effective, and environmentally sound wastewater system that meets the population's needs.

Policies

1. Provide a sustainable and sufficient level of wastewater service that complies with environmental regulations.
2. Improve and upgrade Lāna`i's existing wastewater collection, treatment, and reuse facilities when warranted, consistent with current and future plans, and the County's capital improvement projects schedule.

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3. Encourage a water conservation ethic that supports wastewater reclamation, utilization of alternative resources, conservation, and reuse technologies. Wastewater treatment to the R-1 water standard will continue to be used regardless of the addition of water resources from desalination.

Actions

Table 7.3 Infrastructure – Wastewater Actions				
No.	Action	Policy No.	Lead County Agency	Partners
7.11	Coordinate with the landowner to develop a comprehensive wastewater functional plan for Lāna`i that addresses the long-term goals for maintenance and upgrading of facilities.	1	DEM	Lāna`i Utilities Pūlama Lāna`i
7.12	Maintain an ongoing sewer inspection program for public and private multi-user systems to identify potential problems and forecast each system's residual life.	1	DEM	Lāna`i Utilities Pūlama Lāna`i
7.13	Coordinate with the landowner to regularly update and implement the County's wastewater reuse plans.	1	DEM	Lāna`i Utilities Pūlama Lāna`i
7.14	Work with the State to develop code and regulation changes to allow graywater reuse systems for home garden irrigation and toilet flushing as long as the system meets County and State safety standards. Provide educational materials to encourage residential use.	1, 2, 3	DPW (Development Services Administration (DSA)) DEM	DOH
7.15	Study options for using biological sanitation treatment systems.	1	DEM	Lāna`i Utilities Pūlama Lāna`i
7.16	Relocate the Lāna`i City WWTF if necessary because of the Lāna`i City Expansion.	2	DEM	Lāna`i Utilities Pūlama Lāna`i

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7.3 SOLID WASTE

A. EXISTING CONDITIONS²⁰

The existing County landfill occupies about 20 acres of a 36-acre parcel and is located four miles south of Lāna`i City, between Kaumālapa`u Highway and the Kalamaiki Gulch at an elevation of about 850-1,020 feet. The landfill has been operating since 1969. As a small landfill in an arid area, it was developed without a liner and leachate collection and removal. County employees divert both inert material and green waste from the materials brought to the landfill. The green waste is collected in a dedicated area where its volume is reduced before it is used for slope stabilization.

The landfill receives about 14 tons of solid waste per day and is forecasted to reach capacity by 2020. The DEM updated its Integrated Solid Waste Management Plan in 2007-2009 which assessed options for expanding the landfill or shipping solid waste off island in containers.

Private haulers bring 64 percent, County crews 19 percent, and self-haulers 17 percent of the waste to the landfill. County crews collect waste from 640 homes, out of the 1,300 homes on the island. For the past four years, the Community Work Day Program and DEM's Abandoned Vehicles Office have held three to four collection events each year for scrap metal, white goods (refrigerators, stoves, freezers, washing machines, etc.), tires, and batteries at the Lāna`i recycling center.

The pilot recycling center, located behind Pūlama Lāna`i's central services offices in Lāna`i City, will be moving to Miki Basin at a future date.

B. ISSUES AND STRATEGIES

Issue 1: Too much solid waste is being sent to the landfill.

Strategy 1A: Improve solid waste diversion by encouraging increased recycling, reuse, and reduction.

Strategy 1B: Expand recycling facilities and programs.

Issue 2: The landfill is nearing capacity; the estimated lifespan is now four years from 2016 to 2020.

²⁰ Information in this section is from the County's *Integrated Solid Waste Management Plan, February 17, 2009*.

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Strategy 2: Implement the recommendations of the County's Integrated Solid Waste Management Plan, including assessing options to either expand the landfill utilizing alternative technologies that would extend its life, or shipping solid waste off island.

Issue 3: There are no facilities for scrapping vehicles, machinery, metal, household hazardous waste, white goods, and bulky goods.

Strategy 3: Continue to develop periodic events for the collection of specialty waste materials and provide pick up by appointment for bulky waste and white goods, with storage until collection event.

C. GOAL, POLICIES, AND ACTIONS

GOAL **Efficient, environmentally sound, and comprehensive solid waste management that aids residents and businesses on Lāna`i to effectively reduce, reuse, and recycle as much as possible.**

Policies

1. Reduce the amount of solid waste that is sent to the landfill through effective waste reduction and recycling programs.
2. Support cost effective, environmentally sustainable solutions to the landfill, which is reaching its capacity.
3. Support implementation of the County's Integrated Solid Waste Management Plan.
4. Support increased recycling by commercial and residential customers, including bulky, hazardous, and metal waste materials.
5. Support the development of an efficient and cost effective mechanism to deal with obsolete and abandoned vehicles, machinery, and appliances.
6. Explore options for creating energy from waste.
7. Ensure that all solid waste and recycling facilities are landscaped and well maintained.
8. Ensure that leachate from landfill sites, either expanded or new, does not degrade soil or pollute ground, surface, or coastal waters.

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Actions

Table 7.4 Infrastructure – Solid Waste Actions				
No.	Action	Policy No.	Lead County Agency	Partners
7.17	Provide information on what can be recycled, where facilities are located, and when facilities are operated (hours and days). Develop and distribute educational materials to residents and businesses to encourage reduction, reuse, and recycling efforts. Expand recycling options.	1	DEM	Pūlama Lāna`i
7.18	Develop a cost-effective, environmentally sustainable solution to the landfill, which is nearing capacity.	2, 3, 4	DEM	Pūlama Lāna`i
7.19	Conduct an educational program to discourage residents and tourists from dumping garbage, cars, and machinery in remote locations and locations other than the landfill or appropriate recycling sites.	4, 5	DEM	Pūlama Lāna`i
7.20	Develop regular programs for collection of hazardous, bulky, and metal waste, including vehicles, machinery, and appliances.	4, 5	DEM	Pūlama Lāna`i
7.21	Study options for waste-to-energy through different technologies, such as small, ultra-high temperature incinerators.	6	DEM	Pūlama Lāna`i
7.22	Provide funding to DEM's Solid Waste Division for the proper landscaping and maintenance of solid waste facilities and surrounding environment, including leachate management.	7	Department of Finance DEM	Pūlama Lāna`i

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7.4 ENERGY

A. EXISTING CONDITIONS

According to Hawaiian Electric Company, Inc. (HECO), the cost to produce power in Hawai'i is higher than on the U.S. mainland for the following reasons: 1) Hawai'i's power systems are designed to include back-up emergency infrastructure facilities needed to address emergency situations; 2) there are no economies of scale in Hawai'i's market due to the relatively small population base; 3) the use of imported crude oil needed to fuel the power generators makes Hawai'i vulnerable to global crude oil price fluctuations; and 4) being an island state, other raw materials that might be used to power the plants are unavailable. In 2013, the average residential rate was 46.61 cents per kilowatt hour on Lāna`i, 46.13 cents per kilowatt hour on Moloka`i, and 38.71 cents per kilowatt hour on Maui. Business rates were also highest on Lāna`i, except that the small power user rate was highest on Moloka`i.

The power plant and associated power distribution components on Lāna`i are owned and operated by MECO, a subsidiary of HECO. The majority of the electrical loads are attributed to the large resorts (the Lodge at Kō`ele and Mānele Bay), the water well pumps, and Lāna`i City. Power production capacity on Lāna`i is approximately 10.4 megawatts (MW), with two 2.2 MW diesel generators that typically run in a master-slave configuration, and six 1.0 MW diesel powered generators that operate during peak power demand times. In 2008, the former majority landowner installed a 1.2 MW solar PV farm. The PV facility was purchased by Pūlama Lāna`i as part of the island purchase agreement. The average daily electrical load on Lāna`i is approximately 4.5 MW; with an average peak load of approximately 5.4 MW and a minimum load of 2.1 MW.

Since 2008, the State has supported the Hawai'i Clean Energy Initiative, which calls for 70 percent clean energy by 2030, with 40 percent coming from renewable energy and 30 percent coming from energy efficiency. This support, along with Pūlama Lāna`i's stated goal to develop Lāna`i as a model of island sustainability, will require changes in how electricity is generated and distributed on the island, while creating the impetus for conservation and improvements in efficiency, and decreasing the reliance on petroleum-to-fuel vehicles. New technologies, such as smart grid and smart meter systems, should be explored along with additional sources of renewable energy generation.

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B. ISSUES AND STRATEGIES

Issue 1: Lāna`i has the highest electricity rates in the state.

Strategy 1A: Work with MECO and PUC Consumer Advocate to find ways to reduce electricity rates for Lāna`i.

Strategy 1B: Promote conservation and reduction of power usage by residential, commercial, and resort consumers.

Strategy 1C: Explore technologies, and the integration of information technologies and mechanisms, that would improve the efficiency and reliability of the electrical grid.

Issue 2: Ninety percent of Lāna`i's electricity is produced by petroleum.

Strategy 2A: Work with MECO and the major landowner to develop appropriate electrical generation from renewable sources.

Strategy 2B: Encourage homeowners to install solar hot water and solar PV panels.

Issue 3: Fuel for vehicles is expensive and requires importation to the Island.

Strategy 3A: Increase the use of electric vehicles on the island.

Strategy 3B: Provide charging stations, fed by renewable power sources, in multiple locations around the island.

C. GOAL, POLICIES, AND ACTIONS

GOAL Increase the proportion of electricity that is generated from renewable sources to reduce electricity costs and Lāna`i's dependence on fossil fuels.

Policies

1. Support the increased use of renewable energy sources.

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2. Maintain and support consumer incentives to promote the installation of renewable energy systems.
3. Promote energy conservation and awareness programs, including the use of compact fluorescent lights (CFL), solar hot water, and conservation behaviors.
4. Promote the use of electric vehicles charged via renewable energy.
5. Support research and investigation into alternative sources of fuel that could be grown or produced on the island, such as biofuels or biomass.
6. Ensure main utility transmission lines are robust and resilient enough to withstand hurricane force winds.
7. Promote the placement of utilities underground in new areas of development and in existing areas, where possible.

Actions

Table 7.5 Infrastructure – Energy Actions				
No.	Action	Policy No.	Lead County Agency	Partners
7.23	Create a smart grid that would allow for integration of additional renewable energy sources.	1, 2	OED (Energy Commissioner)	Pūlama Lāna`i MECO
7.24	Install charging stations powered by renewable energy to support the use of electric vehicles on the island.	2, 4	OED (Energy Commissioner)	Pūlama Lāna`i MECO
7.25	Install steel poles for primary utility transmission lines during new or replacement projects.	6	Department of Planning Mayor’s Office	Pūlama Lāna`i MECO
7.26	Explore options for growing, manufacturing, and producing biodiesel, biomass, and other biofuel sources.	5	OED (Energy Commissioner)	Pūlama Lāna`i MECO

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7.5 TRANSPORTATION

A. INTRODUCTION

As a small island, Lāna`i relies heavily on its transportation systems – air and sea – to deliver people, goods, and services to the island. Most of Lāna`i's consumable goods are transported to the island via barge, making the cost of most items more expensive than on Maui or on O`ahu. Tourism, Lāna`i's major industry, relies on stable and consistent plane and ferry service to ensure a sufficient flow of tourists.

Existing Conditions

Sea

Young Brothers' barge service between O`ahu and Lāna`i occurs once a week on Wednesday. Expeditions' passenger ferry offers five daily round trips between Lahaina and MSBH. Fuel oil (diesel for the power plant and gasoline for vehicles) is now transported to the island on the barge using "pods," or small cylindrical tanks that can be moved by truck. Previously, fuel oil was transported to the island using a less expensive, double-hulled fuel barge.

Air

The number of flights serving Lāna`i increased as economic conditions improved in 2012 - 2013. Island Air was purchased by Larry Ellison in 2013 and provides service to Lāna`i Airport with flights to and from Honolulu and Kahului. `Ohana by Hawaiian has been servicing Lāna`i since March 2014. FedEx and Kamaka Air, Inc. provide air freight service. In April 2015, Island Air reduced daily frequency on its Lāna`i routes by more than one half.

The Lāna`i airport's runway may require lengthening in order to bring it into FAA compliance. Fully loaded and fueled planes have had difficulty in the past taking off given the length of the runway and its direction with respect to Lāna`ihale. Newer planes have greater lift and can operate fully loaded on shorter runways than in the past. As of 2014, Pūlama Lāna`i is working with HDOT Airports Division to determine the requirements for extending the runway to accommodate newer planes.

Land

Most roads on Lāna`i are publicly owned and managed; the County controls local roads and the State is responsible for Kaumālapa`u Highway (Route 440) and Mānele Road. While there is no public transit system on the island, Four Seasons Resort runs a shuttle service for hotel guests from MSBH and Mānele Resort to Lāna`i City, the Lodge at Kō`ele, and the airport. MEO operates a shuttle service for youth, elderly, and the disabled. Commercial taxi and shuttle services are also available.

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Given the small size of Lāna`i City, walking is one of the primary modes of transportation. Lāna`i City's layout with a compact street grid is extremely conducive to walking. However, not all streets in Lāna`i City have facilities for pedestrians. "Complete Streets" is a relatively new approach to street and transportation design which aims to accommodate all users of roadways and rights of way. In 2009, the Hawai`i State Legislature amended state law to require the HDOT and the counties' transportation (or public works) departments to adopt complete street policies that accommodate all users of roadways, including pedestrians, bicyclists, transit users, motorists, and persons of all ages and abilities. Because Maui County is currently working on developing a complete streets policy, consideration and policy should be developed for Lāna`i's rural streets.

The many trails that are on the island – historic trails, as well as hunting access and hiking trails – are an important and vital part of Lāna`i's culture and rural lifestyle.

Future Multi-Modal Transportation System

Vision

Lāna`i will have a multi-modal land transportation system that:

- Consists of streets, roads, and highways that accommodate multiple users including freight, trucks, cars, transit, bicycles, pedestrians, and other non-motorized vehicles;
- Maintains Lāna`i City as a walkable, pedestrian-oriented, compact community; and
- Provides clear and uncomplicated connections to air and sea transportation at the transportation hubs at MSBH, Kaumālapa`u Harbor, and the Lāna`i Airport.

Roadway Extensions and New Roads

- Within the Lāna`i City Expansion areas as shown on Map 9.3, Lāna`i City Land Use Detail, the grid street layout is to be continued and connections to existing streets will be made where possible.
- Roadway extensions and new roads are illustrated on Map 7.2, Transportation: Existing & Proposed, and are as follows:

Lāna`i City Expansion

- Western extension of 5th Street and 9th Street, into the Lāna`i City Expansion area.
- Northern extension of Mānele Road, from intersection with Kaumālapa`u Highway, into the Lāna`i City Expansion area.
- Lāna`i City Bypass Road will connect Kaumālapa`u Highway to the southern terminus of Keomuku Road at Lāna`i Avenue, along the western edge of the Lāna`i City Expansion area.

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Outside of Lāna`i City

- Mānele West Road to be developed as a secondary access road, west of the Mānele Resort and residential areas.
- Keomuku Beach Road will need to be realigned mauka if development at Halepalaoa occurs.

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Transit

- When demand warrants, a public transit system (i.e. bus) will provide regular service for residents and visitors between the island's population centers and transportation hubs to supplement or replace the existing private shuttle service provided by the Four Seasons Resort.
- Future roadways, and to the extent possible, existing roadways will accommodate the public transit system with pull-outs, shelters, and turn-around areas.

Bicycle facilities, lanes, and trails

- Lāna`i City: Bicycles will continue to be accommodated by sharing the roadway with vehicles.
- Lāna`i City Expansion: Bicycle lanes should be considered on arterial and collector roads and shared facilities on local streets.
- Mānele Road / Mānele West: Provide wide shoulder or bicycle lane.

Pedestrian Facilities

- Lāna`i City: Lāna`i City's central business area surrounding Dole Park will have a complete network of pedestrian facilities such as concrete sidewalks. Major streets, such as Fraser Avenue, Lāna`i Avenue, 6th Street, 7th Street, 8th Street, 9th Street, and wider local streets, such as `Ilima Avenue, should provide pedestrian facilities in the form of concrete or asphalt walkways. On local streets, currently pedestrian facilities are on the shoulder or shared with vehicles. Where there are opportunities, pedestrian facilities should be provided.
- Lāna`i City Expansion: The Lāna`i City Expansion will be a walkable, pedestrian-oriented community. The network of pedestrian facilities (sidewalks or walkways) along collector roads (5th Street and 9th Street) should be extended. Pedestrian facilities will be provided throughout the expansion area.
- Mānele Mauka: Mānele Mauka will be a new compact development area with primarily residential uses, a central community park, and commercial area. Pedestrian facilities should provide for connections between the residential areas, commercial areas, and parks.
- Kaumālapa`u Harbor Residential: The Kaumālapa`u Harbor Residential area will be a small settlement of rural, low-density housing. Pedestrian facilities appropriate for rural areas should be provided.

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B. ISSUES AND STRATEGIES

Issue 1: Current barge service to Lāna`i from O`ahu is only once per week. During winter storms or rough sea conditions, barges are unable to enter the harbor.

Strategy 1A: Explore options for transporting freight goods on the ferry or airplanes, or adding an additional barge as population grows.

Strategy 1B: Advocate for expanded ferry service as the population increases and economic development warrants.

Issue 2: High cost of commuter transportation from Lāna`i City to Mānele for workers, as well as for residents who need transportation.

Strategy 2: Assess feasibility of providing shuttle transportation for resort workers.

Issue 3: The current airport runway is unable to accommodate larger planes.

Strategy 3: Work with Pūlama Lāna`i, HDOT Airports Division, and the community to assess options to accommodate some larger airplanes via airport runway expansion.

Issue 4: There are very limited direct flights between Lāna`i and other Maui County airports.

Strategy 4: Work with airlines to improve air transportation between the islands of Maui County.

Issue 5: Lāna`i customers must pay for both legs of shipping freight to the island from other outer islands (e.g. from Kaua`i to O`ahu, then O`ahu to Lāna`i). Lāna`i is the only island with this extra charge. This also pertains to passenger air transportation routes.

Strategy 5: Work with the shipping companies and PUC Consumer Advocate to find a better rate structure in order to reduce the premium on shipping and passenger flights to Lāna`i.

Issue 6: The cost of shipping fuel to the island from O`ahu is made more expensive by the use of fuel tanks, or pods, rather than a fuel barge.

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Strategy 6: Explore options for shipping fuel to the island that would reduce costs.

Issue 7: There is only one paved public road between Mānele and the rest of the island.

Strategy 7: Explore options to provide alternative access in and out of Mānele during emergencies, including utilizing the construction access road.

Issue 8: Many Lāna`i City streets do not have sidewalks, and some people are concerned about pedestrian safety.

Strategy 8: Develop a complete streets approach to street design for Lāna`i City and the island, and create an improvement strategy for pedestrians in Lāna`i City.

Issue 9: Some roads and trails within Federal, State, and County mapping databases may have different historical names, spelling, or locations. Additionally, the historical use and legal status of some trails and the ownership of some roads are unknown.

Strategy 9: Coordinate with the Hawai`i Board on Geographic Names (HBGN), Pūlama Lāna`i, and the Lāna`i community to identify and formally correct road and trail names, location, historical use, and legal status. Determine road ownership, if unknown.

C. GOAL, POLICIES, ACTIONS

GOAL A complete, integrated, safe, and reliable system of transportation networks that serves the needs of Lāna`i's businesses, residents, and visitors.

Policies

1. Advocate for adequate, reliable, and reasonably priced barge service.
2. Advocate for continued, reliable, and frequent passenger ferry services between Maui and Lāna`i.
3. Advocate for a more connected, complete, and safe network of lanes, streets, roads, and highways.
4. Advocate for expanded air service between Lāna`i and other islands.

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5. Maintain a connected network of public access trails for hunters, hikers, and coastal access.
6. Encourage affordable transportation options for resort employees and residents.
7. Encourage commercial concession and lease opportunities for local residents at State harbor and airport facilities.
8. Support the improvement of the airport, including enhancement of the existing runway and possible addition of a second runway.
9. Encourage the continuance of regularly scheduled direct flights between Maui and Lāna`i.
10. Encourage competitive pricing for inter-island airfares to provide increased opportunity for inter-island mobility.
11. Support direct ocean freight transport between Maui and Lāna`i.
12. Street and roadway design standards should maintain and enhance Lāna`i's rural character, provide handicap accessibility at the airport and harbor, and include space for private transportation vendors.
13. Maintain a pedestrian orientation for the Lāna`i City core area and in new development areas.
14. Encourage the development of a safe network of pedestrian pathways, connecting key recreational and educational facilities in Lāna`i City and in newly developed areas.
15. Encourage Pūlama Lāna`i to maintain a secondary and emergency access road between Mānele and Lāna`i City.
16. Provide accurate and well-documented names, locations, and historic and legal status, including ownership, of mapped roads and trails.

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Actions

Table 7.6 Infrastructure – Transportation Actions				
No.	Action	Policy No.	Lead County Agency	Partners
7.27	Advocate for increased barge service to and from Lāna`i if the population significantly increases and economic development warrants.	1, 11	OED	Pūlama Lāna`i
7.28	Advocate for increased ferry service if the population significantly increases and economic development warrants.	2	OED	Pūlama Lāna`i
7.29	Develop a long-range land transportation master plan for Lāna`i, which utilizes a complete streets approach to roadway design, establishes specific roadway standards, and includes a pedestrian plan for Lāna`i City.	3, 13, 14, 15	DPW Department of Planning	Pūlama Lāna`i HDOT
7.30	Establish who has jurisdiction/ownership and responsibility over old government roads.	16	DPW Department of Planning	Pūlama Lāna`i HDOT
7.31	Develop and implement a trails, greenways, and open space access plan using, when appropriate, former agriculture roads. The project should work in concert with stormwater, sedimentation, and environmental protection plans to close down unnecessary or unused agricultural roads.	5	Department of Planning DEM	Pūlama Lāna`i
7.32	Develop restrictions for commercial trucks and buses exceeding 6,000 pounds Gross Vehicle Weight (GVW) to established routes through Lāna`i City pending the construction of a bypass road.	13	DPW	Pūlama Lāna`i

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Table 7.6 Infrastructure – Transportation Actions				
No.	Action	Policy No.	Lead County Agency	Partners
7.33	Study and evaluate options for shipping fuel to the island in order to reduce costs.	1, 11	OED	Pūlama Lāna`i
7.34	Work with the HBGN and the Lāna`i community to formally reconcile road and trail naming, location, historical use and legal status, and ownership data. Update map databases.	16	Department of Planning	HBGN Pūlama Lāna`i NGOs USFWS USGS

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7.6 STORMWATER DRAINAGE

A. EXISTING CONDITIONS

The mean annual rainfall of approximately 28.3 inches for Lāna`i City (15.6 inches at the Lāna`i Airport)²¹ most often drains into the soils or intermittently through the gulches. In general, a combination of increased impervious surfaces (such as roads, rooftops, and parking areas) and occasional heavy rainstorms contributes to surface water drainage issues within Lāna`i City and the two PDs of Kō`ele and Mānele. These drainage issues include shallow ponding and are generally of short duration.

In general, Lāna`i City is well positioned on a high plateau with a relatively good drainage pattern that has reduced flooding conditions during heavy rainfall events. The roadways drain by the natural slope of land in most areas. To the northeast of town, there is a natural depression that directs flow away from town into the gulches. Within town, there are drain lines installed along Lāna`i Avenue and in a few locations along Fraser Avenue.²² Lāna`i City experiences localized flooding due to apparent blockage of existing stormwater drains and channels. Blockage may be caused by grass overgrowing the drains or buildup of sediment and grass in the channels so that the original grass swale no longer functions properly. Further investigation of why overflow occurs is needed.

Storm runoff from the Lodge at Kō`ele is captured within the PD and redirected east into Kaiholena Gulch, and southeast of Lāna`i City into Kāpano Gulch, which is deep enough to carry the increased runoff from the golf course. The Mānele area's average annual rainfall is 15 inches and flooding is rare. During extreme storms, Mānele PD's sheet-flow runoff drains naturally through six major gulches and drainageways²³ before discharging into the adjacent bays of Mānele and Hulopo`e.

The Kō`ele Project District Infrastructure Master Plan (July 30, 1993) showed proposed drainage improvements of numerous drain lines within the resort. The new drain lines will redirect flow to an existing golf course lake, while other new lines will direct flow to retention basins and existing drain lines for discharge into Kaiholena Gulch. In 2006, two drainage master plans were developed for the Kō`ele PD and Lāna`i City. These plans include recommendations and a phasing plan which have not yet been implemented.

²¹ Rainfall data from the National Climate Data Center.

²² Wilson Okamoto & Associates, Inc. (May 2003). *County of Maui Infrastructure Assessment Update* (prepared for County of Maui, Department of Planning).

²³ County of Maui, Maui Planning Commission. *Director's Report*, October 31, 1990 (p. 3).

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In 2002, a series of heavy storms resulted in heavy flooding, sedimentation in Hulopo'e Bay, and erosion within the watershed. Community meetings and consultant planning and design addressed flow and filtration issues. In addition to a revised layout of roadways and drainage facilities, the drainage plan recommended native plants, or native grass with stone edges, to create natural filtration areas.²⁴ A drainage master plan for the Mānele PD was completed in March 2004 to protect property and the ocean environment. At the time, the stormwater drainage system at the Mānele project site consisted of sheet flow (water flowing across land, not in a channel) and percolation (water flowing into soil), with no filtering of pollutants or siltation during storm events. By redirecting runoff into drain inlets and silt basins, improvements at MSBH decreased sediment entering the harbor.

B. ISSUES AND STRATEGIES

Issue 1: Stormwater flows down dirt roads into gulches and the ocean.

Strategy 1: Develop a comprehensive plan to address areas of high flow runoff from dirt roads. Design a toolbox of road runoff diversion methods that can be easily implemented.

Issue 2: Localized minor flooding causes repeated areas of water ponding or mud in Lāna`i City.

Strategy 2: Implement drainage master plans for Kō`ele PD and Lāna`i City. Develop a comprehensive drainage plan for stormwater runoff through Lāna`i City and the surrounding area. Evaluate older swales and drains for current functioning and restore them, if needed. Add natural drainage storage and filtration to supplement the existing system and clear all blockages.

²⁴ R.M. Towill Corporation (2004). *Working Together – The Lāna`i Community Joins Planners and Engineers to Solve Mānele Drainage Problems* (In Motion, Vol. 2, Issue 1).

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C. GOAL, POLICIES, ACTIONS

GOAL **Surface water runoff is managed to prevent flooding and to improve quality of both fresh and coastal waters.**

Policies

1. Provide surface water management for roadways and developed areas.
2. Manage surface water using natural system drainage, retention, and filtration to reduce flooding and siltation of ocean waters.
3. Encourage the Department of Hawaiian Home Lands (DHHL) to comply with County regulations on drainage.

Actions

Table 7.7 Infrastructure – Stormwater Drainage Actions				
No.	Action	Policy No.	Lead County Agency	Partners
7.35	Develop a comprehensive stormwater management plan. Emphasize natural systems drainage where possible.	1, 2	DPW Department of Planning	Pūlama Lāna`i DHHL
7.36	Build dispersion and retention methods to address runoff from dirt roads.	2	DPW	Pūlama Lāna`i DHHL
7.37	Implement Kō`ele PD and Lāna`i City Master Drainage Plans.	2	DPW	Pūlama Lāna`i DHHL
7.38	Inspect and, if necessary, repair stormwater drainage swales and culverts in Lāna`i City and remove blockages from drains and channels.	2	DPW	Pūlama Lāna`i DHHL

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7.7 TELECOMMUNICATIONS

A. EXISTING CONDITIONS

For a small, relatively isolated island such as Lāna`i, digital and electronic telecommunications systems are important because they link the island to the rest of the County, State and world. Landlines, cellular telephone service, and high-speed internet service enable communication for residents, businesses, and students and make working at home or telecommuting off island possible. Hawaiian Telcom provides telephone and internet service for most residents on the island. Sandwich Isles Communications, Inc. provides service in the DHHL subdivision. Oceanic Cable provides cable television and cable internet services.

B. ISSUES AND STRATEGIES

Issue: There are dead spots on the island for cellular telephone service.

Strategy 1: Increase the strength and array of cell phone signals.

Issue 2: Limited access to high-speed internet and telecommunications services limits the ability to provide high-quality education, health care, social services, and business environments.

Strategy 2: Ensure all institutions and businesses on the island have access to a full array of high-speed internet and telecommunication services.

C. GOAL, OBJECTIVES, POLICIES, ACTIONS

GOAL Lāna`i will have a current, comprehensive, and reliable telecommunications network.

Policies

1. Improve existing telecommunications services on Lāna`i using fiber optic communication technologies to provide high-capacity, high-speed internet, and telephone services to residents and businesses as well as educational, social, and health care facilities.

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2. Expand the fiber optic telecommunications network to service new areas of development as they are built.

Actions

Table 7.8 Infrastructure – Telecommunications Actions				
No.	Action	Policy No.	Lead Entity	Partners
7.39	Provide high-speed internet throughout the island.	2	Hawaiian Telcom Sandwich Isles	Pūlama Lāna`i
7.40	Provide cell phone service all around the island for complete coverage.	1	Hawaiian Telcom Sandwich Isles	Pūlama Lāna`i
7.41	Provide more wireless “hot spots” in Lāna`i City and Mānele PD.	2	Hawaiian Telcom Sandwich Isles	Pūlama Lāna`i

8 | PUBLIC FACILITIES AND SERVICES

INTRODUCTION

This chapter covers parks and recreation, police, fire and public safety, education, health care, and social services. Public facilities and services on the island of Lāna`i are provided by the County, State, and private providers. Pūlama Lāna`i owns and manages many of the island's park and recreation facilities – a remnant of the island's plantation history. The County provides significant public services such as police and fire protection as well as some parks and recreational facilities. Lāna`i High and Elementary School is a DOE facility. Health and social services are provided by government agencies as well as private providers, such as Lāna`i Community Hospital (LCH), which is part of the Hawai`i Health Systems Corporation (HHSC).

8.1 PARKS AND RECREATION

A. EXISTING CONDITIONS

Currently, Lāna`i's public parks total 26.5 acres. Many of the island's largest and important parks and public spaces are owned and managed by Pūlama Lāna`i, including Dole Park, Cavendish Golf Course, the community swimming pool, and Hulopo`e Beach Park and Campground. The County owns or leases a number of parks and facilities in Lāna`i City, including the gymnasium, the community center in Dole Park, the baseball and softball fields, and tennis courts in the Lāna`i Community Center Complex. The major landowner also owns and manages much of the island's open space, conservation areas, and hunting areas. DLNR manages approximately 30,000 acres for hunting at the north end of the island.

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B. ISSUES AND STRATEGIES

Issue 1: There is an insufficient distribution of parks and programs to meet the community's existing and future needs.

Strategy 1: In conjunction with the major landowner, prepare an overall parks and recreation master plan to identify needs for the island's parks, facilities, and programs.

Issue 2: Land was set aside for park space in the Lālākoa developments, however, those park areas were not constructed.

Strategy 2: Ensure there are funds to design and construct parks when land is dedicated to the County for parks and recreation as part of a development agreement.

Issue 3: Certain sub-areas of Lāna`i City have a park deficit.

Strategy 3: Ensure each sub-area of Lāna`i City, as well as any new development, meets county subdivision standards or benchmarks for the amount of park space per housing unit.

C. GOAL, POLICIES, ACTIONS

GOAL A comprehensive system of parks, recreational facilities, and programs that meet resident and visitor needs.

Policies

1. Encourage the development and support of leisure activities for all segments of the population.
2. Ensure Dole Park's long-term value as a social and recreational gathering place.
3. Where appropriate, collaborate with Pūlama Lāna`i on the provision of parks, facilities, and programs.
4. Ensure all new areas of development include adequate park space based on a determined ratio of park space per thousand residents.
5. Ensure, through ongoing funding, public restroom facilities are available and open during daylight hours in Dole Park, or within another central public facility or park.
6. Ensure any new active park includes public restroom facilities, to the extent practicable.

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7. Ensure the quality and availability of the Cavendish Golf Course is maintained in perpetuity for Lāna`i residents.
8. Preserve the social hall for community and social use when available.

Actions

Table 8.1 Public Facilities and Services – Parks and Recreation Actions				
No.	Action	Policy No.	Lead County Agency	Partners
8.01	Develop a master plan for the island's parks, recreational facilities, and programs. Survey residents to identify their recreational needs.	1, 2, 3, 4	Department of Parks and Recreation	Department of Planning Pūlama Lāna`i Community
8.02	Assist with the preparation of a Dole Park master plan that improves and preserves the park's recreational, urban design, and social functions.	2	Department of Parks and Recreation	Department of Planning Pūlama Lāna`i Community
8.03	Develop an action sport facility such as a skateboard park, roller derby facility, or bicycle-motocross (BMX) track.	1, 3	Department of Parks and Recreation	Department of Planning Pūlama Lāna`i Community

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8.2 POLICE

A. EXISTING CONDITIONS

As of 2012, ten full-time police officers, including a School Resource Officer, and a part-time Animal Control Officer, were employed on Lāna`i. They work out of an 8,000-square-foot facility that includes three jail cells, a juvenile cell, and office space. The facility opened in 2004 at a cost of \$4.1 million. Maui Police Department (MPD) District II has two motorized beats, each patrolled by one officer. The number of officers slightly exceeds the estimate of need in the Public Facilities Assessment Update published in 2007. This level of staffing is necessary, however, because of the many remote places on the island. According to the assessment, “expansion of existing service within the study period (to 2030) is not required.” However, it is now likely the population increase will be greater than previously forecasted because Pūlama Lāna`i plans to expand Lāna`i City and create new residential areas at Mānele Mauka, above Kaumālapa`u Harbor. If the island’s population increases from about 3,100 to 6,000, an increase in police services would be warranted.²⁵

Animal control is aided by the Maui Humane Society (MHS) and the Lāna`i Animal Rescue Center (LARC), a nonprofit community services organization that provides shelter, spay and neuter services, adoptions, sustenance, and education. LARC operates the Kitty Paradise cat sanctuary.

While the police station is a relatively new and well-appointed facility, the island lacks an impound yard and on-call or full-time public tow truck services. There are numerous abandoned vehicles at the airport and at the MSBH. However, since these are State-operated facilities, jurisdiction and responsibility for these vehicles is unclear.

B. ISSUES AND STRATEGIES

Issue 1: **There is a shortage of adequate and affordable housing for future police staff.**

Strategy 1: Ensure affordable workforce housing is provided for any expansion of police staff.

Issue 2: **Substance abuse is a continuing problem on the island.**

²⁵ Use updated population forecast figures, when they become available.

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Strategy 2: Maximize the island’s police resources to include canine officers to properly enforce substance abuse laws.

Issue 3: Turnover of police personnel.

Strategy 3: Encourage officers, especially the senior officer, to stay on the island longer than their current rotation of one year, by identifying and addressing barriers to remaining on the island. Provide incentives for longer tours of duty.

Issue 4: Animal control services and facilities are not adequate for anticipated increases in pet and feral animal populations.

Strategy 4A: Explore options for shelter facilities for stray and abused or neglected animals.

Strategy 4B: Explore options for expansion of animal control services and facilities; coordinate with the MHS, Pūlama Lāna`i, and LARC.

C. GOAL, POLICIES, ACTIONS

GOAL **An effective and efficient police force to help make a safe and peaceful community.**

Policies

1. Ensure staffing of the police office on Lāna`i is increased appropriately as the population of the island increases.
2. Support the development and provision of workforce housing for police personnel.
3. Support additional animal control services when animal population warrants.
4. Support the Lāna`i police force as the lead agency in civil defense related issues.
5. Support policing strategies to deal with substance abuse.
6. Encourage longer tours of duty on Lāna`i for police personnel.
7. Maintain a position on the Police Commission for a Lāna`i representative.

8 | PUBLIC FACILITIES AND SERVICES

Actions

Table 8.2 Public Facilities and Services – Police Actions				
No.	Action	Policy No.	Lead County Agency	Partners
8.04	Coordinate with community organizations in their prevention and treatment efforts to reduce substance use and abuse. Continue working cooperatively with the Prosecutor's Office and the Drug Enforcement Agency (DEA) to enforce substance abuse laws.	5	MPD	Coalition for a Drug-Free Lāna`i (CDFL) Lāna`i Community Health Center (LCHC) Aloha House Malama Family Recovery Center Department of Prosecuting Attorney Drug Enforcement Agency
8.05	Examine options for extending the length of time police personnel and officers are on Lāna`i for a tour of duty.	6	MPD	
8.06	Provide Lāna`i orientation training classes and support for police staff.	6	MPD	Pūlama Lāna`i CDFL DLNR
8.07	Assist MHS and LARC in exploring options for expansion of animal control facilities and services.	3	MPD	MHS LARC
8.08	Assist in distribution of public education on responsible pet ownership.	3	MPD	MHS LARC
8.09	Study options for development of an impound yard and need for tow-truck services, and whether a four-wheel drive tow truck is necessary.		MPD	Pūlama Lāna`i

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8.3 FIRE AND PUBLIC SAFETY

A. EXISTING CONDITIONS

There is one MFD station on the island located on Fraser Avenue in Lāna`i City. A new four-wheel drive truck was purchased for the Lāna`i Fire Station in 2009 and a brush truck in 2014.

B. ISSUES AND STRATEGIES

Issue 1: Response time to Mānele can be 15-20 minutes; population growth and increased visitors at Mānele may warrant the location of a fire station at Mānele.

Strategy 1: Explore options for locating fire, safety, ambulance, and ocean rescue services at Mānele.

Issue 2: The major beach and water activity areas, including Hulopo`e Bay, Kaumālapa`u Harbor, and Lōpā, are remote from the fire station in Lāna`i City and there are no water rescue services based on Lāna`i.

Strategy 2: Explore options for establishing water rescue services on the island.

Issue 3: Firefighters sometimes have problems locating addresses in Lāna`i City.

Strategy 3A: Upgrade the 911 system semi-annually with new addresses. Provide better orientation and maps of Lāna`i City streets, street names, and address locations to firefighters and first responders, including locations of health facilities.

Strategy 3B: Require Lāna`i property owners and managers to clearly place addresses on their structures with numbers that are visible from the street. Do not name streets after geographical locations on Lāna`i.

C. GOAL, POLICIES, ACTIONS

GOAL Protect life, property, and the environment by providing effective and efficient fire protection and rescue services for the island of Lāna`i.

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Policies

1. Provide appropriate levels of fire, safety, and rescue services throughout the island.
2. Support establishing ocean safety and rescue services on Lāna`i.
3. Encourage Pūlama Lāna`i to work with MFD, MPD, and Civil Defense while planning any development in remote areas of the island.
4. Ensure street names are not named after geographical locations on Lāna`i in order to provide timely first-responder service.

Actions

Table 8.3 Public Facilities and Services – Fire and Public Safety Actions				
No.	Action	Policy No.	Lead County Agency	Partners
8.10	Develop and construct fire, safety, and rescue services and facilities at Mānele.	1	MFD	Pūlama Lāna`i
8.11	Provide necessary equipment, training, and staffing for ocean and water rescue services.	2	MFD	Pūlama Lāna`i
8.12	Develop orientation and training about Lāna`i health and social service locations, and street addresses, for new Fire Department staff.	1	MFD	Pūlama Lāna`i
8.13	Work with homeowners, business owners, and landlords to visibly mark addresses on structures or properties for easy identification in case of emergencies. Update 911 system semi-annually with new addresses.	1, 4	MFD	Department of Planning Pūlama Lāna`i

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8.4 EDUCATION

A. EXISTING CONDITIONS

The Lāna`i High and Elementary School campus is located on approximately ten acres on the western edge of Lāna`i City. While some of the existing facilities on the campus date back to 1937, many structures were added in the 1970s, portable classrooms were added in the 1990s, and a few new classrooms were completed in 2013.

All of Lāna`i's student population is served by the combined Lāna`i High and Elementary School. It is the only school on the island and it is the largest K-12 school in the State. The DOE reports the school has been experiencing an average decrease in enrollment of about 20 students per year for the past five years; however, that decline occurred when the economy was struggling. School enrollment appears to be very much tied to the economy; during the recession, jobs on the island decreased, and many families moved away to seek work. With increased economic activity on the island, there will likely be an increase in student enrollment at all levels. Indeed, the Lāna`i High and Elementary School enrollment for school year 2012-2013 was 530 students, while enrollment for the 2013-2014 school year was 585 students, or an increase of over 50 students in a single year. Since then, total enrollment has remained steady at 579 students for the 2014-2015 school year and 576 students for the 2015-2016 school year.

The DOE has developed a master plan to guide the future development of the school over the next 20 years. The master plan includes the upgrade and expansion of the school onto an additional 50 acres owned by the County located west of the existing campus to include facilities for preschool to university level classes. The preschool in town uses borrowed facilities. Currently, UHMC has a small facility on Lāna`i.

With the array of economic ventures that Pūlama Lāna`i has planned for Lāna`i, there will be a need for more skilled labor, including technical and professional workers in an expanded workforce. Some new workers will come from off island. Since many current residents lack technical and professional skills, training and educational options are needed on the island.

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B. ISSUES AND STRATEGIES

Issue 1: Many people on Lāna`i do not have relevant technical knowledge or skills to enter the 21st century workforce, acquire skilled jobs, or start their own business.

Strategy 2: Provide an array of options for workforce and business training at both the secondary and post-secondary level including: vocational training, apprenticeships, internships, small business training and support, associate and advanced degrees, and part-time continuing education programs.

Issue 2: The elementary and high school facilities are adequate to accommodate the projected student population for the short term. However, the community has often expressed the desire to physically separate the elementary school from the high school and create a larger overall campus that would include distinct facilities for preschool, elementary school, high school, and post-secondary education.

Strategy 2: Expand and improve the elementary and high school campus as the population warrants, consistent with the campus master plan. Add facilities for both pre-school and post-secondary education.

C. GOAL, POLICIES, ACTIONS

GOAL High-quality educational facilities and programs that accommodate the community's diverse learning needs.

Policies

1. Support an expanded array of adult education to include post-secondary, vocational, English as a second language, business, technical and professional, and career counseling programs.
2. Support adequate and affordable preschool facilities and programs.
3. Continue to support the Lāna`i High and Elementary School Master Plan "P-20," a preschool to post-secondary education concept.
4. Support public, private, and nonprofit partnerships to build and staff schools and improve existing facilities.

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5. Encourage major employers to support or provide English as a second language education for employees.
6. Support Hawaiian language immersion programs.

Actions

Table 8.4 Public Facilities and Services – Education Actions				
No.	Action	Policy No.	Lead County Agency	Partners
8.14	Assist the State in implementing the master plan for the expansion of the elementary and high school into separate campuses and the creation of a “P-20” campus that includes educational facilities and programs for preschool through post-secondary education.	1, 2, 3	Department of Housing and Human Concerns (DHHC) Department of Management	UHMC DOE
8.15	Continue to fund adult and post-secondary education programs.	1, 3, 4	DHHC	UHMC DOE
8.16	Continue to fund English as a second language classes.	1, 5	DHHC	DOE Employer
8.17	Assess need for additional preschool services.	2	DHHC	DOE
8.18	Assist the State in developing educational curricula to teach the history of the island of Lāna`i.	1	Department of Planning	UHMC DOE
8.19	Develop workforce development program internships.	1, 4, 5	OED	Employers

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8.5 HEALTH AND SOCIAL SERVICES

A. EXISTING CONDITIONS

The population's small size makes it difficult to provide the full array of health and social services that are available to larger communities with larger markets. The aging population will increase the demand for health and social services.

LCH was established in 1927 and is the only hospital on the island. A sister hospital to Kula Hospital and Maui Memorial Medical Center (MMMC), it is part of HHSC. LCH's current building was built in 1968, and the emergency room was remodeled from 2012 to 2013. It has 47 employees and approximately 30 admissions and 1,000 Emergency Room visits annually. In 2012, LCH provided laboratory services for 1,937 patients and X-ray services for 591 patients.

LCHC is a nonprofit organization that provides health services to all community members, but its particular focus is on residents who live below 200 percent of the Federal poverty level, which is nearly 40 percent of the island's population. Services are currently provided in a three-bedroom house that has been converted into temporary clinic space, but a facility in Lāna`i City is currently being built. Straub runs the Lāna`i Family Health Center in Lāna`i City which provides clinical services and some minor surgical procedures. Ke Ola Hou O Lāna`i provides health care services for all residents with an emphasis on the native Hawaiian population.

B. ISSUES AND STRATEGIES

Issue 1: **Some important health services are not available, such as maternity and neo-natal care, palliative care, psychiatric care, and hospice facilities.**

Strategy 1: State and county agencies should collaborate with the HHSC, Straub, LCHC, and Pūlama Lāna`i to develop and support improved health services and facilities on the island.

Issue 2: **An increasing elderly population will increase health and social service needs.**

Strategy 2A: Support the establishment and development of infrastructure, including facilities and programs, for elder care on the island.

Strategy 2B: Increase health and support services for aging community members to allow them to age in place, or to live safely in their own home, for as long as possible rather than spending years in a retirement home or care facility.

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- Strategy 2C: Encourage the development of palliative care services and hospice facilities to allow terminally ill patients to remain on the island, in facilities, or at home during their last days.
- Strategy 2D: Encourage the establishment of inexpensive, non-emergency medical transportation for Lāna`i residents who are hospice patients within the State to return to Lāna`i.
- Issue 3: As the population increases, there will be a need to expand social and mental health services including comprehensive foster care services.**
- Strategy 3: Encourage adequate funding for social and mental health services, including foster care.
- Issue 4: Lāna`i has multiple immigrant communities who have limited English language skills; as a result there is a need for health and social services in multiple languages.**
- Strategy 4: Expand support services for immigrants, including health and social services in their native language, whenever possible.
- Issue 5: The prevalence of alcohol and substance abuse is a concern to many Lāna`i residents.**
- Strategy 5: Encourage prevention, enforcement, treatment, and educational services for alcohol and substance abuse, and a coordinated effort to minimize harm to the community.
- Issue 6: The prevalence of domestic violence, child abuse and negligence, and sexual abuse is a concern to the community.**
- Strategy 6: Ensure support services for families in crisis are readily available on the island, including temporary emergency shelters.

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C. GOAL, POLICIES, ACTIONS

GOAL **A comprehensive, integrated health care system with an array of health, behavioral health, and social services that provide for the needs of Lāna`i’s population.**

Policies

1. Encourage improved accessibility to medical, dental, and vision care.
2. Encourage the expansion of public health programs, services, and facilities that support family planning and the special needs of children, elderly, and immigrants.
3. Encourage the long-term integrity of medical and emergency medical facilities and services with adequate funding for staff, programs, and capital improvements.
4. Support the development of an eldercare infrastructure system, including health and social programs for the elderly, services and facilities for “aging in place,” and palliative care services and hospice facilities for the dying.
5. Encourage the provision of short-term and long-term nursing care on the island.
6. Support the provision of social services for immigrants.
7. Support the provision of social services for children and youth.
8. Support activities to provide adequate emergency sheltering for family intervention needs.
9. Support the provision of alcohol and substance abuse treatment services.
10. Support the continuation of social services for victims of domestic violence, child abuse and neglect, and sexual abuse.

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Actions

Table 8.5 Public Facilities and Services – Health and Social Services Actions				
No.	Action	Policy No.	Lead County Agency	Partners
8.20	Assist with the development of a master plan or strategic plan for health care services on Lāna`i.	1, 2, 3, 4, 5	DHHC	Pūlama Lāna`i LCH Straub Clinic and Hospital Ke Ola Hou O Lāna`i LCHC Hospice Hawai`i, Inc. DOH (Public Health Nursing Branch) US Department of Veterans Affairs Hawai`i Life Flight Corporation
8.21	Allocate funding to expand the number and variety of social services.	4, 5, 6, 7, 8, 9, 10	DHHC	Department of Human Services (DHS) Hospice Hawai`i, Inc. DOH (Public Health Nursing Branch) US Department of Veterans Affairs Hawai`i Life Flight Corporation
8.22	Assist with the preparation of a master plan for the Lāna`i Community Hospital and related medical facilities.	1	DHHC	LCHC DOH Straub Clinic and Hospital DHS LCH

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Table 8.5 Public Facilities and Services – Health and Social Services Actions				
No.	Action	Policy No.	Lead County Agency	Partners
8.23	Assist with activities and projects that improve and enhance short term and long term nursing care services and facilities on the island.	5	DHHC	LCH Lāna`i Changes DOH LCHC DHS Ke Ola Hou O Lāna`i Pūlama Lāna`i Hospice Hawai`i, Inc. Straub Clinic and Hospital
8.24	Develop a plan for provision of services for seniors to age in place.	4	DHHC	LCH Pūlama Lāna`i Lāna`i Changes LCHC Straub Clinic and Hospital DOH Ke Ola Hou O Lāna`i Hospice Hawai`i, Inc.
8.25	Assist with the development of palliative care services and hospice facilities for the dying.	4	DHHC	DOH LCHC Straub Clinic and Hospital Hospice Hawai`i, Inc. Ke Ola Hou O Lāna`i Pūlama Lāna`i LCH Lāna`i Changes
8.26	Encourage funding of and support for the child welfare and social services network and ancillary support services, including foster care.	7	DHHC	DOH DHS Partners In Development Foundation

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Table 8.5 Public Facilities and Services – Health and Social Services Actions				
No.	Action	Policy No.	Lead County Agency	Partners
8.27	Coordinate services for immigrants.	6	DHHC	LCHC Straub Clinic and Hospital DOH Local Cultural Services
8.28	Continue to work with other organizations to maintain funding for the network of services for alcohol and substance abuse.	9	DHHC	DOH CDFL
8.29	Encourage support and funding for the network of services for domestic violence, sex assault, and families in crisis.	8	DHHC	DHS DOH
8.30	Participate in the development of an integrative, collaborative network to address the health care needs of the community.	1	DHHC	DOH All partners listed above

9 | LAND USE

A. INTRODUCTION

Land use on Lāna`i has been strongly influenced by water availability, ranching, and large-scale pineapple production. With the decline and then eventual closure of pineapple production in 1992, tourism and resorts came to Lāna`i. Currently, a single landowner owns approximately 98 percent of the island, while the State, County, and other private landowners own the remaining 2 percent. Today the population of approximately 3,100 people²⁶ live primarily in the historic small town of Lāna`i City, with some residences located near the resort hotels in the Kō`ele and Mānele PDs. A few rural residences are scattered along the eastern coast. There are no permanent settlements on the windward and northern regions of the island as these areas are remote from existing development and services, lack infrastructure, and may have environmental and cultural constraints.

Existing Conditions

The majority of the island is undeveloped open space covered by fallow and active agricultural fields, barren land, rocky areas, and patches of dry forest. Along the high ridgeline of Lāna`ihale is an expanse of wet forest lands. The State Land Use Commission (SLUC) has designated most of Lāna`i's lands as Agriculture or Conservation District (see Table 9.1 and Map 9.1).

Table 9.1 Acreage by State Land Use District		
State Land Use District	Acres	Percent
Urban	3,039	3.4
Rural	2,076	2.3
Agriculture	44,612	49.4
Conservation	40,570	44.9
TOTAL	90,298*	100

Source: State of Hawai`i, Office of Planning, February 2013.

*Note: Acreage total is rounded from 90,297 to 90,298 due to fractions of acres.

There are inconsistencies between State Land Use District designations and the Lāna`i Community Plan land use designations that will need to be resolved over time. Major inconsistencies exist in areas along the eastern and southern coast that are designated as open space in the Lāna`i Community Plan, but designated as urban by the SLUC.

Lāna`i City is the island's population and service center. There is a shortage of housing on the island. Three large projects are planned at the northwestern edge of Lāna`i City to address the town's housing shortage and school expansion needs. These projects include: 1) the expansion

²⁶ State of Hawai`i, Department of Business, Economic Development & Tourism (2011). *2010 Census Tract Name and Their Population, Housing, and Land Area for the State of Hawai`i*.

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of the DHHL subdivision,²⁷ 2) the County's Lāna`i City Affordable Housing Project, and 3) the DOE's expansion of the Lāna`i Elementary and High School campus²⁸ (see Map 9.3). Lāna`i has two PDs, Mānele and Kō`ele, that have resort hotels and nearby dispersed residential development. The Mānele and Kō`ele PDs were approved in 1986, yet only a small fraction of the approved units has been constructed. Only about 6 percent of the entitled housing units in the Kō`ele PD and approximately 18 percent of the entitled housing units at Mānele have been constructed.²⁹ In addition, the PDs have required agreements and conditions that must be fulfilled.

The island's primary industrial areas are located southwest of Lāna`i City, near the Lāna`i Airport, and at Kaumālapa`u Harbor. These industrial areas are a very small percentage of the total lands (see Maps 9.4 and 9.6). Most land on Lāna`i is interim-zoned and needs to be rezoned to be consistent with the community plan.

Future Conditions – Planned Growth

Five areas on Lāna`i are proposed for future development by Pūlama Lāna`i (see Maps 9.3 to 9.6). The mix and composition of the proposed land uses within these five growth areas are intended to provide economic diversity, promote sustainability and efficient use of existing infrastructure, offer a diversity of housing options and locations, improve the diversity of resort experiences, and broaden educational opportunities. These areas are meant to be interrelated and supportive of each other, with the goal of achieving economic and community sustainability.

Approximately 2,500 acres are proposed to be developed or conserved with the following community plan land use designations: mixed-use residential, hotel, airport, heavy and light industrial, public/quasi-public, park, rural, and open space (see Table 9.2 and Appendix 9.2). The new development will incorporate smart-growth principles with walkable neighborhoods, green infrastructure, and multi-modal transportation options. The new development will also continue the historic urban form of Lāna`i City by using block sizes and appropriate building types and scale, and by maintaining the traditional rural character and open spaces of the island.

Relationship of Community Plan Designations and County Zoning

Under Section 8-8.5(5), Revised Charter of the County of Maui (1983), as amended, "community plans created and revised by the citizen advisory committees shall set forth, in detail, land uses within the community plan regions of the county." Historically, land use designations in the various County community plans have been described generally and have not included a detailed list of permitted uses, standards, and regulations to implement the designations. Corresponding zoning districts, which by law have been enacted consistent with the community plans of the County, are described specifically and include permitted uses and standards necessary to

²⁷ Department of Hawaiian Home Lands, State of Hawai`i (2010). *Island of Lāna`i Regional Plan*.

²⁸ Department of Education, State of Hawai`i (2011). *Final Environmental Assessment Lāna`i High and Elementary School Master Plan* (Gerald Park, Urban Planner, Mililani).

²⁹ WUDP, Ordinance 3885 (2011).

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regulate and maintain the character of the zoning districts. The zoning districts have statements of purpose and intent that align with the descriptions of land use designations in the community plans of the County. For each community plan land use designation, there may be one or more corresponding zoning districts.

In lieu of repeating in detail the allowable land uses within the Lāna`i community plan area, Appendix 9.2, Comparison of Lāna`i Community Plan Designations and Corresponding County Zoning Districts, sets forth each community plan land use designation applicable on Lāna`i and identifies the zoning district or districts that correspond to the designation. Unless specifically prohibited, the uses permitted by zoning and the standards applicable to the zoning district apply to the corresponding community plan designations.

The Lāna`i community plan land use map (collectively, Maps 9.2 through 9.6) has been prepared in compliance with the requirements of Sections 2.80B.070(A) and (E)(14), MCC. For site-specific determinations of community plan land use designations and zoning, please contact the Department of Planning, Zoning Administration and Enforcement Division.

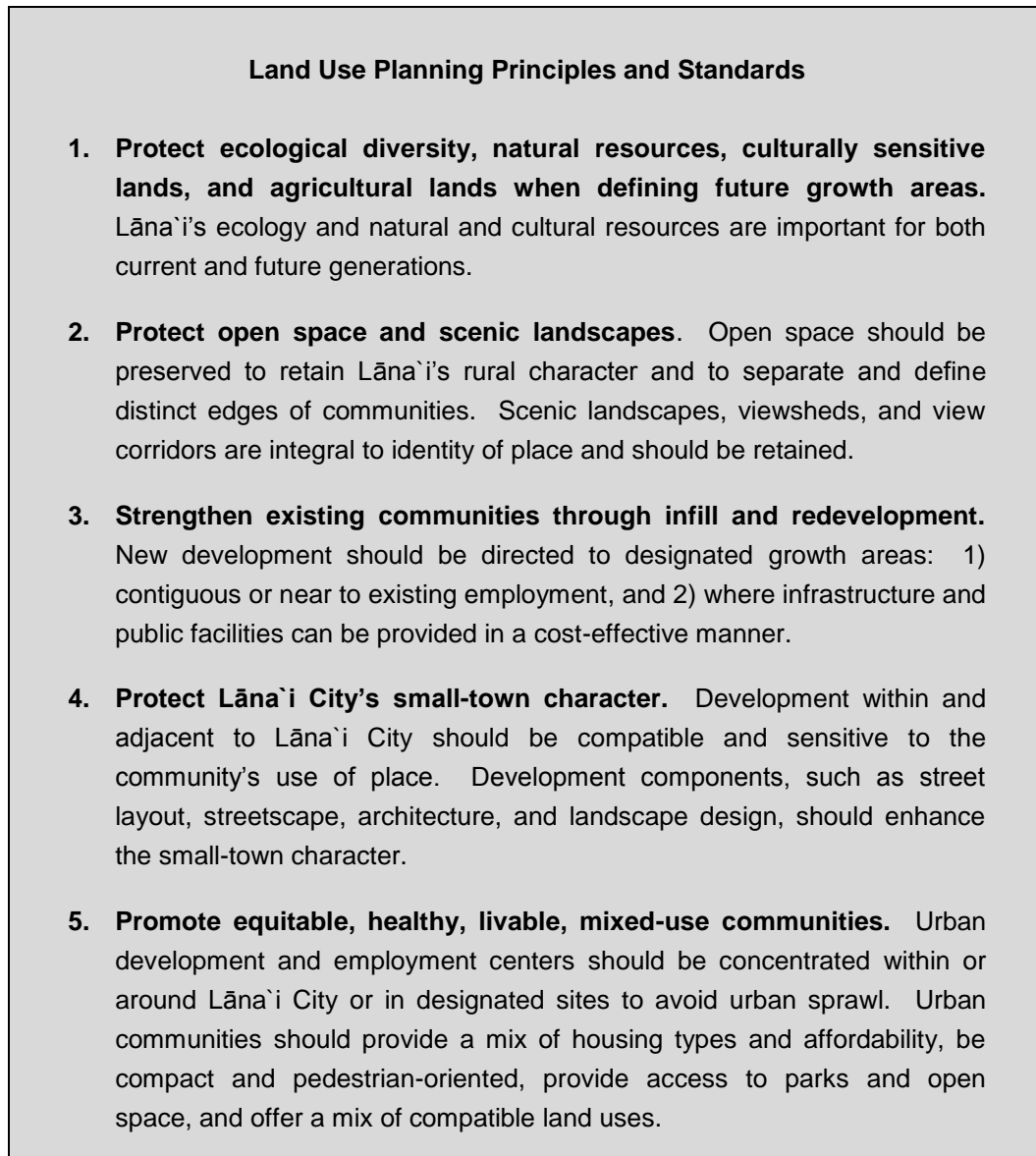


Figure 9.1 Land Use Planning Principles and Standards

Pūlama Lāna`i's estimate for total future population is approximately 6,000 residents. To meet the future demand for housing, Pūlama Lāna`i's plans include development of new residential housing in both urban and rural areas, as well as development of currently entitled lands in the Lāna`i City affordable housing project site (372 units), and in the Kō`ele and Mānele PDs.

Section 2.80B.070(E)(2), MCC, requires the community plan to include a statement of the social, economic, and environmental effects of development. The general intent of the development proposed for Lāna`i is to diversify the island's economy. Future development is anticipated to create more business and job opportunities both within and outside the tourism industry. The social effects of such development depend on how the community responds to the changes associated with growth, such as a larger, more diverse population and increased demand for

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social services. The environmental effect of paramount concern to the community is the increased consumption of already limited water resources.

Existing permitting and development review processes will further describe and address the specific social, economic, and environmental effects of development. In addition, Figure 9.1, Land Use Planning Principles and Standards, provides general guidance for ensuring new development beneficially affects the community plan area.

Sequence of Development

The Lāna`i CPAC predicated its decisions on the availability of significant additional water sources for future development proposals. The desired sequence of future development, as required by Chapter 2.80B, MCC, is 1) the expansion of water sources, which may occur concurrently with the permitting of proposed developments; 2) improvements to existing resort developments to strengthen their economic viability; 3) construction of housing near Lāna`i City to address the current housing shortage; and 4) development of new areas that provide for economic diversity, provided that proposed developments may proceed concurrently.

Lāna`i City Area – Map 9.3

New development west of Lāna`i City will include an education and recreation core surrounded by mixed-use residential development. Building design will retain the plantation village character, and neighborhoods will be connected and walkable. There will be a diversity of housing types and affordability. To the north, there will be rural lands for residential use, and light industrial lands to the south are proposed for film studio use. These areas are in the conceptual planning phase (pre-design) and proposed as described below.

9.3A Mixed-Use Residential – Lāna`i City Expansion – This area will consist of approximately 546 acres on the west end of the existing town. It will include part of the County's affordable housing lands and extend south, below 9th Street, to include the land area of the current sewage treatment facility. The sewage treatment facility will possibly be moved north of Paliamano Gulch. The Lāna`i City Expansion will be a mixed-use residential project, which includes primarily residential development, with neighborhood parks, commercial/business, and public/quasi-public development. Street pattern and housing form will be similar to the historic areas of Lāna`i City. Land for some of the housing is proposed for exchange by Pūlama Lāna`i for land within the County's affordable housing project, which currently has a 73-acre site. If approved, this will allow construction of mixed-use housing to occur at an earlier date and, over time, will blend the affordable housing with other housing throughout the area, resulting in a mixed-income housing community. Extensions of 5th Street and 9th Street will intersect with a new bypass road that will cross the Kaumālapa`u Highway and loop north then east to end at the corner of Lāna`i Avenue and Keomuku Road.

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9.3B Tennis Academy Park – The tennis academy is proposed on approximately 50 acres of park land in the central education and recreation core. The concept is modeled after similar programs that train professional tennis players. The academy will have dormitory housing nearby and complete tennis facilities. Students will come from around the world to train for international level competition.

9.3C Gateway Park – This 16-acre site will expand the existing undeveloped park at the junction of Mānele Road and Kaumālapa`u Highway. The park will provide an attractive gateway entrance to Lāna`i City.

9.3D University – Approximately 524 acres are proposed for a new university and research institute on the western edge of the Lāna`i City Expansion. The proposed acreage reflects the intent to reserve enough space to achieve an attractive campus design.

9.3E Paliamano Gulch Park – Approximately 280 acres of natural landscaped linear park and drainage are proposed along the Paliamano Gulch.

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Table 9.2 Lāna`i Community Plan Acreage by Growth Area and Land Use Designations										
Growth Area	Land Use Designations									Total Acres
	Mixed-Use Residential	Hotel	Airport	Light Industrial	Heavy Industrial	Public/Quasi-public	Park	Rural	Open Space	
Lāna`i City										1488
Lāna`i City Expansion*	546									
University Campus						524				
Tennis Academy							50			
Linear Park/Drainage							280			
Gateway Park							16			
Rural Residential								50		
Film Studios				22						
Airport										246
Enhancement of present airport facilities			46							
Miki Basin Industrial				100	100					
Mānele										181
Mānele Mauka	105									
Rural Residential								76		
Kaumālapa`u										60
Ocean Resources Heavy Industrial					10					
Kaumālapa`u Mixed-Use Residential	50									
TOTAL ACRES	701		46	122	110	524	346	126		1975

* Note: Includes proposal to incorporate County Affordable Housing Project into new land use designation.

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9.3F Rural Residential – A rural residential area is proposed adjacent to Kō`ele stables. The 50-acre area is located between Keomuku Road and Kopolihua Road. It will be served by a proposed extension of Fraser Avenue for additional road access. This area is intended to provide larger lots than the lots within Lāna`i City, and to allow farming. Lot sizes could range from 0.5 acre to 10 acres or more under the County’s current zoning code for rural lands.

9.3G Film Studios – Twenty-two acres of light industrial land will be used for film studio facilities. The warehouse-type structures will be sited to prevent the buildings from being visible from Mānele Road.

For the proposed development areas described above, and as shown on Map 9.3, Lāna`i City Land Use Detail, a determination will be made at the time of entitlement as to whether a PD, detailed zoning, or other means will best achieve the goals stated above.

Airport Area – Map 9.4

The Airport Area conceptual plan’s goals are to improve the experience of flying into Lāna`i by improving transportation facilities, and to consolidate industrial uses.

9.4A Airport Enhancement – The enhancement of present airport facilities will add approximately 46 acres to the existing airport to increase its lift capacity. The runway will be extended by 500 feet for a total runway of 5,500 feet. In addition, facilities to assist airplane operation and an anticipated increase in air transportation will include a new taxiway, hangar area, and fueling station.

9.4B Miki Basin Industrial – The existing industrial uses on Miki Road will be expanded into a proposed industrial area of approximately 200 acres, divided into approximately one hundred acres each of light and heavy industrial. Light industrial uses in Lāna`i City will also be moved and consolidated in this area. The area will also serve as a staging area for shipments from the harbor to be distributed closer to town.

Mānele Mauka Area – Map 9.5

9.5A Mixed-Use Residential – Mānele Mauka – The conceptual plan proposes approximately one hundred and five acres, with approximately eighty-three acres for primarily residential use, with some commercial uses and amenities, such as neighborhood parks and a community center. Mānele Mauka will be a compact walkable neighborhood with single-family and multifamily units and a variety of housing types, including housing for seniors. Mānele Mauka is located south of the junction of Mānele Road and Kaupili Road, with open agricultural lands bordering both roads to retain views. Road access will initially be via Mānele Road and Kaupili Road; Hulopo`e Drive will be opened at a later time to connect to the Mānele PD.

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To service the Mānele Mauka community, approximately two acres of commercial land are proposed. It is anticipated that businesses will reduce the number of trips into Lāna`i City for gas, groceries, and similar service needs.

Approximately twenty acres of neighborhood parks will be located in the Mānele Mauka mixed-use residential area. The neighborhood parks will contain a community center with a reservoir on the outer eastern edge.

9.5B Rural Residential – Due west of the Mānele PD, above Po`opo`o and the coastline, seventy-six acres are proposed as rural residential housing.

For proposed development areas described above, and as shown on Map 9.5, Mānele Land Use Detail, a determination will be made at the time of entitlement as to whether a PD, detailed zoning, or other means will best achieve the goals stated above.

Kaumālapa`u Area – Map 9.6

The Kaumālapa`u Area conceptual plan creates heavy industrial and residential areas along the Kaumālapa`u Highway above the harbor.

9.6A Ocean Resources Heavy Industrial – Approximately ten acres of heavy industrial land is proposed as a new growth area south of the highway and adjacent to the western edge of the quarry. Industrial development will be limited to harbor- or ocean-related activities and could potentially include aquaculture, fish farming, and fish processing facilities.

9.6B Mixed-Use Residential - Kaumālapa`u Harbor – The concept proposes creating a mixed-use residential area on approximately 50 acres of land above the harbor and south of Kaumālapa`u Highway. There will be ocean-view residential lots, limited neighborhood service commercial uses, a community garden/farm, and neighborhood parks. The development will be sited to reduce visibility of buildings from the highway and to retain view corridors from the highway to the coast.

For proposed development areas described above, and as shown on Map 9.6, Kaumālapa`u Land Use Detail, a determination will be made at the time of entitlement whether a PD, detailed zoning, or other means will best achieve the goals stated above.

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B. ISSUES AND STRATEGIES

Issue 1: Interim-zoned lands lack specific zoning standards.

Strategy 1: Conduct a comprehensive review of interim-zoned lands to rezone them appropriately, in order to implement their community plan land use designations.

Issue 2: Wetlands, riparian areas, forests, and traditional use lands are being degraded or lost due to development.

Strategy 2: Identify and map natural and cultural resource areas, and provide guidelines for development, such as BMPs, to ensure protection of significant natural resources and traditional use lands.

Issue 3: Agreements and conditions of approval relating to the establishment of Chapter 19.70, MCC, Lāna`i Project District 1 (Mānele), and Chapter 19.71, MCC, Project District 2 (Kō`ele), may still need to be fulfilled.

Strategy 3: Work with landowners to review Chapters 19.70 and 19.71, MCC, and subsequent ordinances to determine if actions are needed to fulfill required agreements and conditions of approval.

Issue 4: The existing zoning code does not accommodate mixed-use development.

Strategy 4: Consider revisions to the zoning code, such as implementing a form-based code or other mechanisms, to facilitate the development of mixed-use, pedestrian-oriented communities.

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C. GOAL, POLICIES, ACTIONS

GOAL **Lāna`i will have an efficient and sustainable land use pattern that protects agricultural lands, open space, natural systems, and rural and urban character.**

Policies

1. Limit urban zoning to areas designated for urban use on the Lāna`i Community Plan land use maps.
2. Limit new residential, commercial, or industrial development to existing communities and proposed expansion areas as shown on the Lāna`i Community Plan land use maps.
3. Manage Lāna`i Airport lands to include commercial and industrial airport facility development within airport boundaries on the Lāna`i Community Plan land use maps. Expand airport boundaries to allow enhancement of existing runway.
4. Encourage conservation of existing Agricultural Lands of Importance to the State of Hawai`i (ALISH), classified as either Unique Agricultural Land or Other Important Agricultural Land, for agricultural use rather than for development.
5. Discourage developing or subdividing agricultural lands for residential uses where the residence will be the primary use and any agricultural activities will be secondary.
6. Encourage cluster housing, conservation subdivision design (CSD), the use of green spaces and natural separations, and transfer of development rights (TDR) to protect the character of rural and agricultural landscapes.
7. Discourage approvals of Special Use Permits in State Agricultural and Rural Districts unless they: 1) accommodate public/quasi-public facility uses such as utility installations, landfills, and wastewater treatment plants, the locations of which are determined by technical considerations; 2) support agricultural uses; 3) are required for the use or distribution of economic resources and do not otherwise adversely affect the environment or surrounding agricultural uses; or 4) allow very low-impact accommodations (non-permanent structure or tent) to support small-scale eco-, cultural, or adventure tourism.

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8. Discourage urban level development in remote areas that will create a future demand for public infrastructure, facilities, or services, unless: 1) the area is shown as urban on the Lāna`i Community Plan land use maps; and 2) a development agreement provides fiscal neutrality for the County.
9. Establish a predictable and timely development approval process for requests that meet community plan policies and land use regulatory requirements.
10. Ensure all lands are zoned and zoning standards are consistent with community plan policies and land use designations as shown on Maps 9.2 through 9.6.
11. Ensure the boundaries of community plan land use designations are aligned with the boundaries of the applicable State land use districts.
12. Facilitate the provision of infrastructure and public facilities and services prior to, or concurrently with, development, including provision for ongoing maintenance through community facilities district funding or other funding mechanisms.

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Actions

Table 9.3 Land Use Actions				
No.	Action	Policy No.	Lead County Agency	Partners
9.01	Conduct a comprehensive review of interim-zoned lands to identify and adopt zoning that is consistent with the community plan. The process shall include consultation with affected property owners and assessment of potential impacts of rezoning.	1, 10	Department of Planning	Pūlama Lāna`i
9.02	Amend the zoning code to facilitate the development of mixed-use, pedestrian-oriented communities. Develop a form-based code, transect-based code, or similar mechanism.	10	Department of Planning	
9.03	Evaluate and establish zoning for airport land expansion, when needed, for runway improvements consistent with the community plan. Evaluate lands between the airport and Lāna`i City for compatible land uses, particularly with respect to sound attenuation.	3	Department of Planning	Pūlama Lāna`i HDOT (Airports)
9.04	Review the zoning ordinance to determine if amendments are needed to permit low-impact accommodations for small-scale eco-, cultural, or adventure tourism in open space and park lands through the issuance of a County special use permit.	4, 7	Department of Planning	DLNR
9.05	Revise zoning and subdivision ordinances to permit clustering and conservation subdivision design within the Rural and Agricultural Districts.	5, 6, 7	Department of Planning	DPW

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Table 9.3 Land Use				
No.	Action	Policy No.	Lead County Agency	Partners
9.06	Develop and provide incentives to landowners to preserve and protect agricultural lands.	5, 6, 7	Department of Planning	DOA (IAL Program)
9.07	Work with landowners to review PDs in Chapters 19.70 and 19.71, MCC, and subsequent ordinances to determine if actions are needed to fulfill outstanding requirements.	2	Department of Planning	Pūlama Lāna`i

10 | URBAN DESIGN

A. INTRODUCTION

Lāna`i City was originally conceived by James Dole as a new town in 1923. Today, it is the last intact plantation town in the State. Built to be a self-sufficient company town, Lāna`i City is centered around the rectangular shaped Dole Park, with most of the town’s commercial and civic properties facing the park, surrounded by a grid pattern of residential streets with modest plantation houses on small lots. Most of the plantation-style structures were built between 1927 and 1938. One of the most significant character-defining elements of Lāna`i City is the abundant plantings of Cook Island Pines throughout the town. Now that the mature trees are 60 to 100 feet tall, the town has the unique ambiance of being nestled in a forest. The landscaping, the rectilinear street pattern, the centralized commercial land uses around a large green park, and the small scale of the buildings embodies many of the best qualities of late nineteenth, early twentieth century American town planning.

Existing Conditions

In 2009, the National Trust for Historic Preservation included Lāna`i City on its list of the Top Ten “Most Endangered” historic sites in the United States. Most of Lāna`i City’s original structures are still standing; however, in recent years some buildings, both commercial and residential, have been demolished and replaced with new construction. There are also a number of structures that are empty and falling into substantial disrepair, becoming so termite infested that they may not be renovated and restored, resulting in what has become known as “demolition by neglect.” Residents of Lāna`i greatly value the unique character of their town and would like to see the town’s design character maintained and enhanced, while also allowing for improvements for safety, efficiency, expansion, and viability. The Cook Island Pines that were planted throughout Lāna`i City are now mature and some are reaching the end of their lifespans. Some trees will have to be cut down and replaced as they age, become diseased, or create risks to property.

There are design guidelines for the B-CT District of Lāna`i City. The other settlements on the island, the Kō`ele and Mānele PDs, also have their own design standards and guidelines under their PD ordinances.

10 | URBAN DESIGN

Growth and Expansion of Lāna`i City

The next 20 to 30 years will likely see considerable growth and expansion of Lāna`i City as well as the creation of new areas of development (Mānele Mauka Village and Kaumālapa`u Harbor Village). Even before Pūlama Lāna`i announced conceptual plans to expand Lāna`i City, there were three major development projects proposed (or ongoing) on the northwest edge of Lāna`i City: the DHHL subdivision, the Lāna`i High and Elementary School campus expansion, and the County's affordable housing project. With a combined total of over 150 acres, these three projects represent a sizeable extension of the existing town. In 2013, Pūlama Lāna`i initiated conceptual plans to expand Lāna`i City to the west and north. The expansion is intended to accommodate the existing need for non-resort housing, including affordable and non-market rate housing at a variety of price points, and additional commercial space, as well as future needs associated with the anticipated growth in economic activity and population. The projects will be constructed in phases over the next 25 years and will require infrastructure upgrades and expansions and coordinated urban design.

Streetscape and Landscaping Principles

Section 2.80B.070(E)(15), MCC, requires the community plan to contain a "list of streetscape and landscaping principles and desired streetscape and landscaping improvements." The Lāna`i City Country Town Business District Design Guidelines and Standards 2011 provide guidelines and standards for streetscape, landscaping, and planting within the Lāna`i City B-CT district that can also be applied to areas outside the B-CT district. The streetscape and landscaping principles of this community plan shall be the streetscape, landscaping, and planting guidelines and standards of the Lāna`i City Country Town Business District Design Guidelines and Standards 2011, and any of its subsequent updates.

Streetscape and landscaping improvements typically occur with new development or redevelopment. Therefore, the policies and actions within the chapter are intended to provide general guidance on the streetscape and landscaping improvements desired by the community.

Urban and Rural Design Principles

Section 2.80B.070(E)(6), MCC, requires the community plan to contain a "statement of urban and/or rural design principles and objectives for the community plan area." Figure 10.1, Urban and Rural Design Principles, fulfills this requirement by identifying the key concepts that affect the character of Lāna`i. These principles apply to the entire island and address design features such as streets, public spaces, building orientation, and parking. The goals, policies, and actions in this chapter provide direction for implementing the Urban and Rural Design Principles.

Urban and Rural Design Principles

1. **Preserve and maintain the features of the built and natural landscape that give the island its distinctive character.** Some of the character-defining features include the wide open spaces in the center of the island, the iconic rows of Cook Island Pines, the historic quality of Lāna`i City, and development concentrated in specific areas.
2. **The design of newly developed areas should be visually compatible with the landscape the character of the island and existing development.** New development should reflect the island’s architectural history, character, climate, and landscape.
3. **Maintain and enhance the town’s historic character.** The historic character of the town is one of its most distinguishing features. As a result, the renovation and preservation of historic structures is encouraged. Also, new buildings and other improvements should be designed to complement and enhance the town’s historic character.
4. **Mixed-Use.** Strive for a balance of housing, jobs, shopping, recreation, and civic uses in Lāna`i City. Establish the town as a lively place to be during the week, on the weekends, at night, and for special events.
5. **Walkability.** Create a comprehensive network of travel options, with an emphasis on the pedestrian experience. Sidewalks, walkways, and greenways should link land uses and offer a safe, inviting, and comfortable walking experience.
6. **Street Connectivity.** Street networks should continue the existing grid network and contain multiple paths for efficient circulation. New streets should connect to the existing street network in all adjoining areas where practical. Dead-end streets and cul-de-sacs should only be allowed when required by topographic constraints or when connectivity is prevented by conditions on adjoining properties.
7. **Public Realm.** The town’s streets, sidewalks, parks, and other open spaces collectively comprise the public realm. These features provide public gathering places and the physical framework around which buildings and other improvements are made. The design of the public realm should create a sense of community, safety, and pedestrian activity.

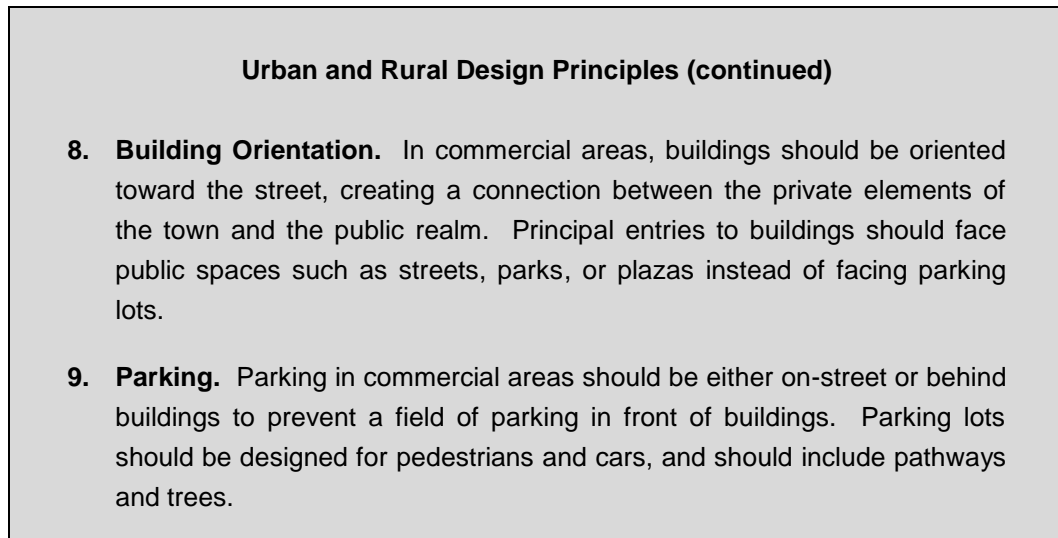


Figure 10.1 Urban and Rural Design Principles

B. ISSUES AND STRATEGIES

Issue 1: The array, quality, and integrity of the historic structures that make up the core of Lāna`i City are threatened by inadequate maintenance, demolition, and renovation without care for historic character.

Strategy 1: Protect Lāna`i City’s unique small-town character and plantation heritage by supporting collaborative efforts to develop a vision and master plan for Lāna`i City that includes preservation of historic structures in the B-CT District.

Issue 2: Lāna`i City’s intact and unique plantation era historic character could be compromised by inappropriate new development and insensitive renovation of existing structures.

Strategy 2A: Review, revise, and enhance as necessary the B-CT design guidelines for Lāna`i City to provide more detailed guidance for new construction as well as renovation and reconstruction of existing structures. Review and amend the B-CT zoning ordinance to allow flexible adaptive reuse.

Strategy 2B: Develop design guidelines for new structures not only in the Lāna`i City B-CT District but also outside of the B-CT District to provide guidance on appropriate form, scale, architectural character, details, and materials.

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Strategy 2C: Many Lāna`i residents would like to ensure the urban design of the town expansion provides a similar “sense of place” and quality of life to the existing town. Encourage Pūlama Lāna`i to collaborate with the community and the County on the development of site plans, building types, planning and design standards, and design guidelines for any expansion of Lāna`i City, as well as for any new development areas, through interactive public design workshops.

Issue 3: County standard parking requirements for commercial operations make it expensive and difficult to obtain building permits and yet, there is ample parking surrounding Dole Park for the adjacent businesses and institutions, making the requirement for onsite parking for each business unnecessary.

Strategy 3: Create a comprehensive parking strategy for Lāna`i City and develop and adopt less restrictive parking requirements as part of the revised Lāna`i City B-CT design guidelines which would allow businesses to utilize public parking surrounding Dole Park instead of developing new parking spaces on site. Review and amend the B-CT zoning ordinance to be consistent with proposed guidelines.

Issue 4: The rural character of Lāna`i City’s streetscapes will be compromised by the imposition of modern street design standards. Lāna`i’s rural design character is dependent upon, in large part, its rural streetscapes, street design, and road network configuration. Previous expansions of Lāna`i City have utilized curvilinear street network forms, breaking the rectilinear grid and intimate scale of Lāna`i City’s small-town streets. Modern/contemporary street design standards, which include requirements for curb and gutter, wide concrete sidewalks, and wider lane and street widths, have been used in newer areas of town and create a very different urban design pattern and ‘sense of place’ from older areas of town.

Strategy 4: Develop and adopt by ordinance specific rural and small-town street design standards, as well as streetscape guidelines, for Lāna`i to govern both existing areas and new development areas. These standards and guidelines would permit context sensitive street design, such as streets without wide concrete sidewalks and formal curbs and gutters, and maintenance of the small-town streetscapes found in Lāna`i City. They would also maintain, where possible, the overall street grid pattern for Lāna`i City.

Issue 5: Loss of the array of Cook Island Pines in Lāna`i City from age or disease would significantly alter the character of the town.

Strategy 5: Work with appropriate agencies, NGOs, and the community to prepare a management and replanting plan for the Cook Island Pines throughout Lāna`i City. Explore options for appropriate alternative tree species, depending on location and

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site. Cook Pines could be replanted if appropriate for that location, or native and noninvasive species could be used.

Issue 6: Non-native landscaping in settled areas can consume precious water resources and may introduce invasive species.

Strategy 6: Support the development of a street tree planting plan for existing areas and new development. Distribute a guidance document for homeowners and landowners to address both new and existing landscapes that would promote the use of non-invasive, drought-tolerant, and climatic-zoned native plants wherever possible.

Issue 7: Parks in Lāna`i City are concentrated in the central area; outlying neighborhoods are lacking park facilities.

Strategy 7: Ensure the expansion of Lāna`i City or development of new residential areas provides for adequate parks and open spaces, as required by Title 18, MCC.

Issue 8: Unshielded street lights and playfield lighting cause glare and light pollution that not only detract from the rural character of Lāna`i, but also cause problems for migrating and nesting seabirds.

Strategy 8: Ensure street lighting is minimized and street lights use shielding to prevent unnecessary light pollution.

C. GOAL, POLICIES, ACTIONS

GOAL **Lāna`i will retain and enhance its urban design character, which is unique in the State.**

Policies

1. Maintain and enhance the traditional small-town streetscape design and rural road character in Lāna`i City and outside of town.
2. Enhance the landscape of Lāna`i City and other settlement areas through the use of native or other appropriate landscaping, such as using non-invasive and drought-tolerant plants.
3. Ensure the character of new development within and around Lāna`i City respects and enhances the urban design character of the plantation town by utilizing appropriate design guidelines, including expansion of the grid street network.
4. Ensure the urban and architectural design of new development areas outside of Lāna`i City is consistent with the rural, small-town character of the island.

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5. Ensure there is community engagement and input into any new development.
6. Support the coordination of major development projects in Lāna`i City to maximize efficiency, provide infrastructure and public amenities, and enhance the overall character of the town.
7. Encourage the planting of suitable street tree species in new and existing areas; encourage the replacement of Cook Island Pines, if appropriate.
8. Protect and maintain the dark sky of the island’s rural environment by ensuring street lighting, building lighting, and park lighting do not create excessive light pollution and glare.
9. Promote the development of a variety of park and recreational facilities distributed throughout Lāna`i City and the island.
10. Encourage the provision of public restrooms in major parks and public spaces.
11. Continue assisting property owners to preserve and rehabilitate historic buildings in the B-CT District.

Actions

Table 10.1 Urban Design Actions				
No.	Action	Policy No.	Lead County Agency	Partners
10.01	Prepare a vision and master plan for Lāna`i City through collaborative efforts that include historic preservation of structures in the B-CT District.	1, 3, 6, 11	Department of Planning	Pūlama Lāna`i
10.02	Revise and enhance the B-CT design guidelines for Lāna`i City to provide more detailed guidance for new construction, as well as renovation and reconstruction of existing structures for adaptive reuse.	1, 3, 11	Department of Planning	Pūlama Lāna`i
10.03	Develop design guidelines for structures in Lāna`i City, but outside of the B-CT District, to provide guidance on appropriate form, scale, architectural character, details, and materials.	3, 6	Department of Planning	Pūlama Lāna`i
10.04	Create a comprehensive parking strategy for Lāna`i City. Revise the B-CT design guidelines to lessen parking requirements and allow businesses to fulfill onsite parking requirements through use of existing public parking surrounding Dole Park.	1, 3, 6	Department of Planning	Pūlama Lāna`i

10 | URBAN DESIGN

Table 10.1 Urban Design Actions				
No.	Action	Policy No.	Lead County Agency	Partners
10.05	Develop an urban forestry management plan for County and public property throughout Lāna`i City. Include options for the planting of native and non-invasive species, where appropriate, and consider replanting Cook Island Pines only where there is adequate space for the mature trees. Encourage Pūlama Lāna`i to adopt a similar plan.	2, 7	Department of Parks and Recreation	Department of Planning Pūlama Lāna`i
10.06	Select options for implementing LED lighting to save energy and provide a more point-like light source.	8	DPW	Department of Planning Pūlama Lāna`i

11 | HOUSING

A. INTRODUCTION

During the 1920s, as pineapple production rapidly expanded on Lāna`i, more than 600 plantation-style houses were constructed by Hawaiian Pineapple Company to house the influx of workers. The island now has around 1,400 dwelling units, most of which were built during the 1980s and 1990s. Lāna`i may be on the cusp of another expansion in housing construction that could double the number of housing units if current plans to diversify the island's economy are realized.

While new residential construction will likely improve the island's housing choices, there are challenges: housing development plans should address factors affecting affordability and community character; special needs populations, such as disabled residents or the frail or elderly, may require special housing types; and zoning regulations may need updating to allow for a variety of housing types, lot sizes, and mixed-use districts.

Housing affordability is a problem throughout the County, and Lāna`i is no exception. Shortages of reasonably priced housing can contribute to high rates of crowding and lower ownership rates. Housing affordability can improve when residences are built near employment, services, and existing infrastructure. The ability of residents to purchase or rent can also improve when there is an accessory `ohana unit to provide rental income or to house family members. However, investment or second homes used as visitor rentals may increase housing prices.

The County has a number of policies and regulations to help ensure quality, island-appropriate housing is available to all residents. The Countywide Policy Plan specifically addresses affordable housing:

Ensure that an adequate and permanent supply of affordable housing, both new and existing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.³⁰

On Lāna`i, the Mānele and Kō`ele PD ordinances both contain provisions requiring the development and coordination of an affordable housing program for island residents.

Existing Conditions

According to the United States Department of Housing and Urban Development (HUD), families who pay more than 30 percent of their annual income on housing are considered cost burdened. By this standard, and as shown in Figures 11.1 and 11.2, a relatively low number of Lāna`i renters pay unaffordable rents. However, a high number of Lāna`i homeowners are paying unaffordable monthly ownership costs.

³⁰ County of Maui, Department of Planning (March 2010). *County of Maui 2030 General Plan, Countywide Policy Plan, p. 57.*

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As shown below in Figure 11.1, for the years 2007 to 2011, only 17 percent of Lāna`i renters paid more than the HUD affordable rate for housing costs versus 55 percent of Maui County renters and 56 percent of statewide renters.³¹

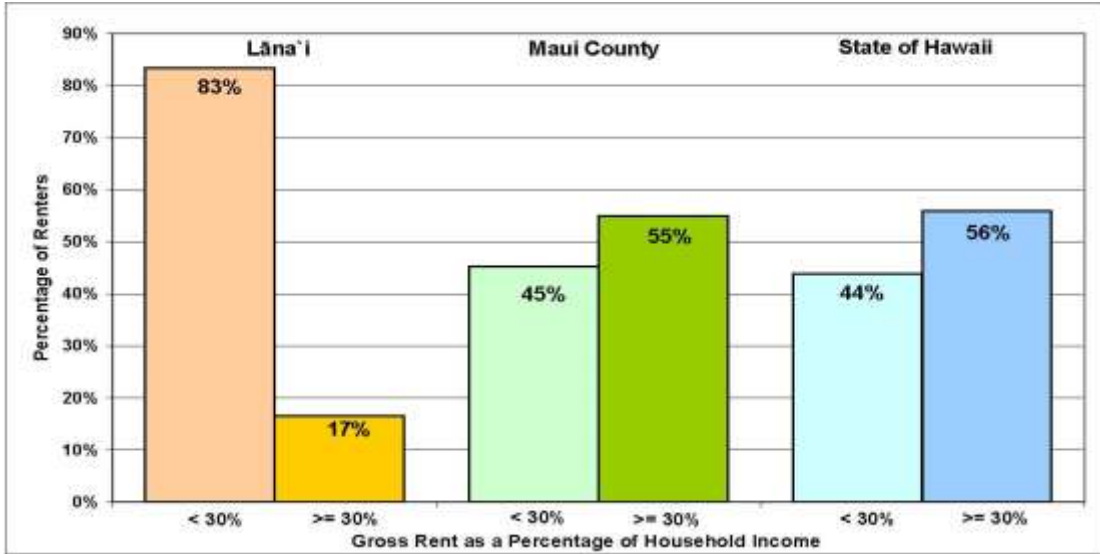


Figure 11.1 Gross Rent as a Percentage of Household Income

As shown below in Figure 11.2, for the years 2007 to 2011, 61 percent of Lāna`i homeowners with mortgages paid more than the HUD affordable rate for housing costs versus 53 percent of county homeowners and 49 percent of owners statewide.³²

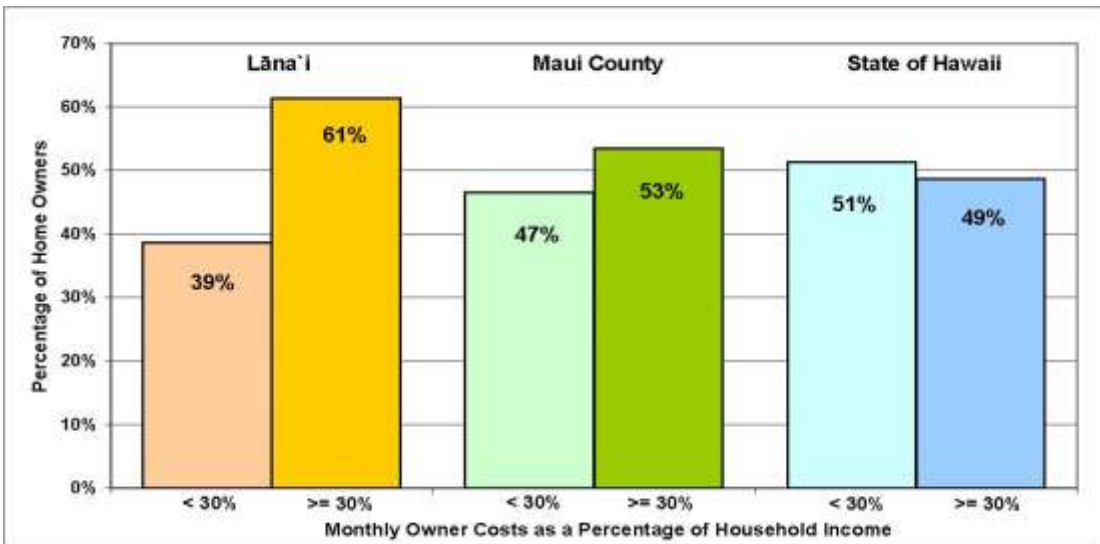


Figure 11.2 Monthly Owner Costs as a Percentage of Household Income (for homes with mortgages)

³¹ United States Census Bureau (December 2012). *2007-2011 American Community Survey 5-Year Estimates*.

³² *Id.*

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Most residents live in moderately priced housing located in Lāna`i City, while the island’s high-end housing is primarily located in the Mānele and Kō`ele PDs. Around 59 percent of Lāna`i households own their homes, which equals the statewide ownership rate.³³ Pūlama Lāna`i is the primary provider of rental housing, with 455 single-family and multifamily units.

A large number of capital improvement projects were initiated by Pūlama Lāna`i in 2013, boosting island employment. These job gains sharply increased the need for housing, creating a housing shortage. The main barrier to alleviating this housing shortage is the scarcity of developable residential land apart from the luxury offerings in Kō`ele and Mānele PDs. There are two housing projects on the edge of Lāna`i City that have been approved for a number of years, but both appear unlikely to contribute a significant number of housing units anytime soon.

The first project is a DHHL development that has had 45 lots available to qualified Native Hawaiians since 2005, 29 of which have been leased and developed. The second project is a County affordable housing development located on 73 acres that was approved for 372 affordable residential units. The project is planned in five phases over a period of 17 years. However, the County has not yet provided a construction timeline for the project.

Lāna`i also has a number of transient vacation rental (TVR) and B&B accommodations. The conversion of houses to TVRs and B&Bs has reduced the inventory of housing available for residents. However, TVRs and B&Bs do provide an alternative source of visitor accommodations that support the State hunting program, which generates significant economic activity for the island.

B. ISSUES AND STRATEGIES

Issue 1: **There is a lack of affordable housing and affordable residential building sites on Lāna`i.**

Strategy 1A: Support development and implementation of a comprehensive affordable housing plan for Lāna`i within one year of adoption of the community plan.

Strategy 1B: Encourage Pūlama Lāna`i to develop new rental and ownership housing that is affordable to a broad range of Lāna`i household income levels.

Strategy 1C: Work with the community and public-private partners to establish a community land trust to improve access to affordable land and housing.

³³ Id.

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Issue 2: The County does not currently have the funding to develop the Lāna`i City Affordable Housing Project and there is an immediate need for more housing.

Strategy 2: Encourage the County to negotiate a swap of the entitled affordable housing project land so Pūlama Lāna`i can immediately begin construction of new housing. In exchange, the approved number of affordable housing units will be distributed throughout each new residential growth area.

Issue 3: There is a lack of housing choices at different price levels and housing sizes.

Strategy 3: Encourage new development to include a variety of lot sizes, housing types, tenures, and price points that accommodate the full spectrum of household compositions, life stages (i.e. single, married, with children, multigenerational, etc.), and income levels. Ensuring housing variety on Lāna`i will increase residents' ability to remain on the island when family or economic circumstances change. Housing types include small and large single-family detached homes, `ohana dwelling units, duplexes, town homes, multifamily buildings, and live-work units.

Issue 4: There is an increasing need for housing and services for special needs populations.

Strategy 4: Support the formation of partnerships to provide housing and residential care for special needs populations.

C. GOAL, POLICIES, ACTIONS

GOAL A diverse supply of housing that meets the needs of all Lāna`i residents.

Policies

1. Support regulations to keep all affordable housing affordable in perpetuity.
2. Require County-mandated affordable housing has a buyback provision so affordable units will not be taken out of the affordable housing stock.
3. Require County-subsidized affordable rental housing remain available as rental housing at affordable rents.

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4. Expedite the permit process for housing projects that are safe, affordable, environmentally sustainable, and community oriented.
5. Encourage development of a mix of quality multifamily and single-family housing units to expand housing choices and price points.
6. Support opportunities for multigenerational housing and efficient use of existing infrastructure through the development of `ohana units on Lāna`i.
7. Ensure elderly and special needs residents have access to appropriate housing.
8. Encourage Lāna`i residents to take advantage of the USDA Rural Development Mutual Self-Help Housing Loan program to help build their own homes.
9. Increase homeownership for Lāna`i residents by encouraging the sale of residential rental properties.
10. Encourage locating employee housing near remote employment centers.
11. Encourage the County to work collaboratively with Pūlama Lāna`i in order to build affordable housing throughout all residential growth areas.
12. Encourage the establishment of a community land trust to improve access to affordable land and housing.
13. Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design (LEED) standard.

11 | HOUSING

Actions

Table 11.1 Housing Actions				
No.	Action	Policy No.	Lead County Agency	Partners
11.01	Develop and implement a comprehensive affordable housing plan for Lāna`i within one year of adoption of the community plan.	1, 2, 3, 4, 11, 12	DHHC	Pūlama Lāna`i
11.02	Implement a housing rehabilitation program including loans, grants, and/or technical assistance and community outreach.	8	DHHC	Pūlama Lāna`i
11.03	Amend zoning codes to allow a greater variety of housing types, including mixed-use, mixed housing types, co-housing, prefabricated homes, and small lots.	1	Department of Planning	
11.04	Provide assistance with securing/leveraging grants, Low Income Housing Tax Credits, and other resources that support affordable housing price points.	8	DHHC	
11.05	Develop a plan for establishing a long-term care infrastructure on Lāna`i, including long-term and short-term supportive housing, palliative care, and hospice facilities.	7	DHHC	Pūlama Lāna`i Lāna`i Changes
11.06	Provide adequate government-sponsored affordable housing units for Lāna`i government personnel and residents.	3, 10	DHHC	Various State Agencies
11.07	Redesign and accelerate development of the County's affordable housing site in order to help alleviate the existing housing shortage.	1, 4	DHHC	Department of Planning Mayor's Office Pūlama Lāna`i
11.08	Assist with community workshops to explore different housing types and development patterns that could be utilized in an expansion of Lāna`i City or in new residential areas.	11	Department of Planning	Pūlama Lāna`i DHHC DHHL

11 | HOUSING

Table 11.1 Housing Actions				
No.	Action	Policy No.	Lead County Agency	Partners
11.09	Investigate whether Na Hale `O Maui, a community land trust on Maui, would consider operating on Lāna`i.	12	DHHC	Department of Planning Na Hale `O Maui
11.10	Form partnerships to establish an elder care infrastructure system.	7	DHHC	DOH NGOs Pūlama Lāna`i
11.11	Explore the development of incentives promoting the use of sustainable green building and development practices.	13	Department of Planning	DPW Pūlama Lāna`i

12 | GOVERNANCE

A. INTRODUCTION

The County of Maui is the sole local government for residents of the three inhabited islands of Maui Nui: Maui, Molokaʻi, and Lānaʻi; there are no cities, townships, or villages with separate municipal governments. The Maui County Council is composed of nine members who are elected at large, one of whom is required to be a resident of Lānaʻi.

The county seat is located in Wailuku on the island of Maui, making participation in Council meetings difficult for Lānaʻi residents. However, recent improvements in telecommunications have enabled Lānaʻi residents to participate remotely. The Lānaʻi Planning Commission holds regularly scheduled monthly meetings on Lānaʻi that provide residents the opportunity to testify on land use issues. Occasionally, the County sponsors other public meetings on Lānaʻi that provide a forum for discussion of a variety of community issues. Lānaʻi has a diverse population, including residents who are not fluent in English and need translation services in order to provide testimony or comments.

Since approximately 98 percent of the island is privately owned and managed by Pūlama Lānaʻi, some of the community services traditionally delivered by the government are funded and provided by the company. These services include water service and some parks and recreation facilities. At some point, satisfaction of these public needs by Pūlama Lānaʻi may become subject to private spending limitations.

B. ISSUES AND STRATEGIES

Issue 1: There is a history of ineffective communication between residents and the primary landowner.

Strategy 1A: Establish regularly scheduled forums for cooperative communication between Lānaʻi residents, Pūlama Lānaʻi, and the island's major employers.

Strategy 1B: Develop a formalized process that will ensure ongoing, open communications between residents and the major landowner regarding issues of importance, such as management of Lānaʻi's drinking water distribution system.

Issue 2: There are insufficient opportunities for public participation in county government councils, commissions, committees, and boards.

Strategy 2A: Provide a variety of information sources and technological connections for citizens to participate, communicate, and stay informed about their community and government.

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Strategy 2B Develop improved government communication tools to help overcome existing language barriers.

Issue 3: Lāna`i residents are concerned that there is a lack of effective representation at all levels of government.

Strategy 3A: Explore ways of improving representation at all levels of government.

Strategy 3B: Encourage elected officials at all levels of government to conduct regularly scheduled public information meetings on Lāna`i.

C. GOAL, POLICIES, ACTIONS

GOAL Effective, efficient, and accessible County, State, and Federal government services for all Lāna`i residents.

Policies

1. Support the community in its efforts to have a more effective and communicative relationship with the major landowner.
2. Encourage residents to participate in government decision-making.
3. Support the centralization of government services in the Lāna`i City town core.
4. Encourage and support the use of telecommunications technology to enable Lāna`i residents to provide testimony at public meetings and to connect them with county government personnel.
5. Ensure elected officials at all levels of government conduct regularly-scheduled public information meetings on Lāna`i to discuss issues of importance to the community.
6. County boards and commissions that make decisions on Lāna`i issues should hold meetings on Lāna`i throughout the entire decision-making process and provide for timely decision-making.
7. Encourage and support collaborative partnerships between Pūlama Lāna`i and government agencies regarding the provision of services, resource management, infrastructure improvements, and other issues of importance.

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Actions

Table 12.1 Governance Actions				
No.	Action	Policy No.	Lead County Agency	Partners
12.01	Conduct regularly-scheduled public information meetings on island.	1, 2, 5	Mayor's Office	
12.02	Continue to improve, promote, and publicize the availability of telecommunications for county services and for participation in council meetings held on Maui.	2, 4	Mayor's Office	
12.03	Study the feasibility of a County government office building in Lāna`i City and explore the possibility of sharing it with State and Federal partners.	2, 3	Mayor's Office	State Agencies Federal Agencies
12.04	Create a program to provide education on the use of telecommunications technologies to encourage public participation.	2, 4	Mayor's Office	
12.05	Encourage the use of social media to improve public communication.	1, 2, 4	Mayor's Office Office of Council Services (OCS)	Department of Management Pūlama Lāna`i
12.06	Provide the Lāna`i Planning Commission with annual status reports as described in Chapter 2.80B, MCC.	2	Department of Planning	

13 | IMPLEMENTATION AND MONITORING

A. INTRODUCTION

The preceding chapters identify programs, projects, and actions that need implementation to actualize the Lāna`i Community Plan’s vision, goals, and policies. Chapter 2.80B, MCC, specifies an implementation program for the plan’s actions and milestones and requires status reports to monitor the progress of implementation. The implementation program includes a capital improvement element, an implementation schedule, and a financial element.

B. IMPLEMENTATION

The capital improvement element includes the infrastructure systems and public facilities and services that will be needed over the 20-year planning period, in two-year increments, to implement the Lāna`i Community Plan’s vision, goals, and policies. Projects comprising the capital improvement element are included in the implementation schedule to guide and facilitate programming and budgeting for forthcoming capital improvement projects (CIP). The list does not include repair and maintenance projects.

The implementation schedule is included in this chapter and includes a description of the project or program, priority, timing, lead implementation agency, estimated cost, and potential funding source(s). Actions may be implemented by the lead County agency or by another entity, such as the State or nonprofit groups, and assisted by a County agency. Actions are identified as either Priority 1 or Priority 2, with Priority 1 being the higher priority. Identifying high priority actions helps agencies focus on implementing key actions considering time and budget constraints. Priority 2 actions are still considered important for implementing the community plan. The following questions were used to identify Priority 1 actions:

1. Will the action address an urgent issue?
2. Is the action required for public health and safety?
3. Is the action required by legal mandate?
4. Is the action required to prevent the irretrievable loss of a resource?
5. Will the action benefit the majority of the community?
6. Will the action significantly improve the quality of life of Lāna`i residents?
7. Is the action required for other actions to be initiated?
8. Is the action already funded?

The implementation program should provide enough flexibility over the life of the plan to allow for reprioritization and adjustments to funding levels. Implementation of the actions listed in the schedule is subject to available funding.

The financial element describes a fiscally sound financial program for identified actions and capital improvements. For the financial element, refer to the Maui Island Plan, Chapter 10 Long-Range Implementation Program, Infrastructure Planning and Finance Policy Framework on page 10-4.

13 | IMPLEMENTATION AND MONITORING

C. MONITORING

The Monitoring and Evaluation Program establishes a strategy to track plan implementation, evaluate the effectiveness of policies and programs, monitor the quality of life on Lāna`i, and allow for periodic program adjustments. This strategy includes establishing and monitoring performance indicators to help implementing agencies attain planned outcomes. Specific benchmarks will be used to measure progress in the implementation of community plan policies and actions. The Department of Planning will coordinate with the appropriate agencies and program specialists to establish benchmarks for major programs and initiatives. Physical, environmental, cultural, and socio-economic indicators will also be used to assess the overall quality of life on Lāna`i.

The Department of Planning will oversee the Monitoring and Evaluation Program, which will include the preparation of a monitoring report. The Department may modify or add indicators, as needed, to track the impacts of plan implementation. The Department will prepare a monitoring report to validate the progress of plan implementation and provide a portrait of the quality of life on Lāna`i.

Table 13.1 includes a set of 39 core indicators that could be used to monitor progress toward achieving the goals and objectives of the community plan. Many indicators identified in this plan have been borrowed from existing plans, programs, and reports, and are based on available and reliable data to ensure their usefulness throughout the planning horizon. However, they can be modified and updated as new data becomes available.

Furthermore, the quality-of-life indicators are intended to represent a range of measurements across the various chapters of the community plan. The indicators are regional in nature to focus on the island as a whole. Where possible, commonly used indicators have been chosen in order to facilitate comparisons between Lāna`i and other jurisdictions. These core indicators not only provide a snapshot of the quality of life on Lāna`i, but also track the progress of key issues the community plan intends to address. Table 13.2 articulates how the indicators relate to the community plan goals and details appropriate sources of data.

13 | IMPLEMENTATION AND MONITORING

Table 13.1 Core Indicators

BUILT ENVIRONMENT INDICATORS	<i>LAND USE</i>
	1 Building permits by type
	2 Building permits issued in tsunami inundation zone and future sea-level rise (%)
	3 Average density of new developments
	4 New urban development consistent with Urban and Rural Design Principles (%)
	5 Housing affordability index
	<i>TRANSPORTATION</i>
	6 Vehicle miles traveled
	7 Commute mode shares
	8 Annual transit ridership
	9 Dedicated bike lanes (total miles)
	<i>INFRASTRUCTURE</i>
	10 Recycled waste (%)
11 Parks and Open Space per 1,000 population (acres)	
12 Energy consumption by source (%)	
13 Energy consumption per capita	
SOCIAL ENVIRONMENT INDICATORS	<i>ECONOMIC DEVELOPMENT</i>
	14 Cost-of-living index
	15 Employment by sector
	16 Value of agricultural production
	17 Permitted B&Bs and STRHs (#)
	18 Frequency of passenger flights
	19 Food produced and consumed locally
	<i>POPULATION / COMMUNITY</i>
	20 Unemployment rate
	21 Poverty rate
	22 College-bound rate
	23 Drug and alcohol arrests
	24 Child abuse and neglect
	25 Sex assault, domestic violence, and mental health
	26 Licensed health care practitioners
	27 Adult residential care homes (# beds)
	<i>CULTURAL HERITAGE</i>
	28 Hawaiian Language students (#)
	29 Subsistence food sources
30 Properties listed on the State or National Historic Registers (#)	
31 Scenic roadways (total miles)	
NATURAL ENVIRONMENT INDICATORS	<i>WATERSHED SYSTEMS</i>
	32 Reclaimed water use (%)
	33 Watershed health
	34 Drinking water quality
	<i>OCEAN / MARINE ENVIRONMENT</i>
	35 Coastal water quality
	36 Healthy coral reefs (%)
	37 Reef fish biomass
	<i>WILDLIFE AND NATURAL AREAS</i>
38 Threatened and endangered species (#)	
39 Protected and conservation lands (total acres)	

13 | IMPLEMENTATION AND MONITORING

Table 13.2 Core Indicators, Goals, and Data Sources

	Built Environment Indicators	Goal	Data Sources
	LAND USE		
1	Building permits by type	Provide housing choices / create mixed-use communities	Department of Planning
2	Building permits issued in tsunami inundation zone and future sea-level rise (%)	Reduce risk from coastal hazards	Department of Planning
3	Average density of new developments	Create walkable communities / increase housing affordability	Department of Planning
4	New urban development consistent with Urban and Rural Design Principles (%)	Create compact, efficient, human-scale communities / enhance historic character	Department of Planning
5	Housing affordability index	Increase housing affordability	NAR methodology; UH Economic Research Organization (UHERO); Maui County Data Book
	TRANSPORTATION		
6	Vehicle miles traveled	Reduce fossil fuel consumption	Maui County Data Book; HDOT
7	Commute mode shares	Provide a multi-modal transportation system / reduce fossil fuel consumption	HDOT
8	Annual transit ridership	Provide a multi-modal transportation system / reduce fossil fuel consumption	Department of Transportation
9	Dedicated bike lanes (total miles)	Provide a multi-modal transportation system / reduce fossil fuel consumption	HDOT
	INFRASTRUCTURE		
10	Recycled waste (%)	Minimize solid waste / divert solid waste to recycling	DEM
11	Parks and Open Space per 1,000 population (acres)	Expand opportunities for recreation	Department of Parks and Recreation
12	Energy consumption by source (%)	Reduce fossil fuel consumption / increase use of renewable energy	Hawai'i Department of Business, Economic Development and Tourism (DBEDT)
13	Energy consumption per capita	Reduce fossil fuel consumption	DBEDT

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Table 13.2 Core Indicators, Goals and Data Sources (continued)

	Social Environment Indicators	Goal	Data Sources
	ECONOMIC DEVELOPMENT		
14	Cost-of-living index	Quality-of-life indicator	County of Maui Data Book
15	Employment by sector	Economic diversification	County of Maui Data Book
16	Value of agricultural production	Support agricultural economy	UHERO
17	Permitted B&Bs and STRHs (#)	Diversify the tourism industry	Department of Planning
18	Frequency of passenger flights	Reliable air transportation	County of Maui Data Book
19	Food produced and consumed locally	Increase locally grown food	DOA; CTAHR
	POPULATION / COMMUNITY		
20	Unemployment rate	Economic resilience	UHERO; U.S. Department of Labor (Bureau of Labor Statistics)
21	Poverty rate	Economic resilience	U.S. Census Community Survey via DBEDT
22	College-bound rate	Increase post-secondary education	Kids Count Data Center
23	Drug and alcohol arrests	Effective support services for individuals and families	Crime in Hawaii – Uniform Crime Reports
24	Child abuse and neglect	Effective support services for individuals and families	DHS (Child Welfare Services Branch, Adult Protective and Community Services Branch)
25	Sex assault, domestic violence, and mental health	Effective support services for individuals and families	DHS (Child Welfare Services Branch, Adult Protective and Community Services Branch)
26	Licensed health care practitioners	Comprehensive health care system	County of Maui Data Book
27	Adult residential care homes (# beds)	Strengthen the eldercare infrastructure system	County of Maui Data Book
	CULTURAL HERITAGE		
28	Hawaiian language students (#)	Protect the diverse island culture and local traditions	DOE
29	Subsistence food sources	Protect the diverse island culture and local traditions	County of Maui Data Book
30	Properties listed on the State or National registers (#)	Protect cultural resources	DLNR (State Historic Preservation Division)
31	Scenic roadways (total miles)	Protect scenic vistas	Department of Planning

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Table 13.2 Core Indicators, Goals and Data Sources (continued)

	<i>Natural Environment Indicators</i>	<i>Goal</i>	<i>Data Sources</i>
	WATERSHED SYSTEMS		
32	Reclaimed water use (%)	Decrease pollution, sustainability indicator	DOH (Safe Drinking Water Branch); Pūlama Lāna`i
33	Watershed health	Protect and enhance native ecosystems	DLNR; DOH; UH; Pūlama Lāna`i; Pacific Neon
34	Drinking water quality	Increase water quality, basic quality of life	DOH (Safe Drinking Water Branch); Pūlama Lāna`i
	OCEAN / MARINE ENVIRONMENT		
35	Coastal water quality	Decrease pollution	DOH (Clean Water Branch)
36	Healthy coral reefs (%)	Improve reef health	DAR
37	Reef fish biomass	Increase reef health, preserve biodiversity	DAR
	WILDLIFE AND NATURAL AREAS		
38	Threatened and endangered species (#)	Preserve biodiversity	USFWS
39	Protected and conservation lands (total acres)	Protect sensitive lands	County of Maui

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Table 13.3 Lāna`i Community Plan Implementation Schedule

Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
CAPITAL IMPROVEMENT PROJECTS								
Envir./NR	3.05	In consultation with landowners, use the existing system of roads and trails as firebreaks and construct small water storage reservoirs for fire suppression.	CIP	2	2022-2023	MFD	TBD	County, Private
Envir./NR	3.07	Reduce sediment and nutrient loads from entering coastal waters by assisting landowners, upon request, to construct small-scale water retention, or bioretention, projects that control surface flows and increase aquifer recharge.	CIP	2	2022-2023	DPW	TBD	Federal, County, Private
Infrastructure – Wastewater	7.16	Relocate the Lāna`i WWTF if necessary because of the Lāna`i City Expansion.	CIP	1	2018-2019	DEM	TBD	County
Infrastructure – Solid Waste	7.18	Develop a cost effective, environmentally sustainable solution to the landfill, which is nearing capacity.	CIP	1	2016-2017	DEM	TBD	County
Public Facilities & Services – Fire & Public Safety	8.10	Develop and construct fire, safety, and rescue services and facilities at Mānele.	CIP	1	2022-2023	MFD	TBD	County
ENVIRONMENT AND NATURAL RESOURCES								
Envir./NR	3.01	Compile data to create maps of primary water recharge areas requiring the highest protection and restoration efforts, and maps of secondary water recharge areas that may be susceptible to pollutant infiltration.	Project	1	2016-2021	DWS Department of Planning	10	County, State, Private

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Envir./NR	3.02	<p>Assist in the protection and restoration of both wet and dryland forests.</p> <ul style="list-style-type: none"> • Develop specific actions, baseline survey maps, and key messages. • Increase implementation capacity and ongoing stewardship. • Continue efforts to control feral animals. • Conduct or coordinate public education and involvement events to increase community stewardship. • Install interpretive signage. • Educate shipping companies on invasive species. • Develop a native tree planting program and establish a nursery. • Re-establish Forest and Watershed Partnership. • Explore permaculture methods. 	Program/Projects	2	Ongoing	Mayor's Office (Environmental Coordinator)	TBD	County
Envir./NR	3.03	Develop a toolbox of BMPs, such as the use of green infrastructure, to mitigate sediment and pollutant runoff.	Project	2	2016-2021	DPW	10	County, State
Envir./NR	3.04	Assist State in agencies developing a toolbox of BMPs for use by citizens and business to improve ecosystems and water quality in urban areas. Assist in providing public education, through workshops or other means, on water quality, pollution prevention, and BMPs to encourage changes in business and household practices.	Project	2	2016-2021	Mayor's Office (Environmental Coordinator)	10	County, State
Envir./NR	3.06	Hold educational forums on the protection of coastal waters to discuss current activities, programs, or issues, e.g. Hawaiian Islands Humpback Whale National Marine Sanctuary, or fish farms and water quality issues.	Program	2	2016-2021	Mayor's Office (Environmental Coordinator)	10	County

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Envir./NR	3.08	Assist in conducting outreach to agricultural, ranching, and development interests on implementing BMPs to reduce herbicides and pesticides.	Program	2	2022-2030	OED	10	County
Envir./NR	3.09	Review the Special Management Area (SMA) boundary and make changes as necessary to comply with the objectives and policies defined in Section 250A-2, HRS.	Project	2	2016-2021	Department of Planning	50	County
Envir./NR	3.10	Work with federal, state, and county agencies to initiate a program that provides education and community involvement in the stewardship of coastal areas, including conducting baseline studies on coastal water quality.	Program	1	2016-2021	Mayor's Office (Environmental Coordinator)	TBD	County, Federal grant
Envir./NR	3.11	Work with the State to develop a quarantine and inspection process for imported plant species.	Project	2	2022-2030	Mayor's Office (Environmental Coordinator)	TBD	Federal, County, State, Private
Envir./NR	3.12	Work with Pūlama Lāna`i to establish a feral animal control program.	Project	1	2016-2021	Mayor's Office (Environmental Coordinator)	TBD	Federal, County, State, Private
HAZARD MITIGATION								
Hazard Mitigation	4.01	Establish a Lāna`i-based community coordinator for County emergency operations. Develop a network of community volunteers to assist emergency responders. Improve disaster preparation, response time, and coordination among emergency-response agencies and the community.	Program	1	2016-2021	Civil Defense Agency	TBD	County

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Hazard Mitigation	4.02	Implement the County of Maui Multi-Hazard Mitigation Plan 2010 and subsequent updates when consistent with the community plan.	Program	1	Ongoing	Civil Defense Agency	TBD	County, State, Federal
Hazard Mitigation	4.03	Seek information on and investigate sites that could contain hazardous waste and remediate when needed.	Project	1	2016-2021	Civil Defense Agency	TBD	County, State, Federal
Hazard Mitigation	4.04	Distribute information on hazard mitigation including: <ul style="list-style-type: none"> • Disaster planning, evacuation routes, formalized evacuation plans, and shelter location; • Steps for homeowners or businesses to strengthen and harden their buildings against disasters; • Fire prevention; and • Household and small business BMPs for the disposal of toxic and hazardous waste, including pharmaceuticals and heavy metals. 	Program	2	2016-2021	Civil Defense Agency	10	County
Hazard Mitigation	4.05	Evaluate the need for additional shelter space capable of withstanding hurricane force winds or other natural hazards, and identify potential locations. Provide sufficient back-up resources to ensure communication and emergency services are available during power outages. Evaluate the coverage of existing sirens.	Project	1	2016-2021	Civil Defense Agency	TBD	County
Hazard Mitigation	4.06	Identify critical infrastructure, lifelines, roads, and structures that are vulnerable to coastal hazards, such as sea-level rise. Develop a coordinated emergency response system that includes well-defined and mapped evacuation routes. Distribute emergency response information at camping sites and through school programs.	Project	1	2016-2021	Civil Defense Agency	TBD	County

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Hazard Mitigation	4.07	Identify critical infrastructure, lifelines, roads, and structures that are vulnerable to wildfires. Develop a coordinated emergency response system that includes well-defined and mapped evacuation routes. Provide training to develop volunteer emergency response and fire-fighting crews. Formalize current practices on the use of heavy equipment during fires.	Project	1	2016-2021	MFD	TBD	County
Hazard Mitigation	4.08	Develop a post-disaster recovery and reconstruction plan to increase resilience.	Project	2	2022-2035	Civil Defense Agency	50	County
Hazard Mitigation	4.09	Provide information on opportunities to participate in discussions on the impacts that climate change may have on the community. <ul style="list-style-type: none"> Conduct a Community Self-Assessment. 	Project	1	2016-2021	Civil Defense Agency	TBD	County
Hazard Mitigation	4.10	Develop detailed mapping of hazards and vulnerabilities risk assessment in the County of Maui Multi-hazard Mitigation Plan 2010.	Project	1	2016-2021	Civil Defense Agency	10	County
Hazard Mitigation	4.11	Improve emergency notification procedures along the east coast of the island.	Project	1	2022-2035	Civil Defense Agency	TBD	County
CULTURAL HISTORIC AND SCENIC RESOURCES								
Cult./Hist. Res.	5.01	Facilitate community meetings to determine the best methods for protecting and preserving the historic character of Lāna`i. <ul style="list-style-type: none"> Educate and assist property owners on the benefits and process of historic designation. Evaluate use of B-CT zoning ordinance or design guidelines. 	Project	1	2016-2021	Department of Planning	TBD	County, Nonprofit

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Cult./Hist. Res.	5.02	Develop a comprehensive cultural resource protection plan for Lāna`i.	Project	1	2016-2021	Department of Planning	100	County
Cult./Hist. Res.	5.03	Assist with development of a comprehensive cultural resource protection plan for the eastern coast. Conduct feasibility study for Federation Camp restoration and fisherman shacks. Conduct study for Maunalei Gulch.	Project	2	2016-2021	Department of Planning	100	County, Nonprofit
Cult./Hist. Res.	5.04	Identify and inventory old plantation camps.	Project	2	2022-2035	Department of Planning	50	County, Nonprofit
Cult./Hist. Res.	5.05	Provide assistance to landowner to restore and preserve the Brown House (Social Hall) for continued community use.	Program	2	2022-2035	Department of Planning	TBD	County, Nonprofit
Cult./Hist. Res.	5.06	Provide educational materials, websites, events, and visitor brochures to educate and involve the community and visitors with Lāna`i's history, cultural resources, and cultural practices. Support cultural and historical festivals at Dole Park.	Project	1	Ongoing	OED	TBD	County
Cult./Hist. Res.	5.07	Promote and include visitors and community members in public involvement events and restoration projects.	Program	2	Ongoing	OED	TBD	County, State
Cult./Hist. Res.	5.08	Increase support of all Lāna`i based nonprofit organizations seeking additional funding sources for community stewardship.	Project	2	Ongoing	OED	TBD	County
Cult./Hist. Res.	5.09	Investigate and encourage the nomination of historic sites and structures to the State and National Register of Historic Places.	Project	2	2016-2021	Department of Planning	TBD	County
Cult./Hist. Res.	5.10	Provide assistance to landowners, upon request, to nominate the jail, courthouse, or other structures to the National Register of Historic Places.	Project	1	2016-2021	Department of Planning	TBD	County, Nonprofit, Private
Cult./Hist. Res.	5.11	Collaborate with State and community groups to implement an ahupua`a/moku-based natural and cultural resources management system to protect sensitive cultural sites, trails, and landscapes.	Program	2	Ongoing	Mayor's Office (Environmental Coordinator)	TBD	County

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Cult./Hist. Res.	5.12	Provide assistance to landowner to protect all petroglyphs from human disturbance and hillside erosion.	Program	1	2016-2021	Department of Planning	2016-2021	County, State, Private
Cult./Hist. Res.	5.13	Complete a visual inventory and analysis of key scenic corridors and viewsheds. Develop BMPs for development to protect identified priority view corridors or viewsheds. Provide education on Lāna`i scenic BMPs.	Project	2	2016-2021	Department of Planning	TBD	County
ECONOMIC DEVELOPMENT								
Economic Development	6.01	Create an economic development position, specializing in rural communities, to address Lāna`i's economic development challenges and opportunities.	Program	1	2016-2021	OED	0	N/A
Economic Development	6.02	Identify, target, and recruit new industries and businesses, such as TV and film production-post-production, agricultural operations, aquaculture, and information technology.	Program	2	Ongoing	OED	0	N/A

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Economic Development	6.03	Cultivate entrepreneurship through small business training and loan programs; partner with MEO's Small Business Development Program to provide workforce development and business education workshops on Lāna`i.	Project	2	Ongoing	OED	TBD	County, State, Private
Economic Development	6.04	Develop a tourism strategic plan to guide diversification of Lāna`i's tourism sector.	Program	2	2016-2021	OED	20	County
Economic Development	6.05	Assess alternative shipping options, including utilizing the ferry as a small cargo carrier between Maui and Lāna`i.	Project	2	2016-2021	OED	0	N/A
Economic Development	6.06	Work with inter-island airlines to keep airfares affordable and service frequency adequate to accommodate the needs of Lāna`i visitors, residents, and businesses.	Project	1	Ongoing	OED	0	N/A
Economic Development	6.07	Work with inter-island shippers and the Public Utilities Commission to keep shipping costs affordable and service frequency adequate.	Project	2	Ongoing	OED	0	N/A
Economic Development	6.08	Work with the State Department of Transportation (HDOT) to implement improvements at Kaumālapa`u Harbor and Mānele Small Boat Harbor (MSBH).	Project	1	2016-2021	OED	0	N/A
Economic Development	6.09	Work with the HDOT to expedite enhancement and improvement of the airport.	Program	1	2016-2021	OED	0	N/A
Economic Development	6.10	Develop an agriculture strategic plan for Lāna`i focusing on both larger agri-businesses and small farms.	Program	2	2022-2035	OED	20	County
Economic Development	6.11	Provide business courses to farm owners and agricultural entrepreneurs; educate them about state and federal loan and grant opportunities.	Program	2	Ongoing	OED	TBD	County
Economic Development	6.12	Establish agricultural education and vocational programs at the community college and high school.	Project	2	2022-2035	OED	TBD	County

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency or Entity*	Est. Cost (\$1,000)	Funding Source(s)
Economic Development	6.13	Identify funding sources for Lāna`i's community-development organizations.	Program	2	2016-2021	OED	0	N/A
INFRASTRUCTURE								
Infrastructure – Water	7.01	Update the WUDP demand analysis to account for new growth areas. Monitor and implement the updated WUDP.	Project	1	Ongoing	Pūlama Lāna`i	TBD	Private, County, State
Infrastructure – Water	7.02	Develop and implement a comprehensive watershed protection plan that would plant more trees and foliage on Lāna`ihale and other areas to maximize fog drip and recharge the aquifer.	Program	1	Ongoing	Pūlama Lāna`i	TBD	Private, County, State
Infrastructure – Water	7.03	Develop and continue to support public and quasi-public partnerships to protect and restore the island's watershed and maximize aquifer recharge.	Program	1	Ongoing	Pūlama Lāna`i	TBD	Private, County, State
Infrastructure – Water	7.04	Evaluate the status of available water resources on the island, if CWRM identifies major flaws in the monthly water status reports.	Project	2	Ongoing	Pūlama Lāna`i	TBD	Private
Infrastructure – Water	7.05	Develop and implement a water rate structure that encourages conservation.	Project	1	2016-2021	Pūlama Lāna`i	TBD	Private
Infrastructure – Water	7.06	Continue to improve landscape planting and irrigation guidelines that encourage drought-tolerant plants and water conserving-irrigation systems.	Project	2	Ongoing	Pūlama Lāna`i	TBD	County
Infrastructure – Water	7.07	Continue to implement leak detection and repair programs.	Program	1	Ongoing	Pūlama Lāna`i	TBD	Private
Infrastructure – Water	7.08	Cover the 15 MG brackish reservoir to reduce evaporation by the end of June 2017.	Project	2	2016-2021	Pūlama Lāna`i	TBD	Private
Infrastructure – Water	7.09	Implement demand-side water conservation management through education, initiatives, and regulations.	Program	2	2022-2035	Pūlama Lāna`i	TBD	Private

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Infrastructure – Water	7.10	Continue planning, exploration, testing, and development of alternative water resources, such as a desalination plant.	Program	1	Ongoing	Pūlama Lāna`i	TBD	Private
Infrastructure – Wastewater	7.11	Coordinate with the landowner to develop a comprehensive wastewater functional plan for Lāna`i that addresses the long-term goals for maintenance and upgrading of facilities.	Project	1	2016-2021	DEM	TBD	County
Infrastructure – Wastewater	7.12	Maintain an ongoing sewer inspection program for public and private multi-user systems to identify potential problems and forecast each system’s residual life.	Program	2	Ongoing	DEM	TBD	County
Infrastructure – Wastewater	7.13	Coordinate with the landowner to regularly update and implement the County’s wastewater reuse plans.	Project	2	Ongoing	DEM	TBD	County
Infrastructure – Wastewater	7.14	Work with the State to develop code and regulation changes to allow graywater reuse systems for home garden irrigation and toilet flushing as long as the system meets County and State safety standards. Provide educational materials to encourage residential use.	Program	2	2022-2035	DPW (DSA) DEM	TBD	County
Infrastructure – Wastewater	7.15	Study options for using biological sanitation treatment systems.	Project	2	2022-2035	DEM	50	County
Infrastructure – Solid Waste	7.17	Provide information on what can be recycled, where facilities are located, and when facilities are operated (hours and days). Develop and distribute educational materials to residents and businesses to encourage reduction, reuse, recycling efforts. Expand recycling options.	Program	2	2016-2021	DEM	TBD	County
Infrastructure – Solid Waste	7.19	Conduct an education program to discourage residents and tourists from dumping garbage, cars, and machinery in remote locations and locations other than the landfill or appropriate recycling sites.	Program	2	2016-2021	DEM	TBD	County
Infrastructure – Solid Waste	7.20	Develop regular programs for collection of hazardous, bulky, and metal waste, including vehicles, machinery, and appliances.	Program	2	2016-2021	DEM	TBD	County

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Infrastructure – Solid Waste	7.21	Study options for waste-to-energy through different technologies, such as small, ultra-high temperature incinerators.	Project	2	2016-2021	DEM	50	County
Infrastructure – Solid Waste	7.22	Provide funding to DEM's Solid Waste Division for the proper landscaping and maintenance of solid waste facilities and surrounding environment, including leachate management.	Program	2	2016-2021	Department of Finance DEM	TBD	County
Infrastructure – Energy	7.23	Create a smart grid that would allow for integration of additional renewable energy sources.	Project	1	2022-2030	OED (Energy Commissioner)	TBD	Private, County, State
Infrastructure – Energy	7.24	Install charging stations powered by renewable energy to support the use of electric vehicles on the island.	Project	2	2022-2035	OED (Energy Commissioner)	TBD	Private, County, State
Infrastructure – Energy	7.25	Install steel poles for primary utility transmission lines during new or replacement projects.	Project	2	Ongoing	Department of Planning Mayor's Office	TBD	Private
Infrastructure – Energy	7.26	Explore options for growing, manufacturing, and producing biodiesel, biomass, and other biofuel sources.	Project	2	2022-2035	OED (Energy Commissioner)	50	Private, County, State
Infrastructure – Transportation	7.27	Advocate for increased barge service to and from Lāna`i if the population significantly increases and economic development warrants.	Program	1	Ongoing	OED	0	N/A
Infrastructure – Transportation	7.28	Advocate for increased ferry service if the population significantly increases and economic development warrants.	Program	2	Ongoing	OED	0	N/A
Infrastructure – Transportation	7.29	Develop a long-range land transportation master plan for Lāna`i, which utilizes a complete streets approach to roadway design, establishes specific roadway standards, and includes a pedestrian plan for Lāna`i City.	Project	1	2016-2021	DPW Department of Planning	75	County, State

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Infrastructure – Transportation	7.30	Establish who has jurisdiction/ownership and responsibility over old government roads.	Project	2	2016-2021	DPW Department of Planning	0	N/A
Infrastructure – Transportation	7.31	Develop and implement a trails, greenways, and open space access plan using, when appropriate, former agriculture roads. The project should work in concert with stormwater, sedimentation, and environmental protection plans to close down unnecessary or unused agricultural roads.	Project	2	2022-2035	Department of Planning DEM	75	County
Infrastructure – Transportation	7.32	Develop restrictions for commercial trucks and buses exceeding 6,000 pounds Gross Vehicle Weight (GVW) to established routes through Lāna`i City pending the construction of a bypass road.	Project	2	2022-2035	DPW	0	N/A
Infrastructure – Transportation	7.33	Study and evaluate options for shipping fuel to the island in order to reduce costs.	Project	2	2022-2035	OED	50	County
Infrastructure – Transportation	7.34	Work with the HBGN and the Lāna`i community to formally reconcile road and trail naming, location, historical use and legal status, and ownership data. Update map databases.	Project	2	2016-2021	Department of Planning	0	N/A
Infrastructure – Stormwater	7.35	Develop a comprehensive stormwater management plan. Emphasize natural systems drainage where possible.	Project	2	2016-2021	DPW Department of Planning	75	County
Infrastructure – Stormwater	7.36	Build dispersion and retention methods to address dirt runoff from dirt roads.	Project	2	2022-2035	DPW	TBD	County, Private
Infrastructure – Stormwater	7.37	Implement Kō`ele PD and Lāna`i City Master Drainage Plans.	Project	2	2022-2035	DPW	TBD	County, Private
Infrastructure – Stormwater	7.38	Inspect and, if necessary, repair stormwater drainage swales and culverts in Lāna`i City and remove blockages from drains and channels.	Project	1	2016-2021	DPW	TBD	County

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency or Entity*	Est. Cost (\$1,000)	Funding Source(s)
Infrastructure – Telecommunications	7.39	Provide high-speed internet throughout the island.	Project	1	2016-2021	Hawaiian Telecom Sandwich Isles	TBD	Private
Infrastructure – Telecommunications	7.40	Provide cell phone service all around the island for complete coverage.	Project	2	2022-2035	Hawaiian Telecom Sandwich Isles	TBD	Private
Infrastructure – Telecommunications	7.41	Provide more wireless “hot spots” in Lāna`i City and Mānele PD.	Project	2	2022-2035	Hawaiian Telecom Sandwich Isles	TBD	Private
PUBLIC FACILITIES AND SERVICES								
Public Facilities – Parks & Rec	8.01	Develop a master plan for the island’s parks, recreational facilities, and programs. Survey residents to identify their recreational needs.	Project	1	2016-2021	Department of Parks and Recreation	75	County
Public Facilities – Parks and Rec	8.02	Assist with the preparation of a Dole Park master plan that improves and preserves the park’s recreational, urban design, and social functions.	Project	2	2022-2035	Department of Parks and Recreation	50	County
Public Facilities – Parks and Rec	8.03	Develop an action-sport facility such as a skateboard park, roller derby facility, or bicycle-motocross (BMX) track.	Project	2	2022-2035	Department of Parks and Recreation	TBD	County
Public Facilities – Parks and Rec	8.04	Coordinate with community organizations in their prevention and treatment efforts to reduce substance use and abuse. Continue working cooperatively with the Prosecutor’s Office and the Drug Enforcement Agency (DEA) to enforce substance abuse laws.	Program	1	Ongoing	MPD	0	N/A
Public Facilities – Police	8.05	Examine options for extending the length of time police personnel and officers are on Lāna`i for a tour of duty.	Project	2	2016-2021	MPD	0	N/A
Public Facilities – Police	8.06	Provide Lāna`i orientation training classes and support for police staff.	Program	2	Ongoing	MPD	TBD	County
Public Facilities – Police	8.07	Assist MHS and LARC in exploring options for expansion of animal control facilities and services.	Project	2	2022-2035	MPD	20	County

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Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Public Facilities – Police	8.08	Assist in distribution of public education on responsible pet ownership.	Project	2	2016-2021	MPD	TBD	County
Public Facilities – Police	8.09	Study options for development of an impound yard and need for tow-truck services, and whether a four-wheel drive tow truck is necessary.	Project	2	2022-2035	MPD	20	County
Public Facilities – Fire and Public Safety	8.11	Provide necessary equipment, training, and staffing for ocean and water rescue services.	Project	1	Ongoing	MFD	TBD	County
Public Facilities – Fire and Public Safety	8.12	Develop orientation and training about Lāna`i health and social service locations, and street addresses, for new Fire Department staff.	Program	2	Ongoing	MFD	TBD	County
Public Facilities – Fire and Public Safety	8.13	Work with homeowners, business owners, and landlords to visibly mark addresses on structures or properties for easy identification in case of emergencies. Update 911 system semi-annually with new addresses.	Program	2	Ongoing	MFD	TBD	County
Public Facilities – Education	8.14	Assist the State in implementing the master plan for the expansion of the elementary and high school into separate campuses and the creation of a “P-20” campus that includes educational facilities and programs for preschool through post-secondary education.	Project	1	2022-2035	DHHC Department of Management	TBD	State
Public Facilities – Education	8.15	Continue to fund adult and post-secondary education programs.	Program	2	Ongoing	DHHC	TBD	State
Public Facilities – Education	8.16	Continue to fund English as a second language classes.	Program	2	Ongoing	DHHC	TBD	State
Public Facilities – Education	8.17	Assess need for additional preschool services.	Project	2	2022-2035	DHHC	TBD	County, State

13 | IMPLEMENTATION AND MONITORING

Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Public Facilities – Education	8.18	Assist the State in developing educational curricula to teach the history of the island of Lāna`i.	Program	2	2022-2035	Department of Planning	TBD	County
Public Facilities – Education	8.19	Develop workforce development program internships.	Program	2	2016-2021	OED	TBD	County, State, Private
Public Facilities - Health and Social Services	8.20	Assist with the development of a master plan or strategic plan for health care services on Lāna`i.	Project	1	2016-2021	DHHC	50	County, State
Public Facilities – Health and Social Services	8.21	Allocate funding to expand the number and variety of social services.	Program	1	2016-2021	DHHC	TBD	County, State
Public Facilities – Health and Social Services	8.22	Assist with the preparation of a master plan for the Lāna`i Community Hospital and related medical facilities.	Project	1	2016-2021	DHHC	75	County
Public Facilities – Health and Social Services	8.23	Assist with activities and projects that improve and enhance short term and long term nursing care services and facilities on the island.	Project	1	2016-2021	DHHC	TBD	County, State
Public Facilities – Health and Social Services	8.24	Develop a plan for provision of services for seniors to age in place.	Project	1	2016-2021	DHHC	75	County, State
Public Facilities – Health and Social Services	8.25	Assist with the development of palliative care services and hospice facilities for the dying.	Project	1	2022-2035	DHHC	TBD	County, State
Public Facilities – Health and Social Services	8.26	Encourage funding of and support for the child welfare and social services network and ancillary support services including foster care.	Project	1	Ongoing	DHHC	TBD	County, State
Public Facilities – Health and Social Services	8.27	Coordinate services for immigrants.	Program	2	Ongoing	DHHC	TBD	County, State, Federal
Public Facilities – Health and Social Services	8.28	Continue to work with other organizations to maintain funding for the network of services for alcohol and substance abuse.	Program	1	Ongoing	DHHC	TBD	County, State

13 | IMPLEMENTATION AND MONITORING

Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Public Facilities – Health and Social Services	8.29	Encourage support and funding for the network of services for domestic violence, sex assault, and families in crisis.	Program	1	Ongoing	DHHC	TBD	County, State
Public Facilities – Health and Social Services	8.30	Participate in the development of an integrative, collaborative network to address the health care needs of the community.	Program	2	Ongoing	DHHC	TBD	County, State
LAND USE								
Land Use	9.01	Conduct a comprehensive review of interim-zoned lands to identify and adopt zoning that is consistent with the community plan. The process shall include consultation with affected property owners and assessment of potential impacts of rezoning.	Project	2	2016-2021	Department of Planning	TBD	County
Land Use	9.02	Amend the zoning code to facilitate the development of mixed-use, pedestrian-oriented communities. Develop a form-based code, transect-based code, or similar mechanism.	Project	1	2016-2021	Department of Planning	TBD	County
Land Use	9.03	Evaluate and establish zoning for airport land expansion, when needed, for runway improvements consistent with the community plan. Evaluate lands between airport and Lāna`i City for compatible land uses, particularly with respect to sound attenuation.	Project	2	2022-2035	Department of Planning	0	N/A
Land Use	9.04	Review the zoning ordinance to determine if amendments are needed to permit low-impact accommodations for small-scale eco-, cultural, or adventure tourism in open space and park lands through the issuance of a County special use permit.	Project	2	2022-2035	Department of Planning	0	N/A

13 | IMPLEMENTATION AND MONITORING

Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Land Use	9.05	Revise zoning and subdivision ordinances to permit clustering and conservation subdivision design within the Rural and Agricultural Districts.	Project	1	2016-2021	Department of Planning	0	N/A
Land Use	9.06	Develop and provide incentives to landowners to preserve and protect agricultural lands.	Project	2	2022-2035	Department of Planning	0	N/A
Land Use	9.07	Work with landowners to review PDs in Chapters 19.70 and 19.71, MCC, and subsequent ordinances to determine if actions are needed to fulfill outstanding requirements.	Project	2	2022-2035	Planning	0	N/A
URBAN DESIGN								
Urban Design	10.01	Prepare a vision and master plan for Lāna`i City through collaborative efforts that include historic preservation of structures in the B-CT District.	Project	2	2022-2035	Department of Planning	100	County
Urban Design	10.02	Revise and enhance the B-CT design guidelines for Lāna`i City to provide more detailed guidance for new construction, as well as renovation and reconstruction of existing structures for adaptive reuse.	Project	1	2016-2021	Department of Planning	50	County
Urban Design	10.03	Develop design guidelines for structures in Lāna`i City, but outside of the B-CT District, to provide guidance on appropriate form, scale, architectural character, details, and materials.	Project	2	2022-2035	Department of Planning	75	County
Urban Design	10.04	Create a comprehensive parking strategy for Lāna`i City. Revise the B-CT design guidelines to lessen parking requirements and allow businesses to fulfill onsite parking requirements through use of existing public parking surrounding Dole Park.	Project	2	2022-2035	Department of Planning	0	N/A
Urban Design	10.05	Develop an urban forestry management plan for County and public property throughout Lāna`i City. Include options for the planting of native and non-invasive species, where appropriate, and consider replanting Cook Island Pines only where there is adequate space for the mature trees. Encourage Pūlama Lāna`i to adopt a similar plan.	Project	2	2022-2035	Department of Parks and Recreation	50	County


13 | IMPLEMENTATION AND MONITORING

Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Urban Design	10.06	Select options for implementing LED lighting to save energy and provide a more point-like light source.	Project	2	2022-2035	DPW	0	N/A
HOUSING								
Housing	11.01	Develop and implement a comprehensive affordable housing plan for Lāna`i within one year of adoption of the community plan.	Project	1	2016-2021	DHHC	50	County
Housing	11.02	Implement a housing rehabilitation program including loans, grants, and/or technical assistance and community outreach.	Program	1	2016-2021	DHHC	TBD	County, State, Private, Nonprofit
Housing	11.03	Amend zoning codes to allow a greater variety of housing types, including mixed-use, mixed housing types, co-housing, prefabricated homes, and small lots.	Project	1	2016-2021	Department of Planning	0	N/A
Housing	11.04	Provide assistance with securing/leveraging grants, Low Income Housing Tax Credits, and other resources that support affordable housing price points.	Program	2	Ongoing	DHHC	TBD	County
Housing	11.05	Develop a plan for establishing a long-term care infrastructure on Lāna`i, including long-term and short-term supportive housing, palliative care, and hospice facilities.	Project	1	2016-2021	DHHC	TBD	County
Housing	11.06	Provide adequate government-sponsored affordable housing units for Lāna`i government personnel and residents.	Program	1	2016-2021	DHHC	TBD	County
Housing	11.07	Redesign and accelerate development of the County's affordable housing site in order to help alleviate the existing housing shortage.	Project	1	2016-2021	DHHC	0	N/A

13 | IMPLEMENTATION AND MONITORING

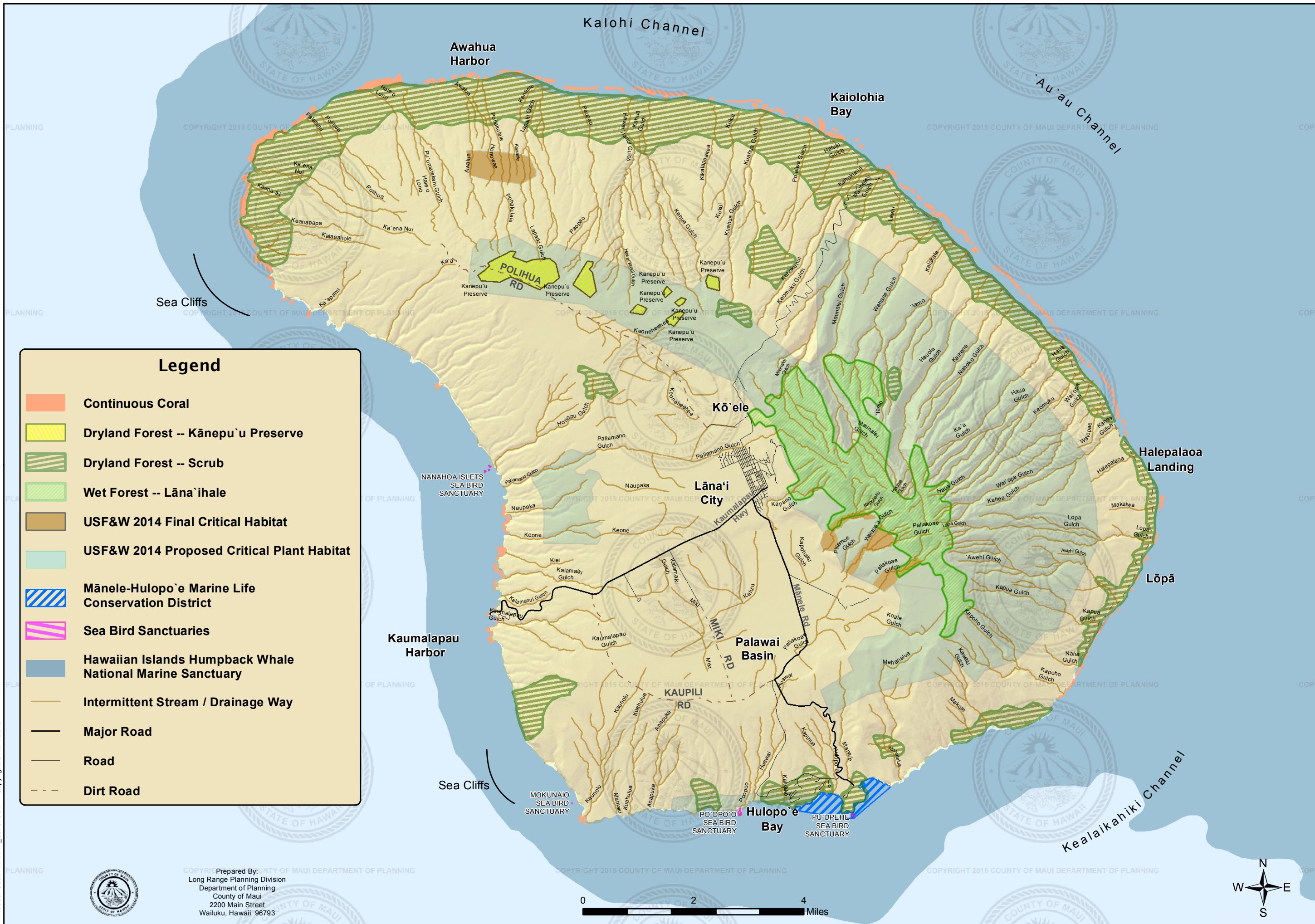
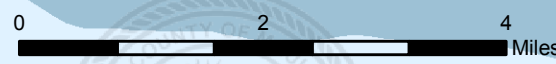
Community Plan Chapter	Action No.	Description	Type	Priority	Timing	Lead Agency*	Est. Cost (\$1,000)	Funding Source(s)
Housing	11.08	Assist with community workshops to explore different housing types and development patterns that could be utilized in an expansion of Lāna`i City or in new residential areas.	Project	2	2016-2021	Department of Planning	TBD	County
Housing	11.09	Investigate whether Na Hale `O Maui, a community land trust on Maui, would consider operating on Lāna`i.	Project	2	2016-2021	DHHC	0	N/A
Housing	11.10	Form partnerships to establish an elder care infrastructure system.	Project	1	2016-2021	DHHC	0	N/A
Housing	11.11	Explore the development of incentives promoting the use of sustainable green building and development practices.	Project	2	2022-2035	Department of Planning	0	N/A
GOVERNANCE								
Governance	12.01	Conduct regularly-scheduled public information meetings on island.	Program	2	Ongoing	Mayor's Office	TBD	County
Governance	12.02	Continue to improve, promote, and publicize the availability of telecommunications for county services and for participation in council meetings held on Maui.	Project	2	Ongoing	Mayor's Office	0	N/A
Governance	12.03	Study the feasibility for a County government office building in Lāna`i City and explore the possibility of sharing it with State and Federal partners.	Project	2	2022-2035	Mayor's Office	50	County
Governance	12.04	Create a program to provide education on the use of telecommunications technologies to encourage public participation.	Program	2	2016-2021	Mayor's Office	TBD	County
Governance	12.05	Encourage the use of social media to improve public communication.	Program	2	2016-2021	Mayor's Office Office of Council Services (OCS)	TBD	County
Governance	12.06	Provide the Lāna`i Planning Commission with annual status reports as described in Chapter 2.80B, MCC.	Project	2	Ongoing	Department of Planning	0	N/A

Legend

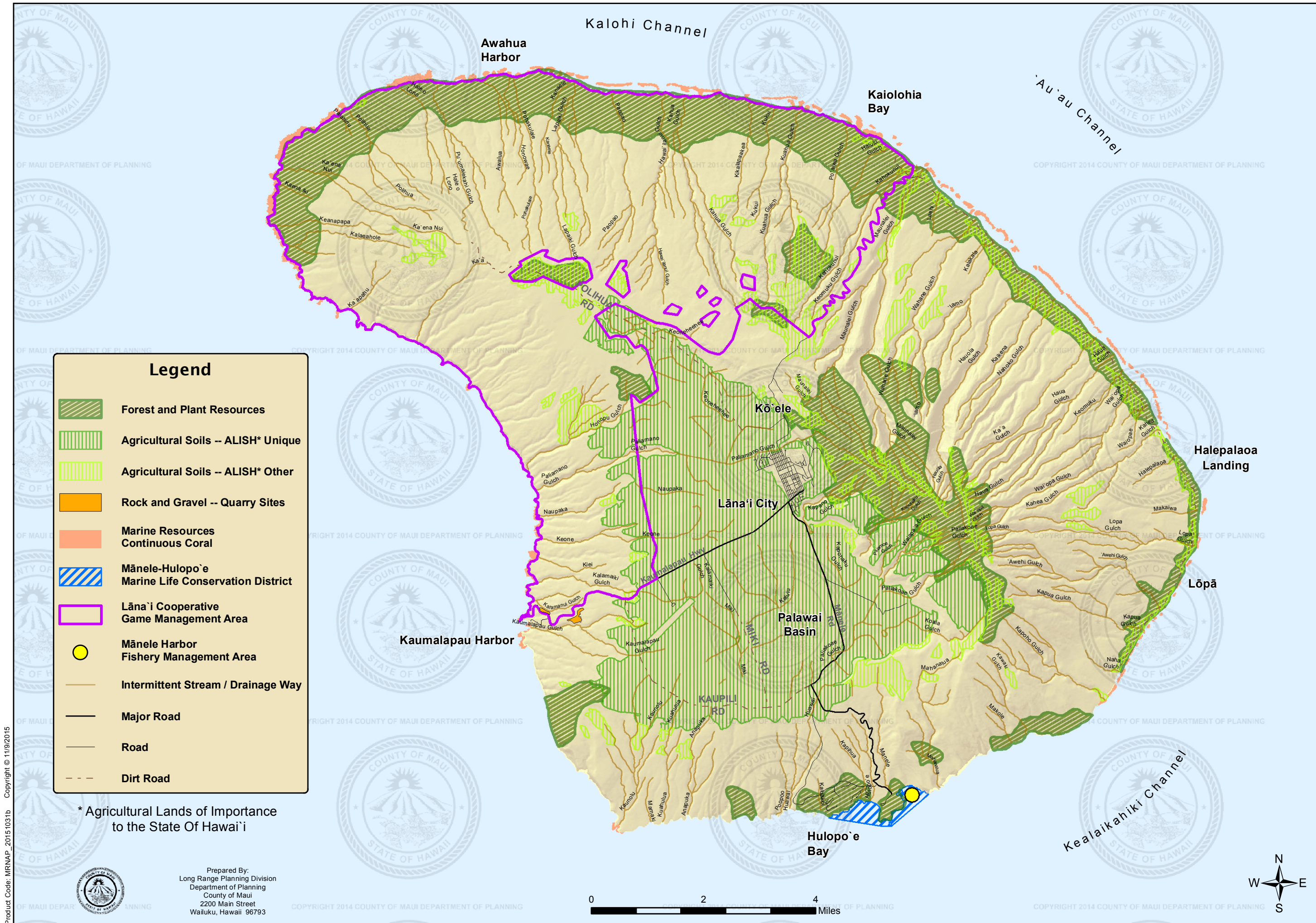
-  Continuous Coral
-  Dryland Forest -- Kānepu`u Preserve
-  Dryland Forest -- Scrub
-  Wet Forest -- Lāna`ihale
-  USF&W 2014 Final Critical Habitat
-  USF&W 2014 Proposed Critical Plant Habitat
-  Mānele-Hulopo`e Marine Life Conservation District
-  Sea Bird Sanctuaries
-  Hawaiian Islands Humpback Whale National Marine Sanctuary
-  Intermittent Stream / Drainage Way
-  Major Road
-  Road
-  Dirt Road



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Legend

- Forest and Plant Resources
- Agricultural Soils -- ALISH* Unique
- Agricultural Soils -- ALISH* Other
- Rock and Gravel -- Quarry Sites
- Marine Resources Continuous Coral
- Mānele-Hulo'pō'e Marine Life Conservation District
- Lāna'i Cooperative Game Management Area
- Mānele Harbor Fishery Management Area
- Intermittent Stream / Drainage Way
- Major Road
- Road
- Dirt Road

* Agricultural Lands of Importance to the State Of Hawai'i



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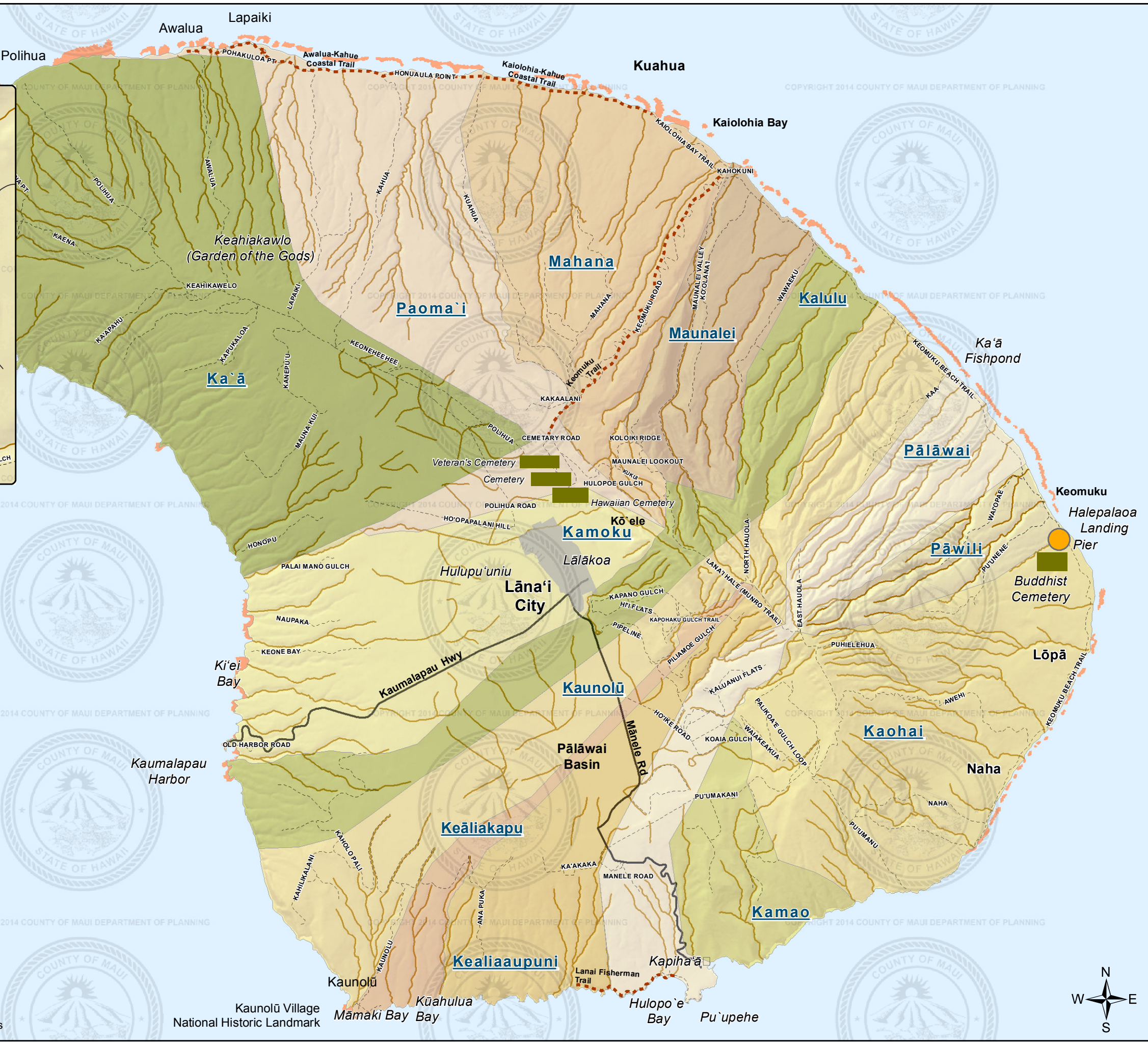


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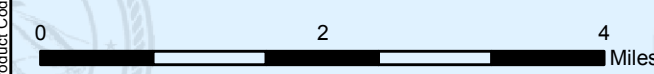


Legend

- Keomuku Historic Village Site: Sugar Mill Church Train
- Trail
- Road
- Major Road
- Na Ala Hele Historic Trails
- Intermittent Stream / Drainage Way
- Lāna'i City District
- Cemetery
- Continuous Coral
- Ahupua'a



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Legend

Critical Infrastructure

- Police
- Fire Stations
- Fuel Depot
- Hospital
- Medics

Infrastructure Ownership

- State
- County
- Private

Other

- Major Road
- Road or Trail
- Lāna'i City District
- Treated Waste Water



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Proposed Roads and Trails

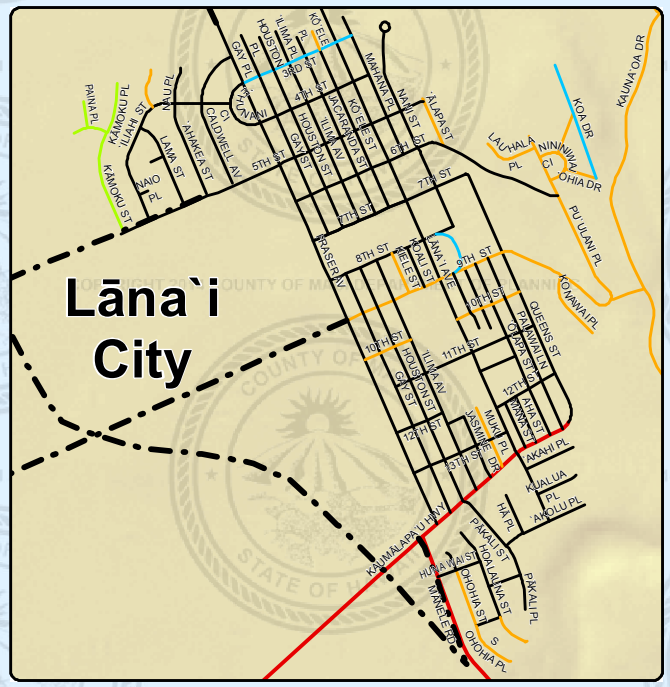
- Public Road
- Private Road
- Proposed Trail

Existing Road By Owner

- State
- County
- Private
- DHHL
- Undetermined

Other Existing Transportation

- Airline Routes
- Road
- Ferry Route
- Bike Trail
- Nā Ala Hele Historical Trails
- Airport



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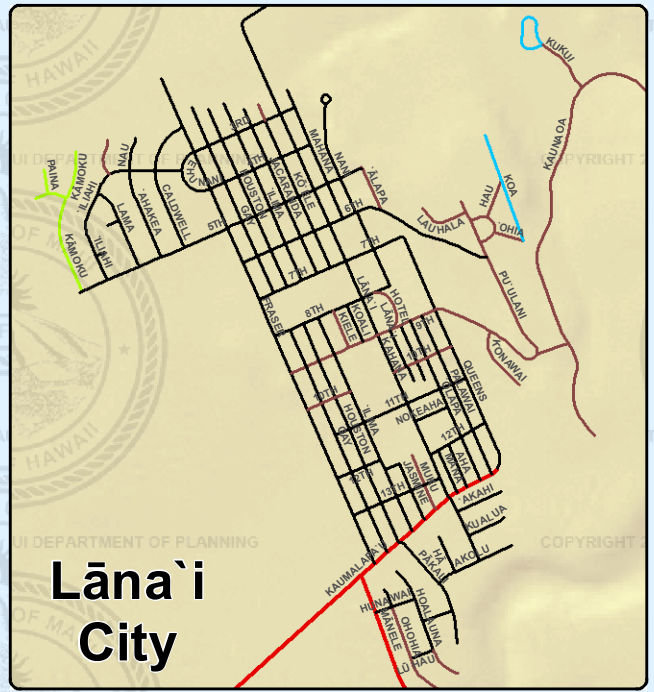
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Existing Road By Owner

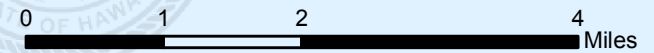
- State
- County
- Private
- DHHL
- Undetermined

Other

- Bike Trail
- Intermittent Stream / Drainage Way



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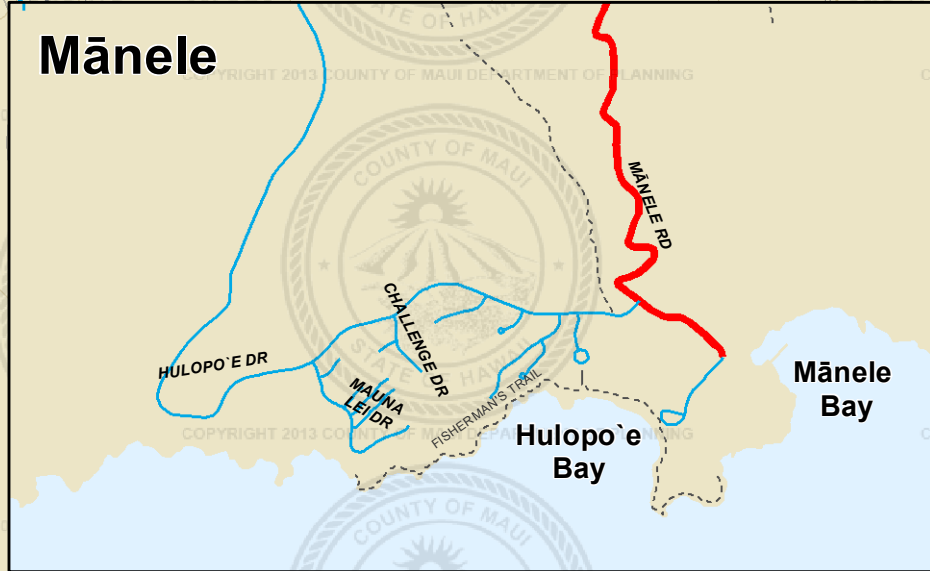
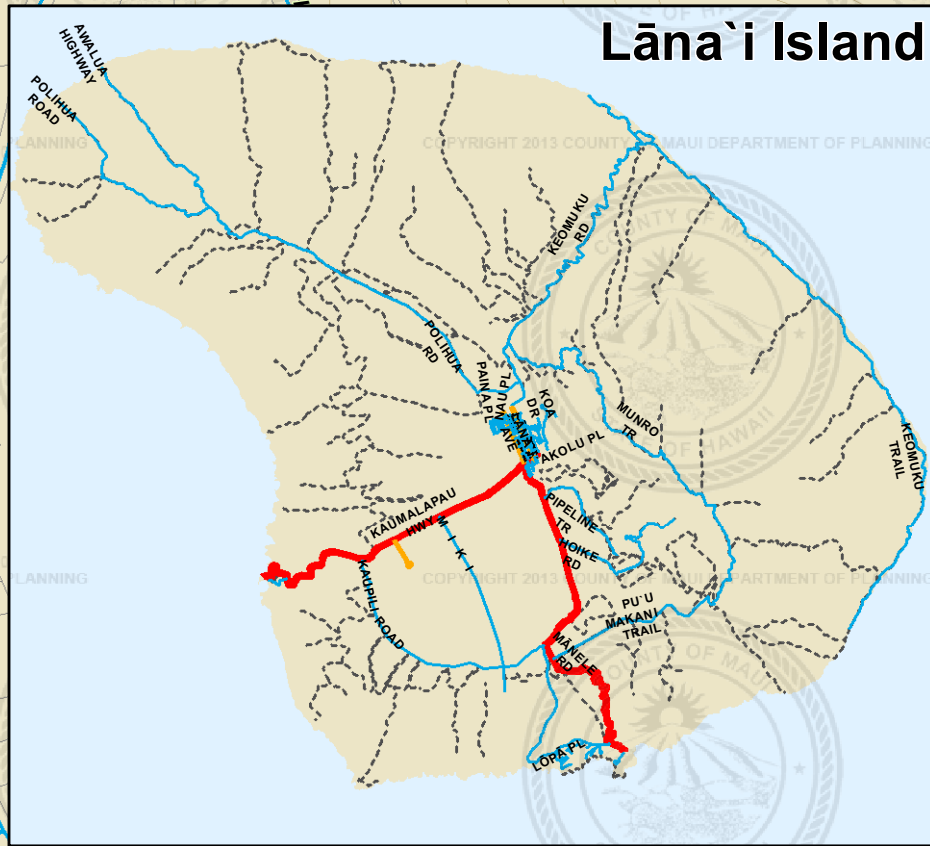
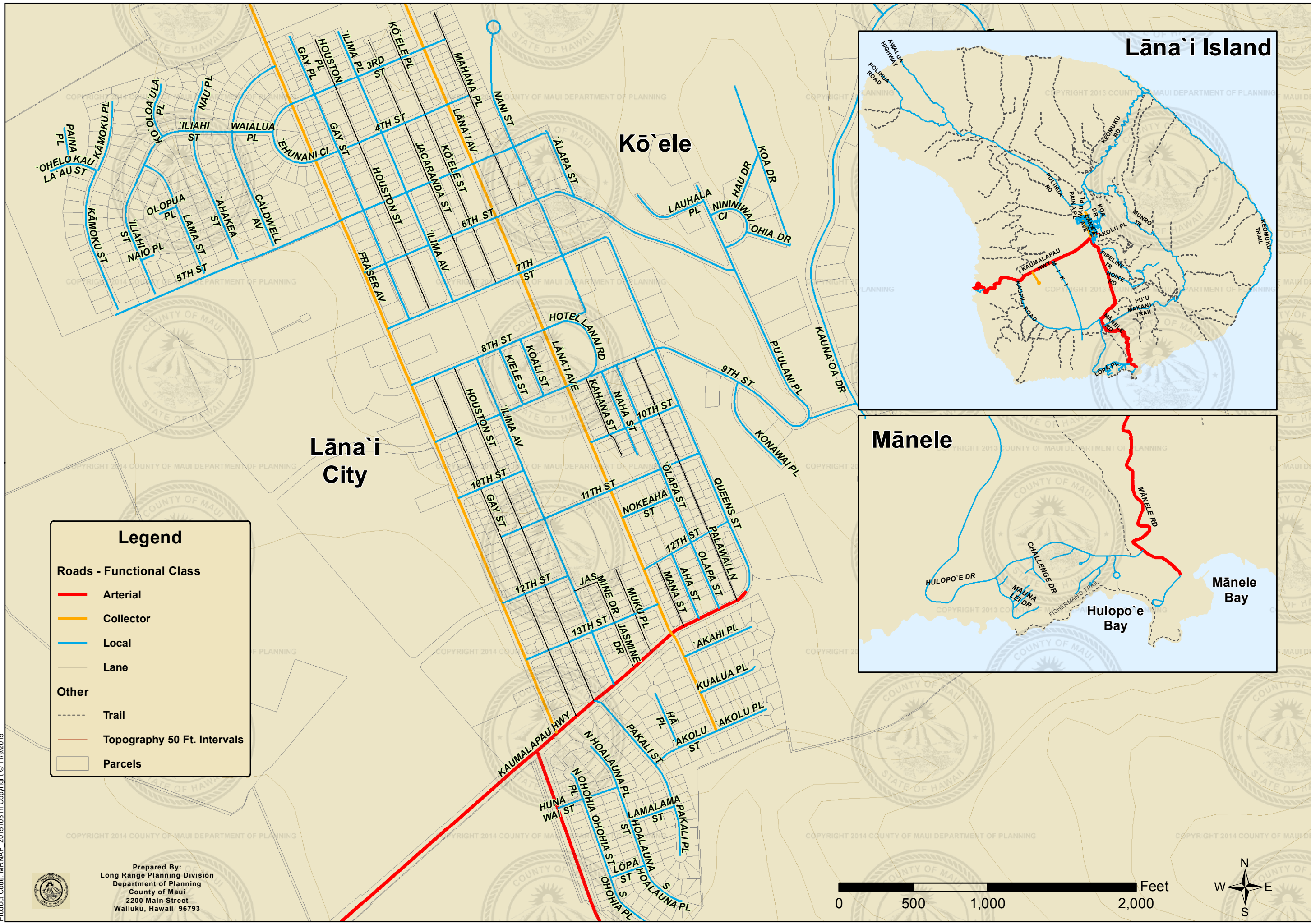
Legend

Roads - Functional Class

- Arterial
- Collector
- Local
- Lane

Other

- - - Trail
- Topography 50 Ft. Intervals
- Parcels



Legend

Facility by Type

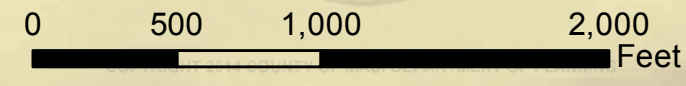
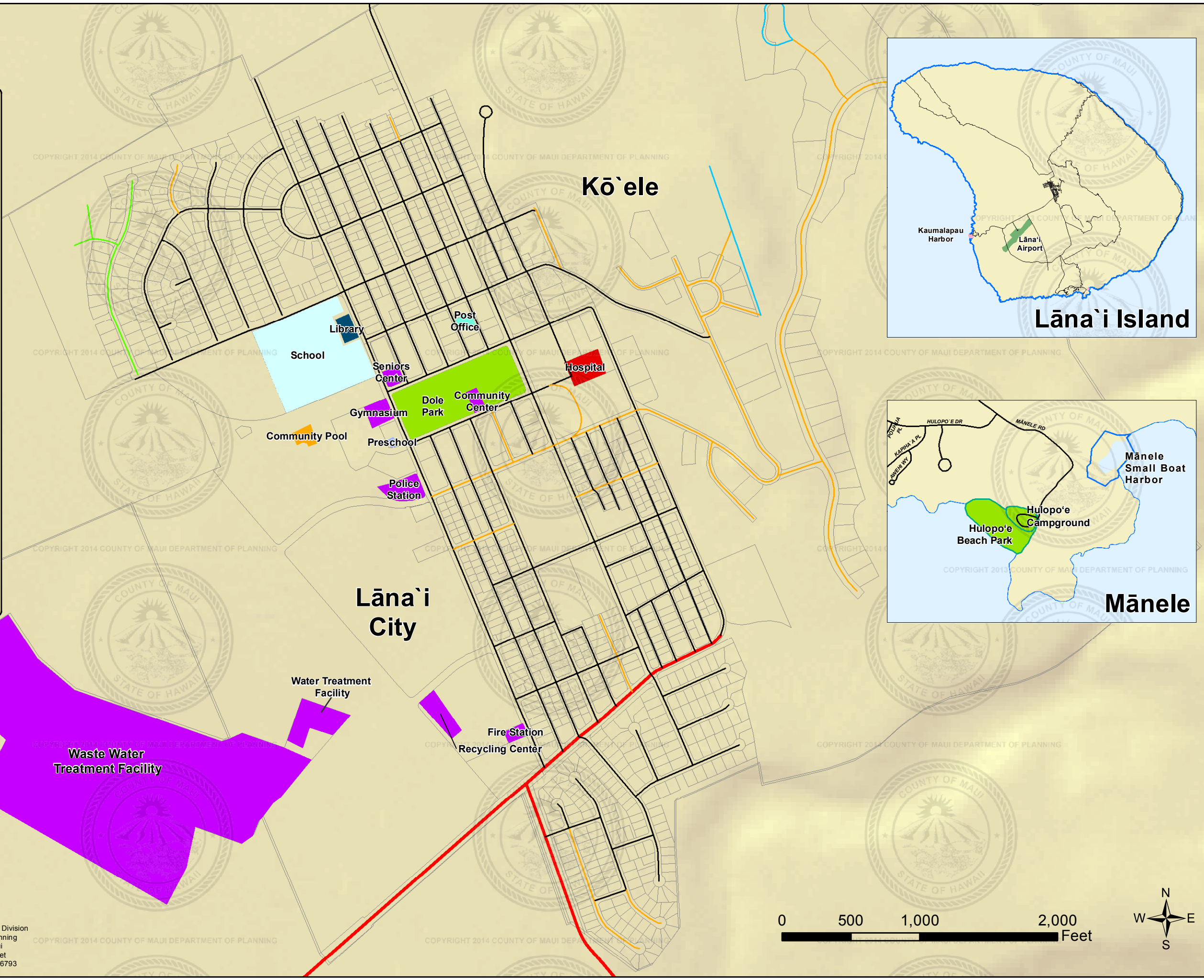
- Harbor
- Airport
- School
- Childcare
- County Service
- Park
- Post Office
- Library
- Hospital
- Cemetary

Road Ownership

- County
- State
- DHHL
- Private
- Undetermined

Other

- Parcels



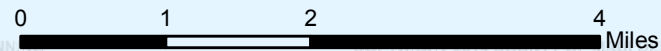
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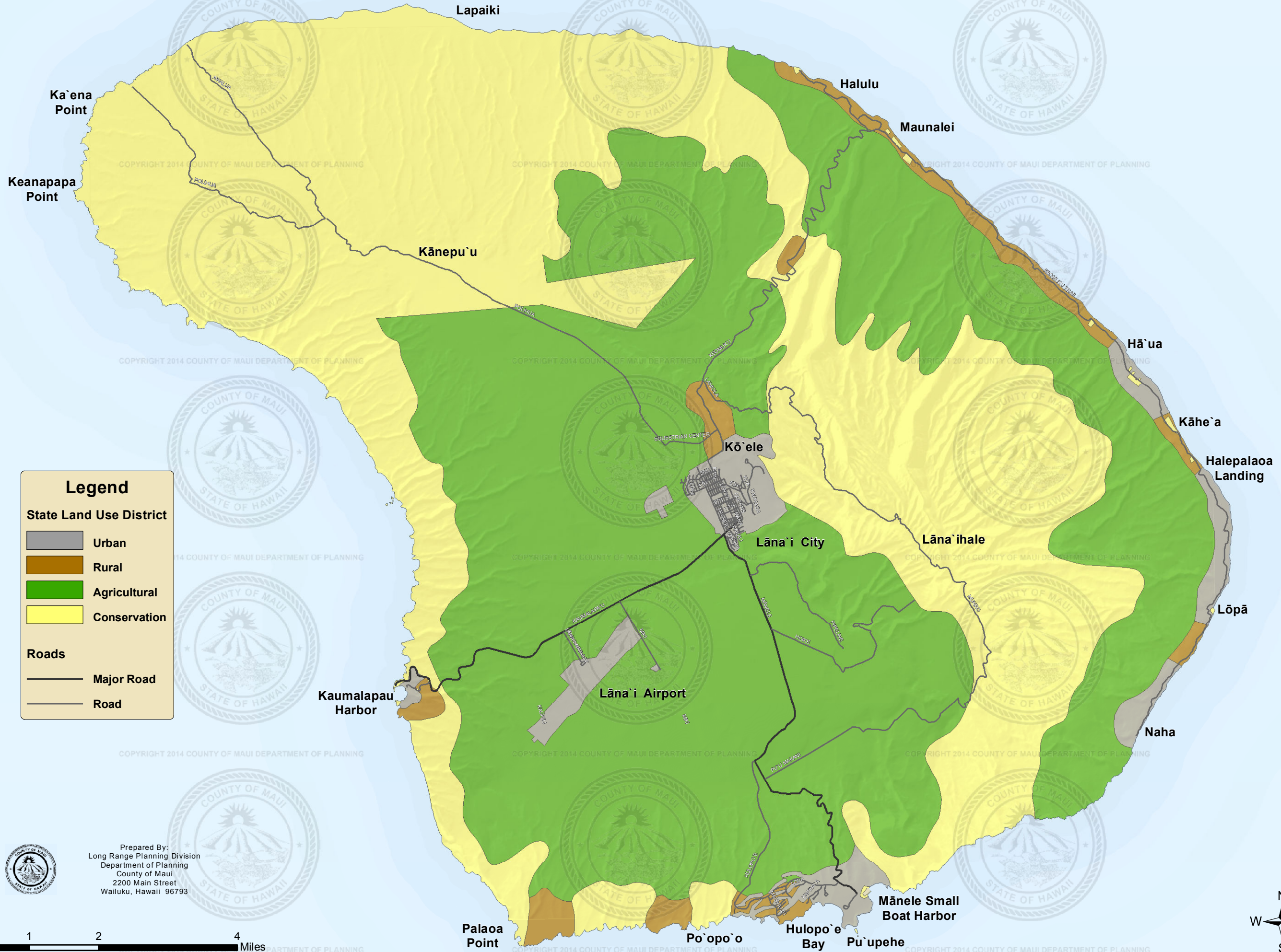
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State Land Use District

- Urban
- Rural
- Agricultural
- Conservation

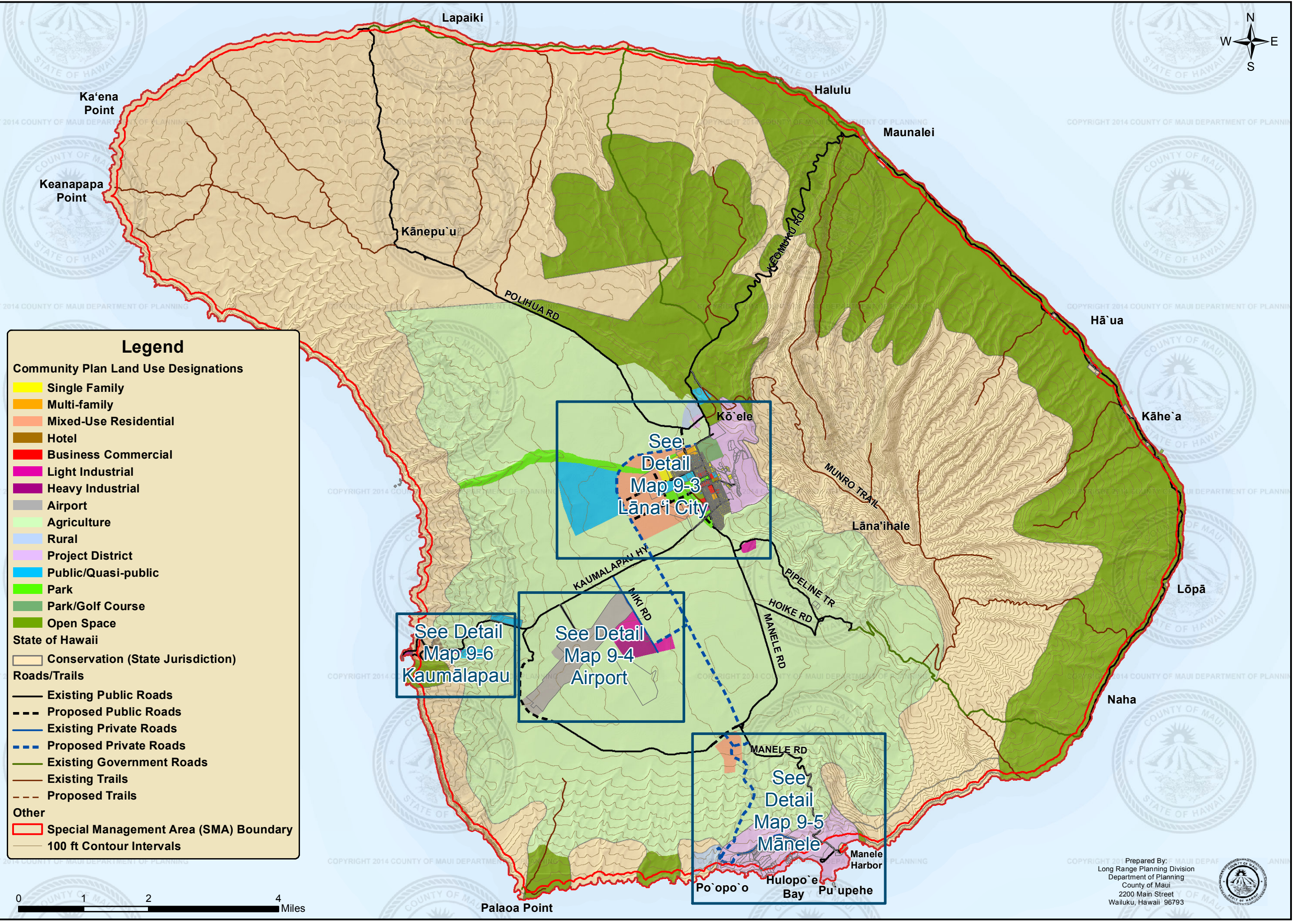
Roads

- Major Road
- Road



Map 9.1 State Land Use

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Legend

Community Plan Land Use Designations

- Single Family
- Multi-family
- Mixed-Use Residential
- Hotel
- Business Commercial
- Light Industrial
- Heavy Industrial
- Airport
- Agriculture
- Rural
- Project District
- Public/Quasi-public
- Park
- Park/Golf Course
- Open Space

State of Hawaii

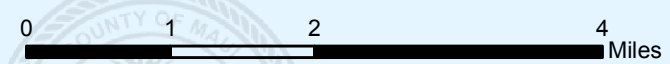
- Conservation (State Jurisdiction)

Roads/Trails

- Existing Public Roads
- Proposed Public Roads
- Existing Private Roads
- Proposed Private Roads
- Existing Government Roads
- Existing Trails
- Proposed Trails

Other

- Special Management Area (SMA) Boundary
- 100 ft Contour Intervals



Map 9.2 Community Plan Land Use

Lānaʻi Community Plan Update

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Community Plan Land Use Designations

- Single Family
- Multi-family
- Mixed-Use Residential
- Hotel
- Business Commercial
- Light Industrial
- Agriculture
- Rural
- Project District
- Public/Quasi-public
- Park
- Park/Golf Course
- Open Space

State of Hawaii

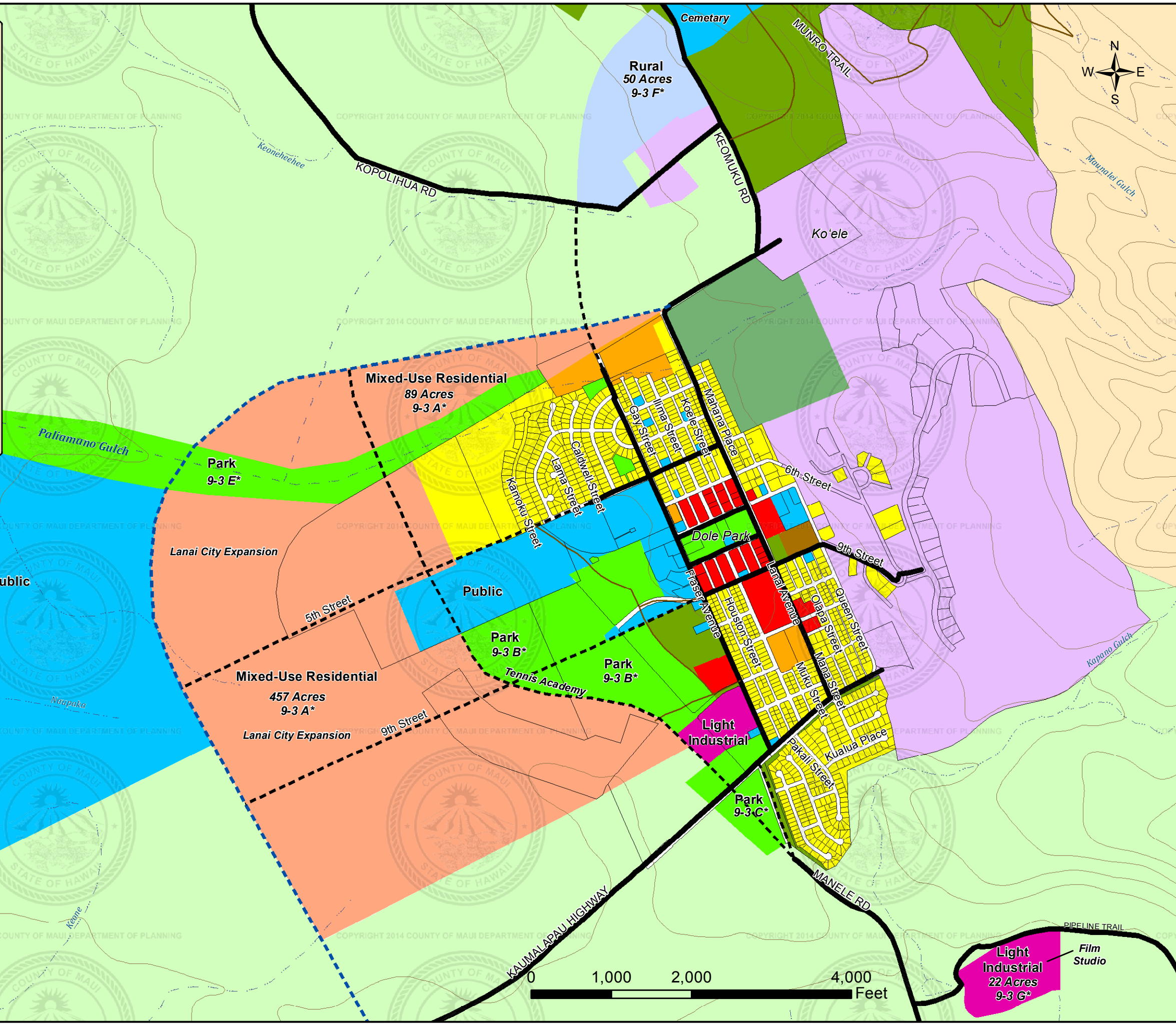
- Conservation (State Jurisdiction)

Roadways/Trails

- Existing Public Roads
- Proposed Public Roads
- Proposed Private Roads
- Existing Trails

Other

- 100ft Contour Intervals
- Parcels

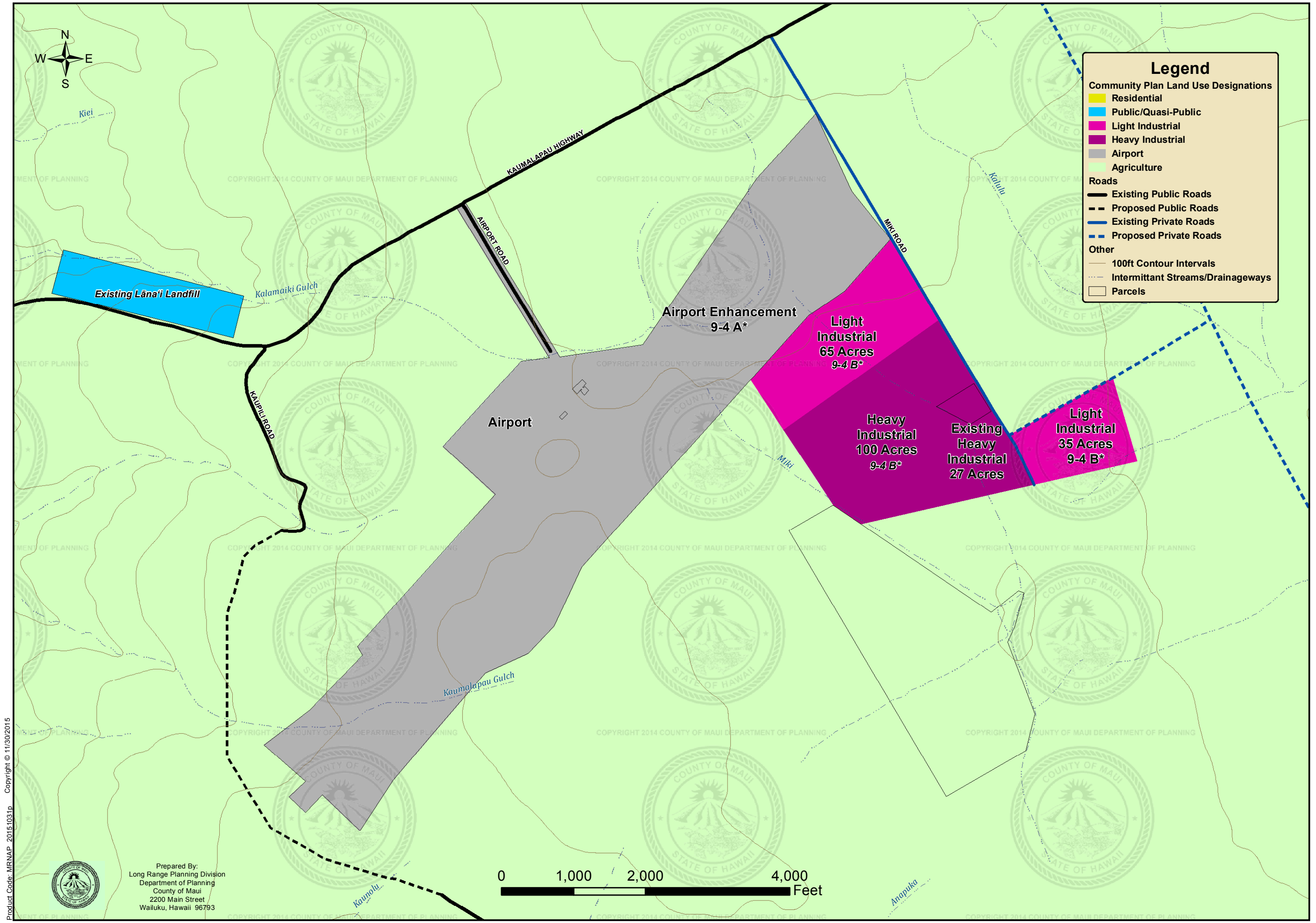


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Map 9.3 Lāna'i City Land Use Detail

Lāna'i Community Plan Update



Legend

Community Plan Land Use Designations

- Residential
- Public/Quasi-Public
- Light Industrial
- Heavy Industrial
- Airport
- Agriculture

Roads

- Existing Public Roads
- Proposed Public Roads
- Existing Private Roads
- Proposed Private Roads

Other

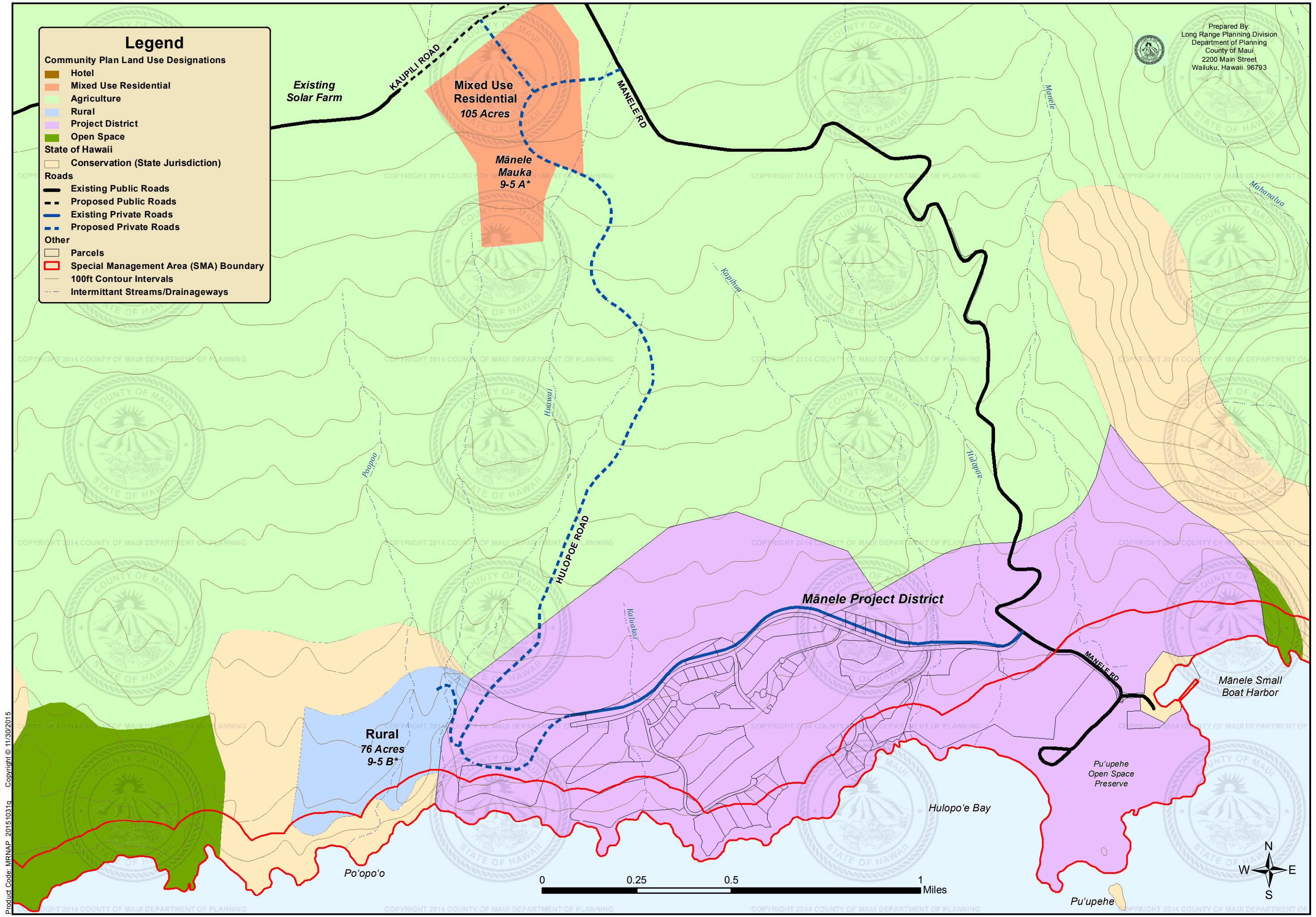
- 100ft Contour Intervals
- Intermittent Streams/Drainageways
- Parcels

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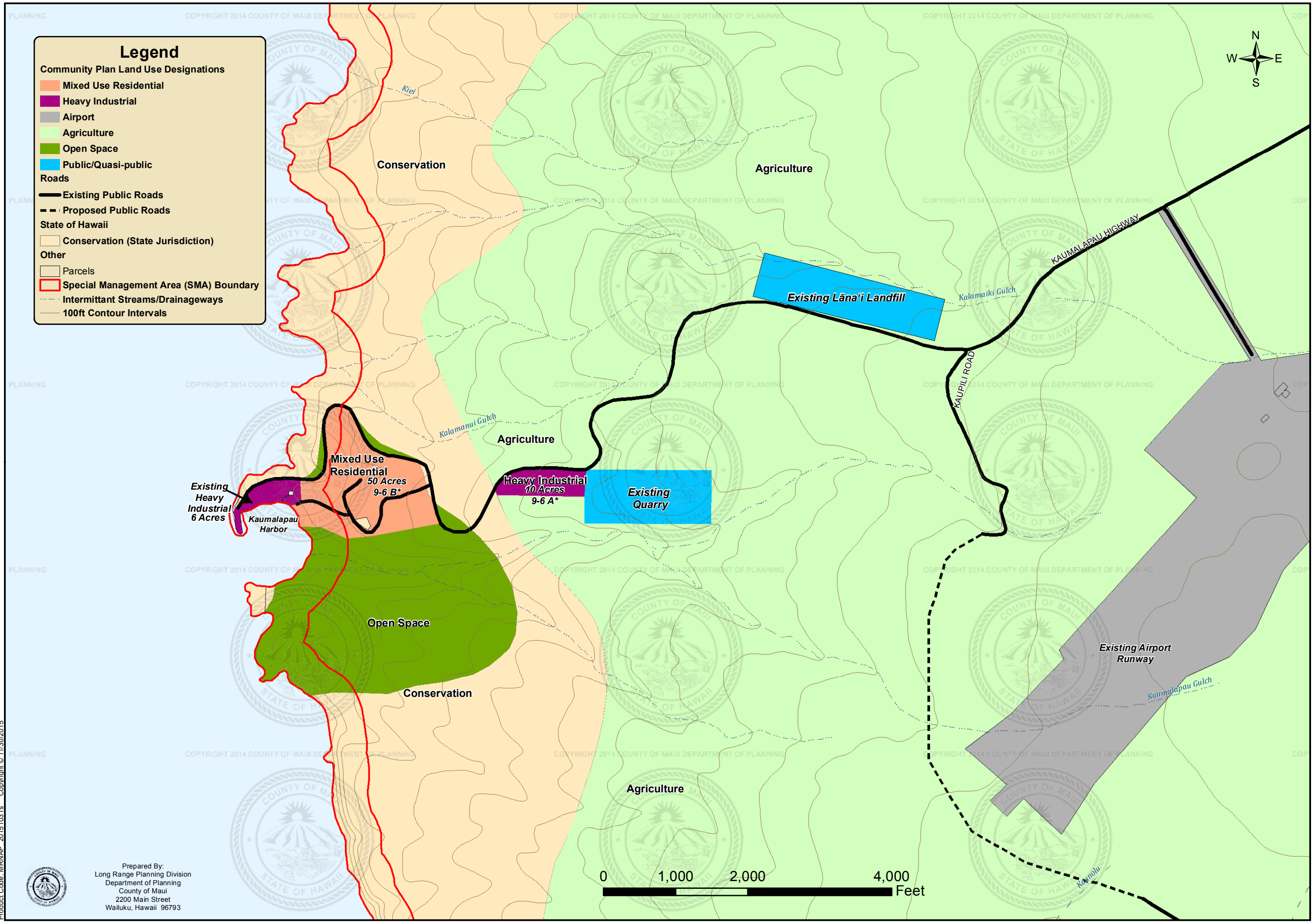


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Legend

Community Plan Land Use Designations

- Mixed Use Residential
- Heavy Industrial
- Airport
- Agriculture
- Open Space
- Public/Quasi-public

Roads

- Existing Public Roads
- Proposed Public Roads

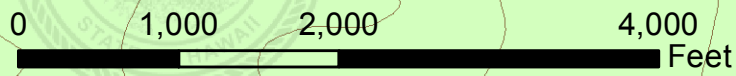
State of Hawaii

- Conservation (State Jurisdiction)

Other

- Parcels
- Intermittent Streams/Drainageways
- 100ft Contour Intervals

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Map 9.6 Kaunapala Land Use Detail

Lāna'i Community Plan Update

APPENDICES

Appendix 1.1 LĀNA`I HISTORY SUMMARY

The traditional history of Lāna`i is rich and diverse, spanning some 800 years of Hawaiian residency followed by a century of ranching, a brief sugar venture, and seven decades of pineapple plantation history.

Prior to human arrival, the mountain zone was largely covered by a cloud-fog-drip forest, the mid-lowlands were covered by dryland forests and native grasslands, and the coastal zone was host to many native plant species and life forms. Early Lāna`i settlers came across the channels from Maui and Moloka`i. In traditional lore, settlement occurred after a young chief from Maui, Kaululā`au, killed the ghosts who inhabited the island. Charcoal layers indicate the early settlers cleared sections of the lowland forests with fire to develop agricultural fields and building sites.³⁴ Initial settlements were along the coasts or in the few valleys with intermittent water flow and springs. Large villages were along the windward coast at Keomuku and in the Maunalei River valley, and along the leeward coast at Kaunolū. The latter site became the focal point of Lāna`i's religious, political, and social community. Abundant ocean resources, combined with taro and sweet potato from upland fields, provided Lāna`i's settlers with food for centuries.

During the early years of settlement, high chiefs governed the island and its individual districts. The governance system later changed as the population grew and spread inland. Ahupua`a, a traditional system of land divisions that extended from ocean fisheries to the mountain peaks, were developed to promote a healthy landscape and sustainable resources in support of the growing population. Higher chiefs and kings (ali`i `ai moku & mō`ī) granted tracts of land to lesser chiefs (ali`i `ai ahupua`a) to manage on their behalf. Throughout most of its recorded history, Lāna`i was controlled by Maui rulers. Around 1795 to 1810, Kamehameha I, a warrior chief from Hawai`i Island, led wars to unify the individual chiefdoms into the Kingdom of Hawai`i, with Kamehameha I as its first king. During this period, Kamehameha frequented Lāna`i, spending time at Kaunolū and other sites around the island.

Records indicated western contact with Lāna`i first occurred in 1828, five years after the Protestant mission station was established in Lāhaina. By this time, Lāna`i's native population had suffered significant losses, which deterred the mission from settling on the island. However, in 1853, Mormon elders seeking to develop a colony of converts established the first permanent western settlement on Lāna`i at Palawai. The settlement, dubbed the City of Joseph in the Valley of Ephraim, was abandoned in 1858 and left in control of some 100 Hawaiian converts.

In 1861, Walter Murray Gibson settled on Lāna`i in an effort to reposition the colony. Gibson was excommunicated from the Mormon Church in 1865, but was able to claim lands he acquired and

³⁴ Kumu Pono Associates (2011).

APPENDICES

received through donations from the Hawaiian converts as his personal property. In 1874, Gibson secured a lease to lands in the Kō`ele area that became the site of his home and the center of a ranching operation on Lāna`i.

Between 1864 and 1888, Gibson acquired fee-simple and leasehold title to nearly all the land on Lāna`i, with the exception of parcels retained by native tenant families granted as kuleana lands or through Royal Patent Grants. The ranching operation focused on raising sheep and goats, and included smaller herds of cattle, horses, and pigs. During the mid-1800s to early 1900s, many ranch animals became feral, and as the number of feral animals grew, extensive damage to the forests and native vegetation resulted.

Lāna`i's first plantation owners cultivated sugar on lands extending from Maunalei to Halepalaoa with the center of operations, including a mill site, located in the Keomuku area. Gibson's son-in-law, Frederick Hayselden, developed the plantation in 1898, but the venture went bankrupt in March 1901. During those years, laborers, including local Hawaiian and immigrants from Japan, China, and Portugal, built a wharf and a narrow-gauge railroad and planted sugarcane irrigated with water from Maunalei Valley and a well system.

Bankruptcy caused the Gibson-Hayselden family to lose control of Lāna`i. Tracts of land were purchased by Charles Gay and family, who formally settled Lāna`i in 1903. Gay recognized the damage feral ungulates were causing to the islands' resources and began an eradication program that at times involved driving thousands of goats over the cliffs of Ka`apahu along the northwestern shoreline. In 1907, Gay entered into an agreement with the Territorial Governor to purchase all the government (ceded) lands on Lāna`i. The purchase marked the first time fee-simple title to some 99 percent of the island was held by one family. The Gay Family also ran into financial difficulties, and by 1910, a new ranch company was formed, Lāna`i Ranch Company. The owners elicited help from the Territorial Forestry Division to develop a plan to protect the forest lands and control herds of grazing animals. In 1911, the ranch hired George Munro as their ranch manager. Munro was a dedicated conservationist who worked towards halting the forest destruction and soil loss caused by erosion and uncontrolled grazing. During this period, recognizing the value provided by the Norfolk Island pine trees planted at Kō`ele by Gibson in 1875, Munro initiated a program to plant Cook Island Pines across Lāna`ihale. Munro also fenced the remnant dryland forest of Kānepu`u to protect the rare plant species of that region.

After having eradicated goats on Lāna`i, Munro introduced deer to Lāna`i in 1920, a decision he would later recognize as a mistake. Axis deer were introduced to Hawai`i around 1865 as a gift to Kamehameha V and taken to the king's lands on Moloka`i. When deer were introduced to Lāna`i, hunting on the island was limited to ranch employees and guests of the owners. Once the deer herd was established, deer hunting became a wider recreational offering on Lāna`i. The Territory of Hawai`i created a public hunting program after World War II. Since then, hunting both axis deer and mouflon sheep (introduced in the 1950s) for subsistence and recreational purposes has become a way of life for Lāna`i residents and other residents of the State. Herds of these animals now roam the island and have

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caused severe deforestation, diminishing the ability of Lāna`i to recharge its aquifer with moisture captured from clouds and fog.

In September 1922, James Dole purchased the island for his Hawaiian Pineapple Company. The groundwork for pineapple cultivation began in 1923 with the construction of a new city of forty buildings, laid out on a grid with Dole Park as the central town square. Lāna`i City, composed of hundreds of buildings with running water, electricity, and other amenities to accommodate the new plantation workers, debuted in January 1926. The first major labor force was made up of Japanese, followed by Filipinos and smaller groups of immigrants from China, Korea, Portugal, and other countries. Dole also built the Kaumālapa`u Harbor and a water system, which relied on Maunalei and the Lāna`ihale aquifer for water, to supply domestic water for the residents and to meet the irrigation needs of the plantation. The culturally diverse population that came to Lāna`i in the 1920s is the foundation of Lāna`i's population in the modern day.

The ranching operation was the longest surviving western business venture on Lāna`i and continued during the plantation's first 30 years. However, diminishing water resources and degradation of the pasture lands caused the ranch to close in 1951. The pineapple plantation grew to include 18,000 acres of cultivated pineapple land and made Lāna`i known as the world's largest pineapple plantation.

In 1961, Castle & Cooke purchased all interests of the Dole family in the Hawaiian Pineapple Company (Dole Foods). In 1985, David H. Murdock bought Castle & Cooke, acquiring 98 percent of Lāna`i as well. Under Murdock's tenure, Lāna`i's economy shifted from agriculture to tourism. The Lodge at Kō`ele opened in 1990 and the Mānele Bay Hotel in 1991. After 70 years, pineapple operations ended in 1992.

Lāna`i's previous business ventures and related decisions continue to affect the island today. Historical agricultural operations required an extensive amount of clearing, the use of pesticides and fertilizers, and the widespread use of black plastic for weed control. Feral ungulates degraded forest cover, resulting in decreased aquifer recharge rates. In 1995, the State Commission on Water Resource Management modeled the groundwater system of Lāna`i and predicted reduction of forest cover would drastically affect groundwater levels.

Many Lāna`i residents shifted from agricultural employment to work in the visitor industry. Today, Lāna`i City is the last intact plantation-era town in Hawai`i. In June 2012, Larry Ellison, CEO of Oracle Corporation, purchased Murdock's holdings on Lāna`i. The current management company is Pūlama Lāna`i.

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Appendix 1.2 Background Studies for Community Plans

The following list of technical studies was used in the development of the Lāna`i Community Plan. The public facilities and infrastructure assessments, and the socio-economic forecast were conducted for the County of Maui General Plan. The economic development and housing issue papers and the land use forecast were conducted specifically for this community plan update.

- The *Final Public Facilities Assessment Update County of Maui* (March 2007) identifies public facilities and services (e.g. schools, parks, police and fire protection, hospital, and solid waste disposal services) issues and opportunities in high-growth community plan regions.
- The *County of Maui Infrastructure Assessment Update* (May 2003) identifies infrastructure (e.g., roadways, drainage, water, wastewater, telephone, and electrical systems) issues and opportunities in the community plan regions.
- The *Draft Lāna`i Economic Development Issue Paper: A Discussion Paper for the Department of Planning Community Plan Update* (Draft May 2011) discusses current economic conditions and strategies for the future.
- The *Lāna`i Housing Issue Paper, Draft: A Discussion Paper for the Lāna`i Community Plan Update* (In-Progress Working Draft, May 2011) discusses current issues and projected future needs.
- The *Land Use Forecast, Island of Lāna`i, Maui County General Plan Technical Resource Study* (December 2012) provides a measure of existing and future vacant and undeveloped lands using the community plan land use designations.
- The *Socio-Economic Forecast, The Economic Projections for the Maui County General Plan 2030* (June 2006) projects residential, visitor, and employment growth, as well as housing demand. This planning tool is used to predict future growth scenarios for each community plan region.

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Appendix 1.3 Community Engagement

The Department of Planning's Long Range Division conducted four community engagement events and invited residents to participate by expressing their ideas and concerns. An open house on Saturday, August 7, 2010, was attended by 42 Lāna`i residents. The open house initiated discussion about critical issues from the community's viewpoint that should be addressed in the Lāna`i Community Plan update. The event explored options for future land use, housing, transportation, infrastructure, development, and historic, cultural, and natural resources, as well as community design possibilities. Five interactive stations with information, maps, and note gathering focused on key issues, problems, opportunities, and potential solutions.

During the open house event, ideas and strategies for Lāna`i's future were generated by the community. On Thursday, April 7, 2011, a second community meeting, The Future of Lāna`i – A Public Discussion of Ideas and Strategies for the Next 20 Years, was held in the evening at the Lāna`i Community Center and attended by 40 Lāna`i residents. A panel of four individuals offered their perspectives on the island's future to facilitate a discussion on ideas and strategies. Various ideas for economic diversification formed the central theme. The panel discussion was followed by an opportunity for community members to ask questions and make comments.

The panel members included:

Bob Agres – Executive Director of the Hawai`i Alliance for Community-Based Economic Development (HACBED), a statewide nonprofit organization established in 1992 to encourage increased investment in sustainable and community-based approaches to economic development.

Alan Fujimori – registered landscape architect and LEED Accredited Professional with over 30 years of experience, specializing in community planning, urban design, and landscape architecture.

Colbert Matsumoto – CEO and Board Chair of Island Insurance Company; an attorney by training and practice for over 30 years; born and raised on Lāna`i.

Dr. Davianna McGregor – Professor and founding member of the Ethnic Studies Department at UH Mānoa; historian of Hawai`i and the Pacific; and a member of the Protect Kaho`olawe `Ohana.

On Thursday, April 4, 2013, an island-wide workshop provided an opportunity for the community to indicate areas for potential development. The workshop was attended by 60 people, including a

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large group from Pūlama Lāna`i and their consultants. Pūlama Lāna`i displayed their first version of conceptual plans for future development areas. Groups of residents designed three other conceptual plans that expanded on the ideas in the Pūlama Lāna`i conceptual plans. A volunteer from each group reported the ideas to the larger group. They also responded to surveys on trail use and recreational preferences for different locations.

On Saturday, April 6, 2013, a Lāna`i City workshop provided displays and preference surveys for focus areas of Lāna`i City and was attended by 120 people. Focus areas were Dole Park, the baseyard, housing types, the proposed expansion area, and street design. Participants provided comments and expressed their preferences for potential uses of the different areas or the type of housing form desired by “dot voting” – placing dots next to items they supported.

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Appendix 2.1 Definition of Sustainability in Hawai`i

Section 226-2, HRS, sets forth the definition of sustainability as follows:

“Sustainability” means achieving the following:

- (1) Respect of culture, character, beauty, and history of the State’s island communities;
- (2) Striking a balance between economic, social, community, and environmental priorities; and
- (3) Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The updates to the County of Maui General Plan, which includes the Countywide Policy Plan, the Maui Island Plan, the Lāna`i Community (Island) Plan, the Moloka`i Community (Island) Plan, and the six Community Plans on Maui Island, embrace this concept of sustainability along with the guiding principles in the Hawai`i 2050 Sustainability Plan.

Appendix 2.2 Guiding Principles of Sustainability

Section 226-108, HRS, sets forth the following:

Sustainability. Priority guidelines and principles to promote sustainability shall include:

- (1) Encouraging balanced economic, social, community, and environmental priorities;
- (2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;
- (3) Promoting a diversified and dynamic economy;
- (4) Encouraging respect for the host culture;
- (5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
- (6) Considering the principles of the ahupua`a system; and
- (7) Emphasizing that everyone, including individuals, families, businesses, and government, has the responsibility for achieving a sustainable Hawai`i.

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Appendix 2.3 Climate Change Adaptation Priority Guidelines

Section 226-109, HRS, sets forth the following:

Climate change adaptation priority guidelines. Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:

- (1) Ensure that Hawai'i's people are educated, informed, and aware of the impacts climate change may have on their communities;
- (2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;
- (3) Invest in continued monitoring and research of Hawai'i's climate and the impacts of climate change on the State;
- (4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;
- (5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;
- (6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;
- (7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;
- (8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;
- (9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and
- (10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.

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Appendix 3.1 Ecosystem Services

Ecosystem Services is a term for the benefits humans receive from natural resources and processes. These services are grouped into four categories as shown below. Many of these ecosystem services are essential to human life and are provided free of cost. Examples of ecosystem services are often used to illustrate the value of natural processes and resources, such as forest regulation of air-quality. Calculation of financial values to replace ecosystem services ties economic benefit to environmental health. The categories below are adapted from the Millennium Ecosystem Assessment (2003), *Ecosystems and Human Well-being: A Framework for Assessment*, Island Press, Washington, D.C.:

Supporting Services

- Nutrient cycling
- Soil formation
- Primary production

Provisioning Services

- Food (crops, livestock, wild foods, etc.)
- Fiber (timber, cotton/hemp/silk, wood fuel)
- Genetic resources
- Biochemicals, natural medicine, pharmaceuticals
- Fresh water

Regulating Services

- Air-quality regulation
- Climate regulation (global, regional, local)
- Water regulation
- Erosion regulation
- Water purification and waste treatment
- Disease regulation
- Pest regulation
- Pollination
- Natural hazard regulation

Cultural Services

- Aesthetic values
- Spiritual and religious values
- Recreation and ecotourism

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Appendix 3.2 Lāna`i Forest and Watershed Partnership

The Lāna`i Forest and Watershed Partnership includes the following entities:

- Pūlama Lāna`i
- Hui Mālama Pono O Lāna`i
- Lāna`i Water Advisory Committee
- County of Maui Department of Water Supply
- Moloka`i – Lāna`i Soil and Water Conservation District
- State of Hawai`i Department of Land and Natural Resources
 - Division of Forestry and Wildlife
 - Commission on Water Resource Management
- The Nature Conservancy
- United States Department of Agriculture, Natural Resources Conservation Service
- United States Fish and Wildlife Service

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Appendix 5.1 Historic and Cultural Resources

The text below is a partial record of the implementing actions found on pages 47 and 48 of the 1998 Lāna`i Community Plan. The following is retained for historical purposes and does not have the force and effect of law.

1. Implement the Interpretive Master Plan for the island of Lāna`i.
2. Establish a Maunalei Historic Preserve.
3. Fund and establish a cultural and resources preservation program which would address the protection, preservation, and restoration needs of the following:
 - Historic cemeteries;
 - Keomuku Church and surrounding environs;
 - Hawaiian fishponds;
 - Stone trail at Naha;
 - Salt blocks and *pipi* chutes at Mānele;
 - Kaumālapa`u Village;
 - Old locomotive engine at Halepalaoa;
 - Train whistle at the top of the shop;
 - Old courthouse, police station building, and jail, used for World War II internment;
 - Old gymnasium;
 - Old bowling alley;
 - Old administration building;
 - Old theater;
 - First Hawaiian Bank building;
 - Bomb shelter at Maunalei;
 - Brackish water pond at Lōpā;
 - Boat shelter at Naha;
 - Old Lāna`i School flagpole at Cavendish Golf Course;
 - Hotel Lāna`i; and
 - Community flagpole.
4. Maintain the 8:00 p.m. siren.
5. Expand the community cemetery program.
6. Build and maintain interpretive trails at Kapiha`ā and Hulopo`e to provide residents and visitors educational opportunities about Hawaiian architecture, art, and social systems.
7. Stabilize the hillside at Luahiwa to protect petroglyphs from erosion. Consider the potential effects of increased foot-traffic on erosion in the vicinity of the petroglyphs before deciding to develop an interpretive trail or other access.
8. List significant historic properties and districts on the State and National Register of Historic Places including: 1) massive *heiau* complexes at Ka`enaiki, Lōpā, Kāhe`a, and Mānele; 2) village and

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petroglyph sites at Kapiha`ā, Ho`okio, Luahiwa, and Naha; 3) Lōpā Fishpond; and 4) plantation culture sites include the Keomuku Church, Lāna`i Gym, Lāna`i theater, former administration building, the Bloomfield Brown House, and Hotel Lāna`i.

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Appendix 9.1 Kō`ele Project District History

Kō`ele Project District History		
Year	Ordinance /Approval #	Comments
1985	Change in Zoning (CIZ)	Interim Urban to PD requirements include a resource study; maintenance of accurate records; plans for effluent use and desalinized water; conservation plan; legally binding covenants to limit water consumption; cooperative aquifer monitoring with USGS; 28-day periodic water reports; and a detailed demand study.
1986	1580	Established Kō`ele PD (468.3 acres).
1991	2066	Prohibits the use of potable water on all golf courses.
1992	2139	Increased Kō`ele PD from 468.3 to 618 acres; added a 332.4-acre golf course; deleted 201.5 acres of open space.
1992	Phase II PD	Requirements prior to Phase III approval include detailed monitoring plan for metering (common areas to be metered separately); dual system for the golf course to be submitted to DWS; approved xeriscape plan; and use of low-flow devices.
1995	2407	Amends ordinance for tract master plan requirements; limits density of development on slopes of various grades; use of recycled water for irrigation to be considered; no more than 60 percent of woodland to be cleared and cleared area should be open space; and retains minimum of 35 percent of tree canopy.
1996	2514	Sets conditions in which potable water may be utilized on golf course; requires a comprehensive plan to develop additional storage for the golf course; and requires a storage plan to include timeframe and implementation steps.
1996	2515	High-level water not to be used for irrigation except as defined; sets triggers and requirements to allow 30-day permits for potable water use; unanticipated events can be part of a trigger, but it is specified that drought does not meet the criteria for unanticipated event, nor does it warrant use of the high-level aquifer for golf course irrigation.
1996	2516	Enables golf course owner to apply for up to 27,000 GPD per fairway to supplement non-potable irrigation to establish new plantings; stipulates that only one fairway may be watered in this manner, and no more than four fairways per year to be watered this way; combined use of new fairway establishment and emergencies defined in Ordinance 2515 should not exceed a total of 250,000 GPD.

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2001	Resolution 01-146	Issues temporary permit for use of high-level water for re-grassing; requirements include bond repairs to WWTF facility; implement repairs to WWTF within one year; submit water storage master plan by March of 2002; install separate meter to monitor use of high-level water and coordinate with LWAC so that LWAC members can monitor/read it.
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Appendix 9.2 Comparison of Lāna`i Community Plan Designations and Corresponding County Zoning Districts

In lieu of repeating in detail the allowable land uses within the Lāna`i community plan area, this Appendix 9.2 sets forth each community plan land use designation and identifies the zoning district or districts that correspond to the designation. Unless specifically prohibited, the uses permitted by zoning and the standards applicable to the zoning district apply to the corresponding community plan designations.

LĀNA`I COMMUNITY PLAN DESIGNATIONS	DESCRIPTION	CORRESPONDING COUNTY ZONING DISTRICT
Agriculture	Indicates the development of areas for agricultural uses in accordance with the State's Agricultural Land Use District Standards.	Agricultural District.
Airport	Indicates the development of general and commercial aviation facilities.	Airport District.
Business Commercial	Indicates the development of business and commercial areas including retail stores, offices, entertainment enterprises, and other commercial services.	B-1 Neighborhood Business District; B-2 Community Business District; B-3 Central Business District; B-R Resort Commercial District; Country Town Business (B-CT) District; and Service Business Residential (SBR) District.
Conservation	Indicates lands designated Conservation District by the State Land Use Commission.	None.
Heavy Industrial	Indicates the development of major industrial operations with potentially noxious impacts from noise, airborne emissions, or liquid discharges.	M-2 Heavy Industrial District; and M-3 Restricted Industrial District.

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LĀNA`I COMMUNITY PLAN DESIGNATIONS	DESCRIPTION	CORRESPONDING COUNTY ZONING DISTRICT
Hotel	Indicates the development of transient accommodations and commercial uses intended to serve guests.	H-1 Hotel District; H-M Hotel District; H-2 Hotel District; and Hotel District.
Light Industrial	Indicates the development of warehousing, light assembly, service, and similar industrial operations.	M-1 Light Industrial District.
Mixed-Use Residential	Indicates the development of residential neighborhoods comprising primarily single-family and multi-family dwellings, but also including a mix of park, commercial, and public/quasi-public uses. Light industrial and heavy industrial uses are excluded.	<i>Implementing the Mixed-Use Residential designation requires a new zoning district be established in the Comprehensive Zoning Ordinance.</i>
Multi-Family	Indicates the development of apartments and condominiums having more than two dwellings.	Two-family (Duplex) District; A-1 Apartment District; and A-2 Apartment District.
Open Space	Indicates the areas that are inappropriate for intensive development because of environmental, physical, or scenic factors, including shoreline and landscape buffer areas, drainageways, view planes, flood plains, and tsunami-inundation areas.	OS-1 (Passive) Open Space District; and OS-2 (Active) Open Space District.
Park	Indicates the development of facilities for recreational use, including active and passive parks.	PK-1 Neighborhood Park District; PK-2 Community Park District; and PK-3 Regional Park District.
Park/Golf Course	Indicates the development of golf courses.	PK-4 Golf Course Park District.

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LĀNA`I COMMUNITY PLAN DESIGNATIONS	DESCRIPTION	CORRESPONDING COUNTY ZONING DISTRICT
Project District	Indicates the development of projects utilizing a variety of land uses and development standards that are unique to a particular project.	<i>Implementing the Project District designation requires uses and standards for a particular project district be established in the Comprehensive Zoning Ordinance. Lāna`i currently has two project districts: 1) the Lāna`i Project District I (Mānele) set forth in Chapter 19.70, MCC, and 2) the Lāna`i Project District 2 (Kō`ele) set forth in Chapter 19.71, MCC. Additional project districts may be developed over time.</i>
Public/Quasi-Public	Indicates the development of public facilities such as schools, libraries, fire and police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers.	P-1 Public/Quasi-Public District; and P-2 Public/Quasi-Public District.
Rural	Indicates the development of small farms intermixed with low-density single-family residential lots in accordance with the State's Rural Land Use District standards.	County Rural; RU-0.5 District; RU-1 District; RU-2 District; RU-5 District; and RU-10 District.
Single-Family	Indicates the development of single-family, duplex, and `ohana dwellings.	R-1 Residential District; R-2 Residential District; R-3 Residential District; R-0 Zero Lot Line Residential District; and Two-family (Duplex) District.

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Appendix 9.3 Historical Planning Standards

The text below is excerpted from page numbers 62 and 63 of the 1998 Lāna`i Community Plan. The following is retained for historical purposes and does not have the force and effect of law.

1. Land Use Standards:
 - a. Fifty percent of the 10-acre Light Industrial area above the Kaumālapa`u Quarry, identified as TMK 4-9-2:portion of 1, shall be sold in fee simple upon development.
 - b. Fifty percent of the 10-acre Light Industrial area at the Shuttle Station, identified as TMK 4-9-2:portion of 1, shall be sold in fee simple upon development.
 - c. Fifty percent of the 20-acre Heavy Industrial area at Miki Road, identified as TMK 4-9-2:portion of 1 and 50, shall be sold in fee simple upon development.
 - d. Fifty percent of the 3.4-acre Business/Commercial area at the Lāna`i City shop area, identified as TMK 4-9-5:portion of 90, shall be sold in fee simple upon development.
 - e. No trees shall be removed from the additional 1-acre Hotel area behind Hotel Lāna`i, identified as TMK 4-9-11: portion of 1, because of hotel or related use.