

LANA`I CPAC REVIEW – June & July 2013

<i>Meeting #</i>	<i>Eve 6-9 PM</i>	<i>Date</i>	<i>Topic</i>	<i>Materials e-mailed</i>	<i>Materials Mailed</i>	<i>Date(s) of relevant meeting summary</i>	<i>Location</i>
13	Wed	June 12	Ch 9 -Land Use Ch 11 -Housing Ch 1 - Introduction Ch 2 - Vision, I+O, Sustainability	Con't Con't 5-31 6-7	6-7 6-7	4-25, 5-8, 5-22 5-22 1-9 1-23	Senior Center
14	Thurs	June 13	Ch 3 -Environment, Natural Resources Ch 6 – Economic Development Ch 4 - Hazards	6-7 6-7 tbd	6-7 6-7	2-13 2-6 (1-24)	Senior Center
15	Thurs	June 20	Ch 5 - Historic Cultural & Scenic Resources Ch 7 – Infrastructure Ch 8 – Public Facilities			2-14 & 3-6 3-6	Community Center
16	Wed	June 26	Ch 9 – Land Use Ch 10 - Design			5-8, 5-22 4-25	Senior Center
17	Thurs	June 27	Ch 11 – Housing Ch 12 – Governance Ch 13- Implementation			5-8, 5-22 5-8, 5-22	Senior Center
18	TBD	TBD July 9,2,or 3	Complete review of all chapters				TBD

Note: Chapter review will move to next session if not completed on scheduled date.

1 | INTRODUCTION

2 The Lāna`i Community Plan 2013 Update is one of nine community plans that are being updated
3 as part of the Maui County General Plan 2030 process. This Plan reflects current and anticipated
4 future conditions on Lāna`i and advances planning goals, objectives, policies and implementation
5 considerations to guide decision-making and actions through the year 2025.

6
7 The Lāna`i Community Plan Update combines the existing plan with new topics and sections that
8 are required by Maui County Code 2.80B along with revisions to reflect the County of Maui 2030
9 General Plan Countywide Policy Plan. Over the past several years the County of Maui Planning
10 Department's Long Range Division has met and worked with the Lāna`i community,
11 stakeholders, agencies, (note: *future-* the Lāna`i Community Plan Advisory Committee, the
12 Lāna`i Planning Commission, and the Maui County Council) to update the Lāna`i Community
13 Plan.

14
15 This chapter provides the Community Plan's role in Maui County's General Plan process, an
16 overview of the update process, a general description of the planning area and a brief overview of
17 Lāna`i history. This chapter concludes with a overview of the plan organization and chapter
18 topics.

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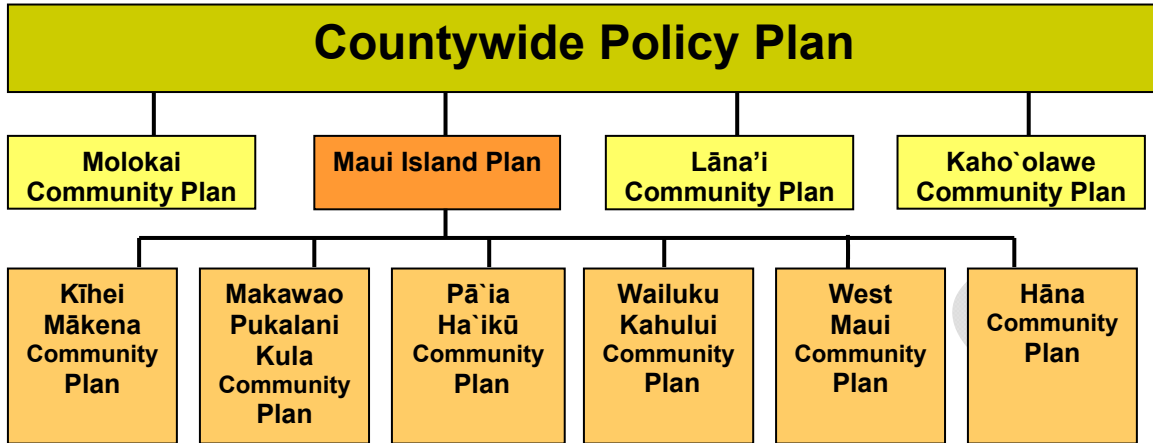
21 | THE ROLE OF THE LĀNA`I COMMUNITY PLAN IN THE MAUI COUNTY GENERAL PLAN

22
23 The County of Maui General Plan consists of three parts: (1) the Countywide Policy Plan, (2) the
24 Maui Island Plan, and (3) the nine Community Plans (Figure 1). The Maui County General Plan,
25 adopted in 1980 and updated in 1990, sets forth the long-term social, economic, environmental, and
26 land use needs of the County within goals, objectives, policies and actions. Currently, the County of
27 Maui General Plan is being updated with the Countywide Policy Plan adopted in 2010, the Maui
28 Island Plan adopted in 2012~~near completion~~, and community plans underway. The General Plan
29 supports the Hawai`i State Plan and interrelates with the State Functional Plans, which have not
30 been revised since the late 1990s. In 2011, the priority guidelines and principles to promote
31 sustainability from the Hawai`i 2050 Sustainability Plan were adopted as an amendment to the State
32 Plan.

33
34 The Lāna`i Community Plan was adopted by Ordinance No. 1306 in 1983, and updated in 1998 and
35 2013. It provides specific recommendations to address the goals, objectives and policies contained
36 in the Maui County Countywide Policy Plan, while recognizing the values and unique attributes of
37 Lāna`i. Implementation of the goals, objectives and policies contained in the Community Plan occurs
38 through specific actions in each Community Plan. Various processes – zoning, the capital
39 improvement program, and the County budget - implement the actions, as well as broader policy
40 recommendations.

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Figure 1. County of Maui General Plan Organization

THE 2013 LĀNA`I COMMUNITY PLAN UPDATE

The Maui County Code (MCC) was modified (2004-2010) to create new requirements within MCC Chapter 2.80B – General Plan and Community Plans. Section 2.80B.070 provides the specifics for the community planning process, including that the plans shall implement the Countywide Policy Plan’s vision, principles, goals, and policies from the following core themes:

- Protect the Natural Environment
- Preserve Local Cultures and Traditions
- Improve Education
- Strengthen Social and Healthcare Services
- Promote Sustainable Land Use and Growth
- Expand Housing Opportunities for Residents
- Strengthen the Local Economy
- Improve Parks and Public Facilities
- Diversify Transportation Options
- Improve Physical Infrastructure Management
- Strive for Good Governance

Another significant change with MCC 2.80B is the implementation requirements that identify priorities, timelines, estimated costs, and the County department accountable for the completion. Specific milestones to measure progress in the implementation will be in the updated community plan. New elements required by 2.80B include:

- 1) A statement of the social, economic, and environmental effects of development,
- 2) The desired sequence, patterns, and characteristics of future development,

- 3) A statement of urban and rural design principles and objectives,
- 4) A list of scenic sites and resources,
- 5) A description of a projected multi-modal transportation system,
- 6) A statement of desired population density including visitors and residents, and
- 7) A list of streetscape and landscaping principles and desired improvements.

In addition, several technical studies and issue papers were used by the Planning Department and Community Plan Advisory Committee to understand future conditions and needs:

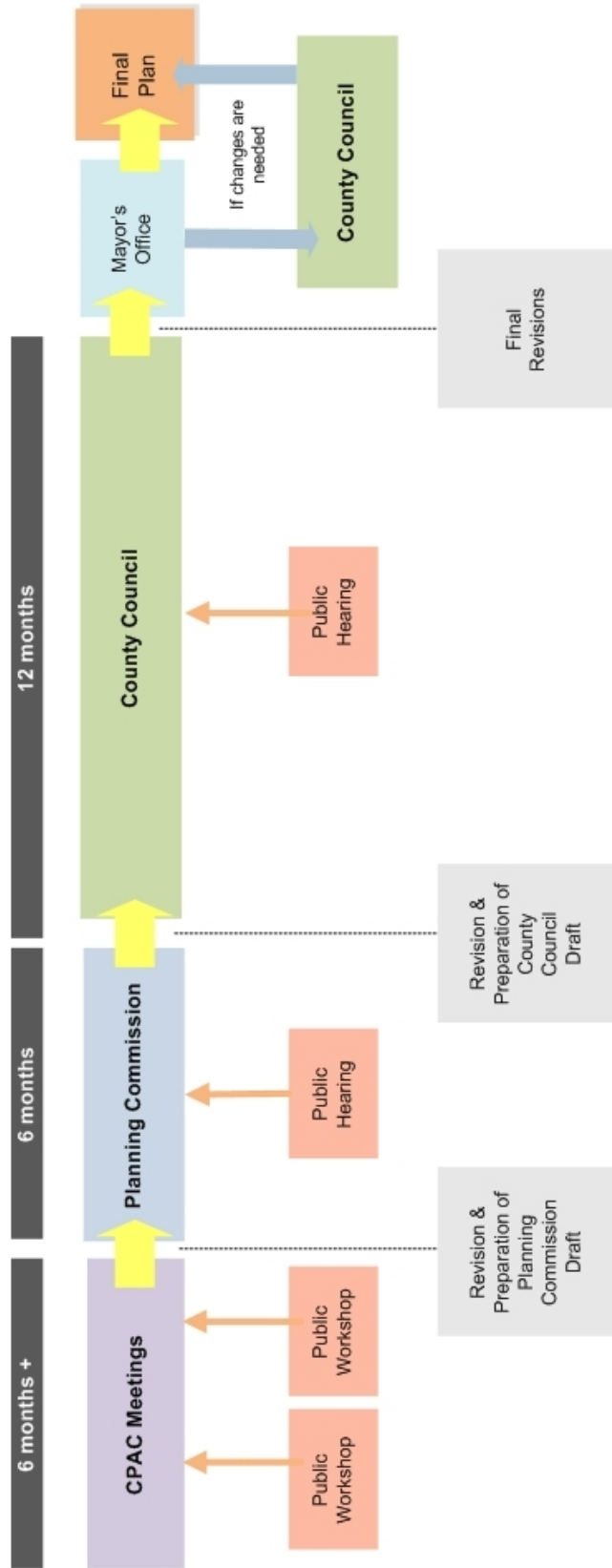
- The *Final Public Facilities Assessment Update County of Maui*. (March 2007) identifies public facilities and services (e.g., schools, parks, police and fire protection, hospital, and solid waste disposal services) issues and opportunities in high-growth community plan regions.
- The *County of Maui Infrastructure Update Assessment* (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 draft-2014) 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.

MCC 2.80B also specifies a process to establish the Community Plan Advisory Committee (CPAC) and the update process. The CPAC is composed of thirteen members appointed by the County Council and the Mayor. Over a 180 day period the CPAC will conduct meetings and workshops that encourage public participation in the Lāna`i Community Plan update.

Following the 180-day CPAC process, the CPAC's recommendations are submitted to the Planning Department. The Planning Department prepares the revised Community Plan, based on the work of the CPAC. The revised Community Plan is forwarded to the Lāna`i Planning Commission (6 months) for public hearing and review, and then sent to the County Council (up to one year) for further review and adoption by ordinance. This process is summarized graphically in Figure 2-~~(in~~ binder for now).

Lāna`i Community Plan Update

Figure 2: Generalized Planning Process & Schedule



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1 **COMMUNITY ENGAGEMENT**

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3 The Planning Department's Long Range Division conducted ~~four~~^{two} community engagement
4 events to hear directly from residents what their ideas and concerns are. An open house ~~was~~
5 ~~held~~ on Saturday, August 7, 2010, ~~and~~ was attended by 42 Lāna`i residents. The ~~purpose of the~~
6 open house ~~was to~~ initiated discussion about critical issues from the community viewpoint that
7 should be addressed in the Lāna`i Community Plan Update. The event explored options for future
8 land use, housing, transportation, infrastructure development, historic, cultural, and natural
9 resources, as well as community design possibilities. Five interactive stations, with information,
10 maps, and note gathering, focused on key issues, problems, opportunities, and potential
11 solutions.
12

13 On Thursday, April 7, 2011 a second community meeting was held in the evening at the Lāna`i
14 Community Center and attended by 40 Lāna`i residents. A panel of four individuals, Colbert
15 Matsumoto, Bob Agres, Davianna McGregor, and Alan Fujimori (see Appendix X), offered their
16 perspectives on the island's future to start a discussion on ideas and strategies. Various ideas for
17 economic diversification formed the central theme. The community added their ideas and asked
18 questions of the panel members.
19

20 On Thursday, April 4, 2013 an Island-wide Workshop provided an opportunity for the community
21 to indicate areas for potential development and was attended by 64 people. The residents
22 conceptual plans were based on the conceptual designs displayed by consultants to the new
23 landowner and Lana'i Resorts. Groups of residents drew three conceptual plans and a volunteer
24 from each group reported the ideas to the larger group. They also responded to surveys on trail
25 use and recreational preferences for different locations.
26

27 On Saturday, April 6, 2013 a Lana'i City Workshop provided displays and preference surveys for
28 sub-areas of Lana'i City and was attended by 120 people. Focus areas were Dole Park, the
29 base-yard, housing types, the proposed expansion area, and street design. Participants provided
30 comments and dot-voted their preferences for potential uses of the different areas or the type of
31 housing form they would like to see built.
32

33
34 **OVERVIEW OF LĀNA`I COMMUNITY PLAN AREA**

35
36 Lāna`i is one of four islands of the County of Maui (Figure 3 – **map under revision**). Lāna`i is the
37 driest of the inhabited Main Hawaiian Islands, with less than ten inches of rain along the lowland
38 coasts and 30 to 40 inches above the 2,000-foot elevation. Strong trade winds funneled between
39 Maui and Molokai increase evaporation and soil erosion on the west side of Lāna`i.
40

FAST FACTS ABOUT LĀNA`Ī

PHYSICAL FEATURES:

- Area - 140.5 square miles
- Sixth largest of Main Hawaiian Islands, smallest publicly accessible inhabited island
- Highest Elevation – Mount Lāna`ihale at 3,366 feet.
- Kalohi Channel separates Molokai Island to the north
- `Au`au Channel separates Maui Island to the east

POPULATION / DEMOGRAPHICS (2010 Census):

- 2010 population 3102 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%.

EMPLOYMENT (2010 Census):

- 951 total primary jobs
- Five highest jobs by NAICS Industry Sector –Accommodation and food service: 574 jobs; Management of Companies and enterprises: 118 jobs; Arts, entertainment, and recreation: 55 jobs; Real estate and rental and leasing: 47 jobs; and Retail trade: 45 jobs.
- Jobs by earnings - \$1,250 per month or less: 88 jobs; \$1,251 to \$3,333 per month: 500 jobs; and more than \$3,333 per month: 363 jobs.
- Jobs by Worker Sex – Male: 497 jobs; Female: 454 jobs.

FLORA AND FAUNA

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

1 | Lāna`i formed as a broad shield volcano and has a remnant crater, the Pālāwai Basin, -and crater
2 | rim that forms—the over 3000 foot high ridge line covered by the wet forest of Lāna`i hale. Lāna`i
3 | City, the Lodge at Kō`ele , and the former pineapple agricultural lands, are located within the
4 | Pālāwai Basin.

6 | To the northeast is the Kanepu`u Preserve Natural Area, a dryland forest, and Keahiakawelo,
7 | barren lands that contain the Garden of the Gods rock formations. The south coast has Mānele
8 | and Hulopoe Bays and the Mānele Resort. Just to the east is Kaunolu with ruins of King
9 | Kamehameha’s fishing retreat. The north, or windward coast, is sparsely populated and has
10 | remnants of the Maunalei Sugar Company at Keōmoku and a former resort at Shiprock Beach.

13 | **LĀNA`I HISTORY SUMMARY**

15 | The history of Lāna`i is rich and diverse, encompassing near 800 years of Hawaiian habitation,
16 | followed by a century of ranching, a brief sugar venture, and seven decades of pineapple
17 | plantation history.

19 | Prior to human arrival the mountain ridge was wet forest and the lowlands were covered by dryland
20 | forests and native grasslands. Early Hawaiians came across the channels from Maui and Molokai’s
21 | earlier Polynesian settlements. Charcoal layers indicate that they most likely cleared lowland forests
22 | with fire for agriculture areas and building sites¹. Settlements were along the coasts or up the few
23 | stream valleys with intermittent water. The largest villages were along the windward Keōmoku
24 | coast and the perennial Maunalei River valley. Abundant ocean resources, combined with upland
25 | taro fields, provided food for hundreds of years.

27 | Individual islands were governed by chiefs and family elders during the early years of settlement.
28 | Later, the population grew and spread inland and the governance system changed to
29 | representatives, respected practitioners and elders, from each ahupua`a (natural resource land
30 | division) who participated in a moku (district council). The system was feudal, with an island head
31 | chief, and lesser chiefs who oversaw workers within the ahupua`a. From 1795 to 1810, the
32 | warrior chief Kamehameha, from Hawai`i Island, led wars until the individual chiefdoms
33 | subjugated and unified into the Kingdom of Hawai`i, a monarchy with Kamehameha as the first
34 | king. King Kamehameha established his capitol across the channel at Lahaina and established a
35 | favorite fishing site on Lāna`i.

37 | Western settlement on Lāna`i was initiated by Walter M. Gibson, who acquired most of the island in
38 | the 1800s. Gibson initially established a Mormon colony in the Pālāwai and Kō`ele areas and, for a
39 | short period, a penal colony for woman (1830 to 1848) was located in the barren northwest point
40 | of Ka`ena. Later Gibson acquired most of the island for ranching and introduced large numbers of

41 |
42 |
43 | 1. Kumu Pono Associates, 2011.

1 goats, sheep, and cattle (ungulates) that later became wild (feral). Rapid population growth of feral
2 ungulates caused extensive damage to the remaining forests and native vegetation during the mid-
3 1800s to early 1900s. Queen Lili'uokalani established the Bureau of Agriculture and Forestry in
4 January 1893 to protect forests that were rapidly being lost².
5

6 The first plantation on Lāna'i was a sugar mill started by Walter Murray Gibson's daughter, Talula,
7 and his son-in-law Frederick Hayselden that lasted only about three years (1899 to 1901) and
8 was based out of the Maunalei-Keōmoku and Kahalepalaoa vicinity on the windward side of the
9 island. The Maunalei Sugar Company developed communities along the coast, brought over
10 laborers from Japan, built a narrow gauge railroad, constructed a wharf and planted sugar cane
11 irrigated by water from Maunalei Valley.
12

13 By the early 1900s state agencies and conservationists called for eradication of goats to protect the
14 wet forest that was recognized as crucial to protecting Lāna'i's limited water supply. George Munro,
15 a conservationist and ranch manager, worked fervently on eradicating the goats but also introduced
16 another ungulate, axis deer, from Japan. Munro fenced off a large area of lowland dryland forest in
17 1911 saving one of the largest areas of dryland forest in Hawai'i. Eventually, goats were eradicated
18 through intensive hunting and a clause in the property deed that called for their removal.
19 Domesticated sheep were ranches and later replaced by cattle.
20

21 In the early 1920s, James Dole purchased the island and established the Hawaiian Pineapple
22 Company. By 1922 the groundwork for pineapple cultivation began and a new city of 40 buildings,
23 laid out on a grid with Dole Park - a central town square. Lāna'i City was completed within two
24 years to accommodate many new plantation workers, as well as and some workers who had
25 arrived earlier to work at the Maunalei Sugar Company and stayed. Dole also built the
26 Kaumalapa'u Harbor and water system. Immigrants came from Japan, China, Korea, Portugal,
27 Philippines and other countries, and many of their descendants form today's population. Cattle
28 ranching was soon phased out as the pineapple fields expanded over 20,000 acres and became
29 the largest pineapple operation in the world.
30

31 Dole Plantation merged with Castle & Cooke in 1961 and in 1985 David Murdock bought Castle &
32 Cooke, acquiring 98 percent of the island. With increasing competition overseas and declining
33 profitability for pineapple, Lāna'i's economy shifted from agricultural-based to tourism-based.
34 The Lodge at Kō'ele opened in 1990 and the Mānele Bay Hotel in 1991. After seventy years, the
35 pineapple operations ended in 1992.
36

37 The effects of the island's previous businesses and decisions continue to be seen today. Agricultural
38 operations required an extensive amount of clearing, the use of pesticides and fertilizers, and the
39 widespread use of black plastic as a weed block. Feral ungulates caused continual loss of forest
40 cover that ultimately resulted in a decreased aquifer recharge rate. In 1995, the State Commission
41

42 2. Pau, 2008: Burney and Burney, 2003.

1 on Water Resource Management modeled the groundwater system of Lānaʻi and predicted that
2 reduction of forest cover would affect ground water levels drastically.

3
4 Many Lānaʻi residents made the shift from plantation agriculture employment to work in the visitor
5 industry. Lānaʻi City today is the last intact plantation-era town in Hawaiʻi. In June 2012, Larry
6 Ellison, CEO of Oracle Corporation, purchased most of Murdock’s holdings on Lānaʻi . Since the
7 purchase, the management unit has been re-named Lānaʻi Resorts, LLC.

10 PLAN ORGANIZATION

11
12 Lānaʻi Community Plan 2013 Update is organized into thirteen chapters and an appendixes
13 section with maps and background materials. This chapter is followed by Chapter 2 – an
14 overview ~~The~~ of Lānaʻi ’s future – the vision, issues and opportunities, what is needed to sustain
15 the resources, quality of life, and economy into the future, and what level of growth might be
16 expected given current, and projected future, population and demographics.

17
18 **Chapters 3-13** incorporate the elements required by MCC 2.80B into the 1998 Lānaʻi
19 Community Plan. Each chapter provides background, existing conditions, issues and strategies
20 to address them, and goals, policies and actions. Chapters 3-5 cover the environment and the
21 natural, cultural, and historic resources, as well as hazard mitigation to protect these resources
22 and the community.

23
24 **Chapter 6** – Economic Development discusses the reliance on a single industry – luxury tourism,
25 and the strategies to diversify the economy. This chapter is based on the extensive technical
26 report and the two community engagement meetings.

27
28 **Chapters 7 and 8** discuss the existing and future needs for infrastructure, utilities, and public
29 facilities and services. Traditional ~~Ce~~ county services and capital improvement projects, such as
30 transportation, energy, or water supply are essential for supporting the economy.

31
32 **Chapters 9 through 11** – Land Use, Urban Design, and Housing provide the policies and actions
33 that will shape the future location and form of development. The Housing chapter looks at
34 specific housing needs, such as low-income and aging-in-place, to provide a variety of housing
35 options for a diverse community.

36
37 **Chapter 12 and 13** discuss Governance and Implementation. The chapter on governance looks
38 at the current system and what changes in the system and function of governance are needed to
39 guide the community toward a sustainable future. Actions from previous chapters are listed in the
40 Implementation chapter in priority order, with cost estimates, timelines, and implementing agency.
41 This table will facilitate funding decisions during the county budget process.

Lāna`i Community Plan
CPAC Draft Review Checklist
CHAPTER 1 - Introduction
12 June 2013

INSTRUCTIONS

CPAC members should read the revised chapter before the meeting and use this checklist to help organize their feedback at the CPAC meeting on ***JUNE 12, 2013***

Please review the chapter for both substantive changes (ie. the intent of a policy) as well as non-substantive changes (grammar, spelling, specific wording etc). Please be prepared and bring specific language to discuss at the meeting: you can use the form below to write down your comments and ideas.

SPECIAL NOTES

- Page 1-7 through 1-9 Lana`i history. This is a summary of the 1998 long version with some edits and additions.
 - ***Decision required:*** Include a more substantive version of history as an appendix ?

INCOMPLETE SECTIONS

- Page 1-5, line 37: Figure 3 will be a map that shows the island of Lāna`i in relation to neighboring islands. Production – by end of June.
- Page 1-9, line 42: mentions that the implementation chapter will have cost estimate, etc. These will not be produced until the action list is completed by the Lana`i Planning Commission or at the County Council stage in the process.

REVIEW SUBSTANTIVE CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>

REVIEW SUBSTANTIVE CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>

YOUR COMMENTS

Please note line and page numbers for all comments.

<i>Page/Line #</i>	<i>Comment</i>

1 | **2 A | ~~VISION STATEMENT~~**

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7 | **~~THIS SECTION WILL BE DEVELOPED AND CREATED~~**
8 | **~~WITH THE COMMUNITY PLAN ADVISORY COMMITTEE~~**

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13 | **~~Note from the Planning Department:~~**

- 14
15 | ~~•The 1998 Lāna`i Community Plan currently does not have a Vision Statement.~~
- 16
17 | ~~•The Planning Department has chosen to not write a vision statement for Lāna`i — instead the~~
18 | ~~Community Planning team will work with the Lāna`i Community Plan Advisory Committee~~
19 | ~~(CPAC) to create a Vision Statement.~~
- 20
21 | ~~•A Vision Statement should represent the collective aspirations of the community and should be~~
22 | ~~developed through extensive community input.~~
- 23
24 | ~~•FYI: The County's Molokai Community Plan (2001) does have a Vision Statement — which was~~
25 | ~~expanded upon in the *Future of a Hawaiian Island: towards a Sustainable Molokai* (2008).~~

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29
30 | ~~*“A vision is like a lighthouse, which illuminates rather than limits, giving direction rather than a*~~
31 | ~~*destination.”*~~
32 | ~~*(James J. Mapes, Foresight First)*~~

CREATING A COMMUNITY VISION STATEMENT

Vision

~~The first step in effectively planning locally is to develop a compelling vision. The vision should be concise and clear, not only detailing what the town wants to become at a quantitative level (size, demographic, etc.), but also what it will look like. The vision should take into account the 3 “C’s” of community—Community Values, Community Culture and Community Identity. Finally, it should consider how to maximize environmental and economic assets and how to emphasize a unique sense of place.~~

~~John Willbanks “What’s to become of Small Towns?”—Planetizen—June 28, 2012~~

What is a Community Vision Statement?

~~A community Vision is an image of a community’s future. It expresses what is important to the community and why, articulates and describes a desired outcome/state of being, and describes the major steps/strategies that are required to get to the desired future.~~

A Community Vision:

- ~~•Communicates a sense of purpose~~
- ~~•Expresses what is important and why~~
- ~~•Focuses on the future~~
- ~~•Reflects the shared values of the community~~

Ingredients of a Vision Statement:

- ~~•Positive, present tense language~~
- ~~•Qualities that provided the reader with a feeling for the community’s uniqueness~~
- ~~•Inclusiveness of the area’s diverse population~~
- ~~•A depiction of the highest standards of excellence and achievement~~
- ~~•A focus on people and the quality of life~~
- ~~•A stated time period~~

1 **LĀNA`I – 2012 – VISION**

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5 **OUTLINE**

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8 **WHO WE ARE:**

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12 **OUR VISION FOR THE FUTURE OF LĀNA`I:**

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16 **HOW WILL WE GET THERE:**

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20 **Sub-sections**

21 **ENVIRONMENT:**

22 **CULTURE/HISTORY:**

23 **ECONOMIC DEVELOPMENT:**

24 **AGRICULTURE:**

25 **TOURISM:**

26 **INFRASTRUCTURE:**

27 **LAND-USE:**

28 **URBAN DESIGN:**

29 **PUBLIC FACILITIES AND SERVICES:**

30 **EDUCATION:**

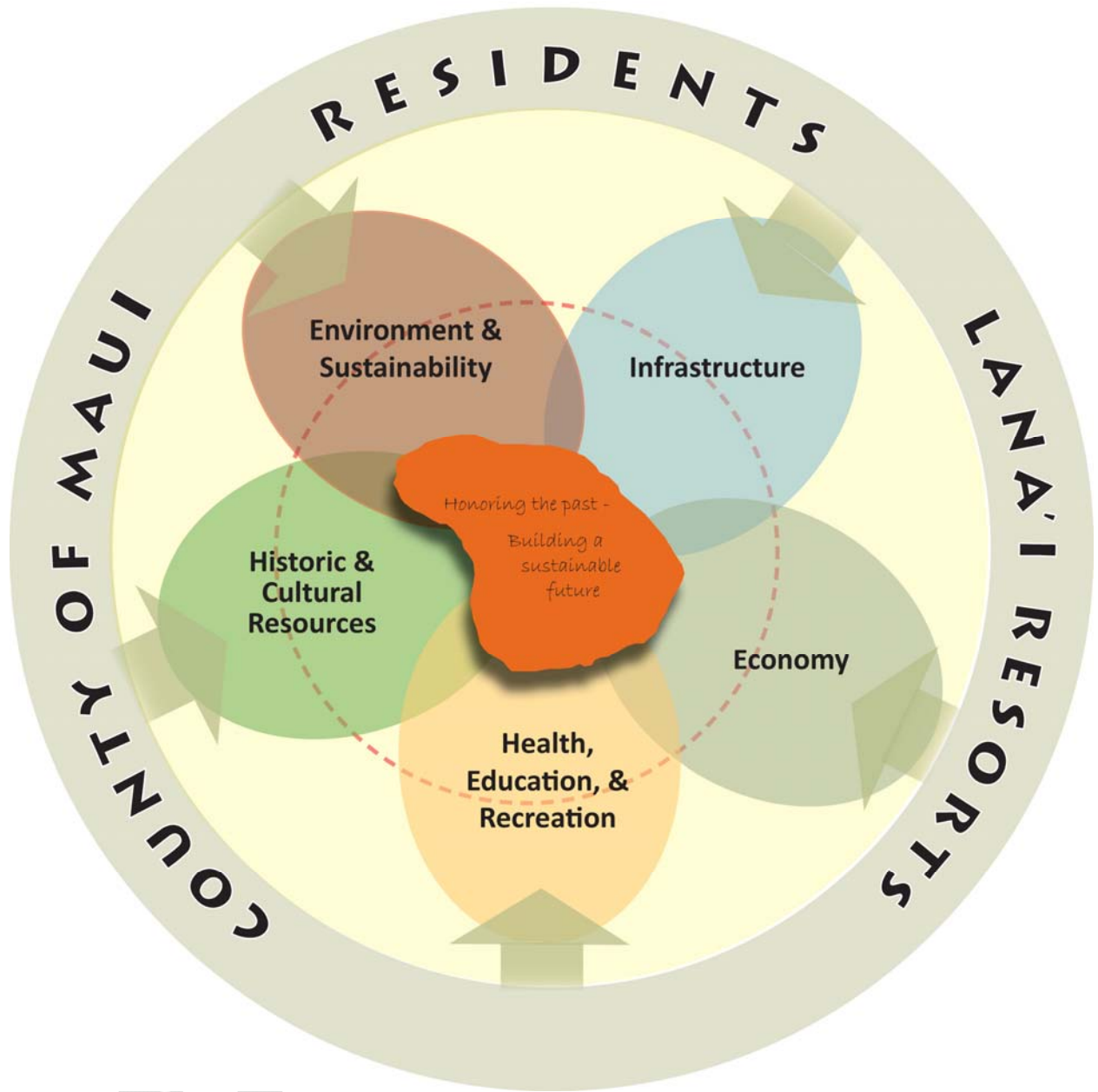
31 **GOVERNANCE:**

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34 **2 A | VISION AND GUIDING PRINCIPLES**

35
36 *We are Lāna`i – people who care. Lāna`i was and is the Pineapple Island: while the plantations are*
37 *gone, the Pineapple remains the symbol of hospitality and warmth. We cherish our sense of ohana, in*
38 *which people know each other, share, sacrifice, and take care of each other. We deeply value our rural*
39 *lifestyle of being close to the land, a life spent outdoors. It is the history of our land and people that*
40 *makes Lana`i different from other places. We honor and take care of our kupuna and nurture our children*
41 *in a safe and peaceful place and we value, cherish and protect our environment and natural resources¹.*
42 *This is the way Hawai`i used to be and it is our hope for the future.*

1
2 We offer the following as guiding principles and goals for the future of the island:

- 3
- 4 • Diversify the economy to provide opportunities and resiliency through time.
- 5 • Provide opportunities for the island's keiki to live and work on Lana'i.
- 6 • **Malama Aina:** *protect* and restore the environment.
- 7 • Protect our water and provide efficient, effective, and environmentally sound infrastructure and
- 8 services.
- 9 • Preserve the historic character of Lana`I City and honor the Hawaiian culture through
- 10 preservation of cultural sites.
- 11 • Maintain the rural lifestyle with its slower pace, open space, and connection to the natural
- 12 environment.
- 13 • Ensure a healthy community that is supported by a full array of health care services for all
- 14 members of the community.
- 15 • Expand educational opportunities to nurture children and inspire adults.
- 16 • Provide a variety of social and recreational facilities and opportunities for all ages.
- 17 • Preserve the subsistence lifestyle through traditional access for gathering, hunting, and fishing.
- 18 • Establish trust to create a collaborative and respectful relationship between the community and
- 19 Lana`i Resorts LLC.
- 20 —Establish Lana`i as a model sustainable island – known for its bold integration of innovative green
- 21 technologies into a traditional rural island community.
- 22
- 23



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2 **2 B | PROBLEMS AND OPPORTUNITIES**

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4 **INTRODUCTION**

5 The identification of major problems and opportunities is required by Maui County Code
 6 2.80B. This description is based, in part, on the 1998 Community Plan, which, in turn,
 7 was based on the formulation developed by the 1993 Citizen’s Advisory Committee.
 8 Issues have ~~not only~~ been updated to reflect current conditions, ~~and but also~~ new
 9 ~~pressing~~ problems and unique opportunities have been added.

10

11

12 **PROBLEMS**

13

14 **A. WATER AND THE FOREST ECO-SYSTEM**

15 Much of Lāna`i’s forest eco-system and water resources have been declining
 16 over the last century. Water and other natural resources on the island are
 17 vulnerable due to historical loss of forest cover and natural ecosystem
 18 functions as well as to the future effects of climate change. Lāna`i’s forest
 19 system is a fragile and vitally important resource because the island’s main
 20 aquifer relies, in part, on the ‘cloud forest’ for water recharge. Lāna`i’s
 21 dryland forest system has been significantly altered since ‘western’ contact.
 22 Ungulates (sheep, goats, deer) have, over the past 150 years, decimated
 23 and denuded the dryland forest, and invasive species have taken over and
 24 crowded out native species. Removal of invasive species and fencing the
 25 area off from feral ungulates is needed. The planting of the Cook Pines in
 26 the early 20th century helped to create a cloud forest, but now the cloud
 27 forest (on Lāna`ihale) is in need of replanting.

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29

30 **B. LIMITED HEALTH CARE AND SOCIAL SERVICES**

31 There is a need for increased health care and social services for special
 32 populations. There is a shortage of in-home care services, hospice and
 33 nursing facilities for the elderly, something that will likely continue as the
 34 number of older residents increases. There is much concern within the
 35 Lāna`i community about the need to address social issues such as alcohol
 36 and drug abuse and child and spousal abuse. To address these needs, a
 37 network of support services to help those families and individuals in crisis is
 38 needed. Meanwhile, youth on Lāna`i lack opportunities for job education and
 39 training, and have limited access to (organized) recreational and social
 40 activities – especially for young teenagers (11-15 age group). In addition,

1 recent immigrants are in need of support services to help them integrate into
2 Lāna`i's community.

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5 **C. LACK OF ECONOMIC DIVERSITY**

6 *A narrow economic base provides limited economic opportunities for*
7 *the island's residents.* Since the end demise of the pineapple plantation,
8 Lāna`i's economy has depended mainly on luxury tourism and resort home
9 construction. The recent 'Great Recession' of 2009 – 2011 significantly
10 reduced vacancy rates at the resorts and curtailed luxury resort home
11 construction, resulting in lower employment and some out-migration as
12 people left the island to find work. Limited employment opportunities are a
13 constraint to residents' ability to achieve a higher standard of living (1998).
14 Because Lāna`i relies on a single industry, the island is vulnerable to the
15 fragility of the luxury tourism and resort housing markets. The particularities
16 (i.e. the management structure) of luxury resort employment, and the boom
17 and bust cycles of home construction, provide little incentive for the youth of
18 the community to remain on - or return to - the island. A more diversified
19 economy would provide greater opportunities for Lāna`i residents to live and
20 thrive on the island.

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22
23 **D. PRESERVATION OF HISTORIC CHARACTER**

24 *The island's and Lāna`i City's historic and cultural resources give*
25 *Lāna`i its unique character but are threatened by incremental*
26 *demolition.* Lāna`i's historic and cultural resources are truly unique in the
27 state and the country. Lāna`i City is the state's *last* intact plantation town,
28 filled with houses and other structures that are not only part of the personal
29 histories of many families but also represent a significant chapter in the
30 history of Hawai`i. These structures also give the town its identity as well.
31 But the integrity of many of these structures in Lāna`i City is being eroded by
32 the demolition of contributing buildings and structures. As a result, it is
33 essential that the protection and restoration of the town's historic structures
34 are part of the town's future. The historic plantation town character of Lāna`i
35 City needs to be maintained through restoration, rehabilitation and
36 preservation of existing structures as well as through careful integration of
37 new structures. Furthermore, whole areas of the island's cultural resources
38 and landscapes could be significantly altered and transformed by the
39 development of 'Big Wind'.

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E. LIMITED HOUSING OPTIONS

The availability of affordable housing and the variety of housing types on the island is limited. While the housing ‘crisis’ eased somewhat during to the economic recession of 2008-2011, in 2013 with increased economic activity on Lana`i, there is a shortage of affordable housing options. New housing needs to be developed to meet the needs of working families as well as for the short term workers who are on island for contract work. In addition, there is a limited variety of housing types available. New housing choices are needed for singles, elderly, renters and first time home buyers. However, there is also a concern that inappropriate and insensitive new housing and development could negatively alter Lāna`i’s unique rural character. New development -- residential and commercial -- should respond to community needs while respecting and enhancing Lāna`i City’s rural plantation town character.

~~**A. Much of Lāna`i’s forest eco-system and water resources have been declining over the last century,**~~

~~Water and other natural resources on the island are vulnerable due to historical loss of forest cover and natural ecosystem functions as well as to the future effects of climate change. Lāna`i’s forest system is a fragile and vitally important resource because the island’s main aquifer relies, in part, on the ‘cloud forest’ for water recharge. Lāna`i’s dryland forest system has been significantly altered since ‘western’ contact. Ungulates (sheep, goats, deer) have, over the past 150 years, decimated and denuded the dryland forest, and invasive species have taken over and crowded out native species. Removal of invasive species and fencing the area off from feral ungulates is needed. The planting of the Cook Pines in the early 20th century helped to create a cloud forest, but now the cloud forest (on Lāna`ihale) is in need of replanting.~~

F. TRANSPORTATION LIMITATIONS AND COST

The island suffers from an extremely limited number of options for freight shipments and for personal transportation. As one of the smallest islands (and least populated, with the exception of Ni`ihau) in the most isolated island chain in the world, Lāna`i suffers from expensive transportation costs for freight, goods, and people. Limited freight transportation to the island – by sea barge and air freight -- contributes to high costs of groceries, fuel, and goods. Limited airline seats and flights, and ferry sailings – inhibits both the number of tourists who can visit the Island, as well as opportunities for residents to travel off-island. Increased

1 transportation services is seen by the island's community as providing
2 opportunities and improving efficiencies for small businesses.

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6 **G. AGING INFRASTRUCTURE**

7 ~~Many of Lāna`i's infrastructure systems are old, inadequate, and~~
8 ~~require extensive renovation or redevelopment to meet existing and~~
9 ~~future needs.~~ As Lāna`i City nears its centennial —~~its 100-year~~
10 ~~'anniversary'~~— since its founding in 1922, many of its infrastructure systems
11 are old and ~~need to be~~ repaired, replaced, and/or expanded. ~~For~~ ~~As~~
12 ~~an~~ example, the water transmission system (i.e. the pipes) ~~has leakage~~
13 ~~rates above industry standards.~~ ~~leaks in many places and~~ ~~the current~~
14 landfill is nearing capacity ~~— it is~~ (estimated to be full by 2020). A new landfill
15 site will be needed, or the island will have to start shipping solid waste off-
16 island. ~~A drainage master plan was prepared for Lāna`i City in 2006 but has~~
17 ~~not been implemented.~~ ~~There is no comprehensive stormwater plan in Lāna`i~~
18 ~~City is and many of its drainage swales have filled in with sediment.~~
19 Furthermore, there is a desire to create infrastructure systems that have
20 enough capacity and are designed ~~with the resiliency~~ ~~well enough~~ to face
21 the challenges of the next century. Electric ~~powerity and fuel is~~ are more
22 expensive on Lāna`i than other Hawaiian islands; ~~due to their reliance on~~
23 ~~petroleum.~~ ~~a~~As a result, many residents expressed a desire to develop ~~a~~
24 ~~range of~~ renewable sources of electricity and fuel.

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27 ~~There is much concern within the Lāna`i community about the need to~~
28 ~~address social issues such as alcohol and drug abuse and child and spousal~~
29 ~~abuse. To address these needs, a network of support services to help those~~
30 ~~families and individuals in crisis is needed.~~ ~~There also is a shortage of in-~~
31 ~~home care services, medical and nursing facilities for the elderly, something~~
32 ~~that will likely continue as the number of older residents increases.~~
33 ~~Meanwhile, youth on Lāna`i lack opportunities for job education and training,~~
34 ~~and have limited access to (organized) recreational, social activities and~~
35 ~~services. In addition, recent immigrants are in need of support services to~~
36 ~~help them integrate into Lāna`i's community.~~

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39 ~~While the housing 'crisis' has eased in the past five years due to the~~
40 ~~economic recession of 2008-2011, there is a limited variety of housing types.~~
41 ~~New housing choices are needed for singles, elderly, renters and first time~~
42 ~~home buyers.~~ ~~However, there is also a concern that inappropriate and~~
43 ~~insensitive new housing and development could negatively alter Lāna`i's~~

1 | ~~unique rural character. New development— residential and commercial—~~
2 | ~~should respond to community needs while respecting and enhancing Lāna`i~~
3 | ~~City's rural plantation town character.~~
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6 | **H. RELATIONSHIP WITH MAJOR LANDOWNER**

7 | The relationship between the island's landowner and the community
8 | has historically been difficult. One of the ~~common~~ issues identified
9 | through workshops and interviews ~~was~~ is the poor working relationship
10 | between residents and the island's previous owner ~~—~~ (Castle and Cooke
11 | Resorts ~~—~~ (CCR). Communication between CCR's Castle & Cooke Resorts
12 | management and community members was strained, resulting in an eroded
13 | sense of trust over the past decade. In part, this may have been due to the
14 | unusual nature of Lāna`i being a 'company town'. However, now that CCR
15 | holdings on the island have been sold to Lanai Resorts LLC, there is an
16 | opportunity to rebuild a more positive relationship between 'the Company'
17 | and the islands' residents. In addition, the relationship of the Lāna`i
18 | community to the County government is also unusual: Many government
19 | services and functions are based on Maui, which makes it difficult for Lāna`i
20 | residents to access. This gap makes it almost impossible for residents to
21 | participate in meetings and hearings on issues that directly affect the island
22 | when they are held on Maui.
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26 | **OPPORTUNITIES**

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29 | **A. MALAMA AINA: COMMUNITY ENVIRONMENTAL RESTORATION**

30 | There are ongoing programs to restore Lāna`i's watersheds which are
31 | essential to maintaining its water supply and natural resources.

32 | Environmental restoration is an opportunity for all residents and visitors to
33 | share common goals and objectives of preserving and protecting Lana`i's
34 | natural resources. ~~(1998)~~ The multiple benefits of conserving and restoring
35 | the forest ecosystem - aquifer (groundwater) recharge (for water supply),
36 | healthy habitats for fish and game, protection of native flora and fauna, and
37 | recreation – have been recognized and are valued by Lāna`ians. Residents,
38 | the Company, state agencies, and non-profit groups have accomplished
39 | initial forest restoration projects and are continuing these efforts. Additional
40 | community stewardship for forest restoration could engage groups such as
41 | youth, hunters, fishermen, and eco-tourists. Working together will not only
42 | help build ~~or restore~~ trust between different groups in the community, but will
43 | also accelerate restoration.

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B. WATER USE AND DEVELOPMENT PLAN

The county's Water Use and Development Plan provides a guide to how the island's water system can be improved. Water conservation actions identified in the *2011 Water Use and Development Plan*¹ provide specific measures individual citizens, 'the Company', landowner(s), and government agencies could reduce consumption and avoid potential over-pumping/withdrawal of the aquifer, prevent pollution, and reduce operational costs as well. Actions such as: allowing laundry to be hung outside to air-dry, re-using household greywater, and increasing recycling of water and wastewater are all relatively inexpensive and simple measures that could be implemented relatively quickly.

C. DESALINATION

The new landowner is exploring the option of developing a desalination plant that would create potable water out of brackish water. The plant is being proposed for the Manele area. Producing potable water through desalination would greatly decrease the potential of over-withdrawal of the high level aquifer and there could be adequate water supply for the re-introduction of substantial agricultural operations.

D. INTACT HISTORIC CHARACTER OF LANA`I CITY

The historic character and history of Lāna`i City is relatively intact and provides a solid foundation for the future. Lāna`i City is an idyllic small town with a unique sense of place due to it's historic character. The small town lifestyle, and sense of `ohana, draws ~~people back,~~ not only former residents but also visitors back time and again. The 'ohana' attitude which creates a supportive network of neighbors and residents is viewed by locals as an opportunity to facilitate problem solving which can benefit the greater community." (1998 plan) The intact historic character of Lāna`i City should be seen as an asset for both residents and visitors. It's attraction and ~~uniquenessty~~ could be strengthened by additional restoration and adaptive re-use of historic buildings and careful ~~integration/insertion~~ of new development. The urban design of Lāna`i City centralizes housing and commercial services; ~~a this development urban~~ form can be easily replicated and adapted to include additional forms of in-fill housing. Its rural character and sense of place could be maintained through the implementation of design guidelines. Historic resources and landscapes in other parts of the island – Keomoku, Garden of the Gods– could also be seen as assets, adding to the special character and sense of place that is unique to Lāna`i.

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E. NEW MAJOR LANDOWNER

Having a new landowner provides new opportunities to create a stronger relationship between the community and Lānaʻi Resorts LLC and to initiate a clear program for economic development. In June 2012 David Murdock, owner of Castle and Cook Resorts, announced that he was selling most of his holdings on Lānaʻi to Larry Ellison, CEO of Oracle Corporation. Ellison has created a new ownership/management entity - Lānaʻi Resorts LLC. Lanaʻi Resorts management have expressed their vision to the community and are interested in involving the community while preserving the islands precious resources. Lanai Resorts is ~~At this point in time, it appears that the ‘new company’ is~~ interested in new projects, new enterprises and new investment on the island. This is a great opportunity that could help to diversify the island’s economy, and implementdevelop a new vision for the future of Lānaʻi. There are benefits of having a single major property owner: it is possible to facilitate faster negotiations and decision making, and it could be easier to marshal resources to pursue new ventures.

1. Lanaʻi Island Water Use & Development Plan, Dept. of Water Supply, County of Maui, February 25, 2011 DWS Amended Draft

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2 **2 C | SUSTAINABILTY AND CLIMATE ADAPTATION**
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7 **A. INTRODUCTION**
8

9 While not required by MCC 2.80B, events in Hawai`i and elsewhere (Katrina, Superstorm
10 Sandy, the Tsunami and Earthquake in Japan) make it imperative to consider and deal
11 with the issues of sustainability and climate change in this long range plan for Lāna`i.
12

13 The intent of this 2012 update is to help establish a sustainable and resilient future for
14 Lāna`i. This update works with the County of Maui's **Community Wide Policy Plan**,
15 which was developed in 2005-2008 and approved by Maui County Council in March
16 2010. While the **Countywide Policy Plan** lays out broad goals and policies for the
17 County, the Lāna`i Community Plan develops more specific and detailed guidance and
18 articulates specific actions that are intended to serve the island for the next 10 years and
19 beyond.
20

21 Rather than establish a new, separate chapter, and distinct set of goals, objectives,
22 policies, and actions regarding sustainability and climate adaptation, the update to the
23 Lāna`i Community Plan integrates sustainability principles throughout the plan. This
24 section provides an introduction and brief guide to how sustainability and climate change
25 adaptation are woven into the fabric of the plan's update through a variety of policies and
26 actions throughout the various elements of the plan.
27
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29

30 **B. SUSTAINABILITY**
31

32 'Sustainability' has become a fundamental concept within comprehensive and community
33 planning over the past decade. It refers to the ability to address the needs of the present
34 without compromising the ability of the future to meet their own needs. It requires a need
35 to consider the long term environmental, social, cultural and economic costs of present
36 day actions.
37

38 Sustainability is a particularly important concept in a region as fragile and remote as the
39 Hawaiian Islands. In 2006-2008 the State of Hawai`i developed the first long range plan
40 for the State in 30 years - **Hawai`i 2050 Sustainability Plan (2008)**. The plan was
41 developed through extensive citizen participation and includes a definition of
42 sustainability for/in Hawai`i.

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Definition of Sustainability in Hawai'i
From *Hawai'i 2050 Sustainability Plan* (2008)

A Hawai'i that achieves the following:

- *Respects the culture, character, beauty and history of our state's island communities*
- *Strikes a balance between economic, social and community, and environmental priorities*
- *Meets the needs of the present without compromising the ability of future generations to meet their own needs*

The updates to the County of Maui's General Plan – which includes the Countywide Policy Plan, The Maui Island Plan, The Lana'i Community (Island) Plan, the Molokai Community Plan, and the Community Plans on Maui Island – embrace this concept of sustainability, along with the guiding principles in ***Hawai'i 2050***.

In 2011 the Hawai'i State legislature enacted into law State Bill 283, which established sustainability as a state priority by incorporating the Hawai'i 2050 Priority guidelines and principles into Chapter 226, the Hawai'i State Planning Act, of the Hawai'i Revised Statutes.

Guiding Principles of Sustainability – Hawai'i 2050
HRS 226-108

Priority guidelines and principles to promote sustainability shall include:

1. *We balance economic, social, community and environmental priorities.*
2. *We respect and live within the natural resources and limits of our islands.*
3. *We must achieve a diversified and dynamic economy.*
4. *We honor the host culture.*
5. *We make decisions based on meeting the present needs without compromising the needs of future generations.*
6. *The principles of the ahupua'a system guide our resource management decisions.*
7. *Everyone — individuals, families, communities, businesses and government — has a responsibility for achieving a sustainable Hawai'i*

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C. CLIMATE CHANGE ADAPTATION

Climate change, along with impending shortfalls in the supply of fossil fuels, will become increasingly serious before the middle of the 21st century, and will have profound impacts for societies all over the world, including for the Hawaiian Islands. Indeed, it is anticipated that island communities, around the world, will be affected most severely.

Climate change will profoundly affect not only Hawai'i's natural environment but also its communities. Lives and property will **also** be at risk. Major climate change effects expected for Hawai'i include: warmer temperatures; increases in heat-related deaths and illnesses; sea-level rise with resultant flooding, beach erosion, and damage to coastal property; sea surface temperature increase and ocean acidification with negative impacts to coastal and marine ecosystems; increased frequency and severity of storms, with increased vulnerability to storm damage; and increased drought with variable effects on stream flows and freshwater resources. These effects will adversely affect communities and sectors throughout Hawai'i, including the economy (agriculture, tourism, fisheries, trade), the built environment, historic and cultural resources, infrastructure systems, and the environment and natural resources.

While the precise timing and impact cannot be predicted, it is clear that significant climate adaptation measures will be needed very soon.. -The intensity of climate change impacts in Hawai'i can, to a significant degree, be mitigated. By taking action now, it is possible to reduce potential damage in the future.

In July 2012 the Hawai'i State legislature enacted into law State Bill 2745, which amended the Hawai'i State Planning Act, Chapter 226 HRS, by adding climate change adaptation priority guidelines.

HRS §226- Climate change adaptation priority guidelines.

(a) Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture, conservation lands, coastal and near shore marine areas, natural and cultural resources, education, energy, higher education, health, historic preservation, water resources, built environment (such as housing, recreation, transportation), and the economy:

- (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 non-governmental 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."*

1 **D. WORKING TOWARDS A SUSTAINABLE AND RESILIENT LĀNA`I**

2
3 The following lists the key strategies, (policies + actions) within the Lāna`i Community
4 Plan that are intended to establish Lāna`i as a sustainable and resilient island, one that
5 can adapt to a changing climate.
6

7
8 ***Protection, Management and Restoration of Natural Resources***

- 9
 - 10 ▪ Water: protect watershed recharge areas
 - 11 ▪ Protect and restore cloud forest to help increase fog drip
 - 12 ▪ Reduce destruction of forest by invasive animals and plants
 - 13 ▪ Improve shoreline water quality through storm~~surface~~-water management
 - 14 ▪ Increase public stewardship of natural resources

15 ***Renewable Energy***

- 16
 - 17 ▪ Increase the amount of electricity generated for Lana`i on island for the
18 island-by renewable sources (PV, Wind, Bio-Diesel, Bio-fuels, etc)
 - 19 ▪ Promote the use of electric vehicles – charged by renewable electricity
 - 20 ▪ Promote solar hot water heaters for residential users
 - 21 ▪ Explore options for bio-fuels and bio-diesel
 - 22 ▪ Explore waste-to-energy technologies using solid waste

23 ***Green Infrastructure***

- 24
 - 25 ▪ 100% of wastewater is re-cycled for irrigation
 - 26 ▪ Explore options for re-use of household greywater for garden irrigation
 - 27 ▪ Expand recycling program to reduce solid waste
 - 28 ▪ Stormwater management to improve water quality
 - 29 ▪ Develop replacement/replanting plan for Cook Island Pines
 - 30 ▪ Develop greenways/trails/bike/ped master plan

31 ***Climate Change – adaptation, management, and mitigation***

- 32
 - 33 ▪ Incremental adaptation of boat harbors due to sea level rise
 - 34 ▪ Manage and mitigate aquifer recharge as precipitation levels change
 - 35 ▪ Increase water conservation and re-use

36 ***Hazard mitigation***

- 37
 - 38 ▪ Relocate critical structures out of tsunami inundation zone
 - 39 ▪ Increase public awareness re: fire hazard

40 ***Food Security***

- 41
 - 42 ▪ Expand community garden
 - 43 ▪ Expand production of locally food grown ~~on island~~
 - Future farmers of America training in schools

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Sustainable growth and green building

- ~~Create overlay district for sensitive lands~~
- Direct growth to existing entitled land areas and
- Focus growth in areas with existing infrastructure

Diversified Housing for all stages and ages of life

- ~~Permit Allow/promote/permit~~ new housing types (such as ‘granny cottages’, ohana units, ~~for smaller lots~~, townhouses, seniors supportive housing, co-housing) for all stages and ages of life

Protection, Management and Restoration of Cultural and Historic Resources

- Protect archaeological sites along the Keomoku coast
- Protect Lāna`i City’s historically significant buildings and urban design
- Preserve and enhance scenic vistas

Economic Diversification

- Diversify Lāna`i’s economy by introducing new industries
- Diversify Lāna`i’s tourism sector
- Re-establish sustainable agriculture to Lāna`i
- Expand education and support services for small businesses and agriculture
- Expand sea and air transportation options for Lāna`i

Maintain and enhance sense of place

- Rural/country town roadway design standards for Lāna`i City
- Protect historic plantation town character of Lāna`i City
- Promote planting of drought tolerant and native plants

Education and Social Services for the 21st Century

- Expand primary care and emergency care on the island
- Expand in-home care, extended care and hospice facilities and services
- Increase college level education available on island
- Expand park facilities and re-open pool
- Improve the quality of the schools on Lāna`i
- Expand recreational opportunities for youth~~services for youth, elderly, immigrants~~
- Encourage major employers to provide child care services for workers
- English as a second language classes for immigrants
- Provide substance abuse counseling
- Provide services for families in crisis (shelters, etc)

Lana`i Community Plan
 CPAC Draft Review Checklist
 CHAPTER 2 – Lana`i’s Future
 12 June 2013

INSTRUCTIONS

CPAC members should read the revised chapter before the meeting and use this checklist to help organize their feedback at the CPAC meeting on **JUNE 12, 2013**
 Please review the chapter for both substantive changes (ie. the intent of a policy) as well as non-substantive changes (grammar, spelling, specific wording etc). Please be prepared and bring specific language to discuss at the meeting: you can use the form below to write down your comments and ideas.

SPECIAL NOTES

The Vision and Guiding Principles section was based on CPAC discussions on January 23, 24 as well as material that came out of prior community engagement work with HACBED. Please read carefully, and provide Planning Staff with directions to amend, change, add, edit the language -- have any of the special characteristics of

INCOMPLETE SECTIONS

- Please review the Issues and Opportunities Section for completeness: let Planning Staff know if you think there are significant Issues or Opportunities missing.
- Please review the Sustainability and Climate Change section: let Planning Staff know if you think there are significant sustainability or climate change strategies/actions or policies that are missing.

REVIEW SUBSTANTIVE CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>
2A	p. 2-3 L 34-41, p 2-4, L 1-24	Please review and consider whether the guiding principles provide clear direction for the future		
2B	p.2-6 to 2-12	Issues and Opportunities has been re-organized so that they appear in order of importance – as discussed by CPAC Jan 23 = 24. Please review language.		
2C	2-13 to 2-18	Not much substantive change in this section, except for adding additional items under Education section, p.2-18		

3 | ENVIRONMENT AND NATURAL RESOURCES

A. INTRODUCTION

Lānaʻi's native ecosystems have been significantly changed by clearing and degradation of the once extensive wet and dryland forests. Hoofed animals, initially as free-range and later feral (wild), critically damaged the forest understory and tree roots, eventually destroying large forest areas. "For example, a single pig can uproot an area the size of a football field in a week¹". Invasive plants became established on bare forest lands, resulting in increased erosion, native species loss, and reduced water recharge of the aquifer. Invasive animals and insects decimated native species, such as forest birds, and decreased bio-diversity creating a less resilient forest ecosystem.

Protection and restoration of Lānaʻi's forest ecosystems directly connect to ensuring water supply, and reducing erosion, surface water runoff, flooding and siltation of reefs and ocean waters. The forest ecosystem greatly influences many elements of Lānaʻi's community planning – natural resources, cultural, recreation, agriculture, tourism, infrastructure, and economic viability. Recent studies have determined values for services provided by forest ecosystems (see Appendix **Envir. XX**).

"A University of Hawaiʻi study examined the various services provided by Oʻahu's Koʻolau 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."²

Background

By the mid-1800s the damage to forests by feral ungulates (hoofed animals) was well known on Lānaʻi. In the early 1900s, state agencies, conservationists, and agricultural lobbyists called for eradication of feral goats to protect the wet forest and Lānaʻi's limited water supply. Goats were eventually eradicated, but other ungulates, axis deer and mouflon (European big horn) sheep, were introduced for hunting in the 1920s and mid-1950s, respectively.

Lānaʻi is the driest of the inhabited Main Hawaiian Islands. The island relies on the remaining native wet forest, and the thick fern understory, to capture moisture, or fog drip, from passing clouds to recharge the aquifer. In 1995, the State Commission on Water Resource Management modeled Lānaʻi's groundwater system and predicted that reduction of forest cover would drastically affect ground water levels. The model indicated that fog drip contributes ~50% of the island's fresh water in the central aquifer region³ and these findings are supported by recent studies by County of Maui Department of Water Supply and others.⁴

1. Anderson, S., et al., cite #78 in The Rain Follows the Forest, DLNR, State of Hawaiʻi, 2011, page 10.

2. DLNR, State of Hawaiʻi, The Rain Follows the Forest, 2011, page 4

3. Stokes, Darrell. Final EA Lānaʻi hale Forest Stewardship Plan, Lānaʻi Company, August 2000.

4. Lānaʻi Island Water Use & Development Plan, Dept of Water Supply, County of Maui, February 25, 2011 DWS Amended Draft.

Lānaʻi Community Plan - 2012 Update DRAFT with June 2013 Revisions

1 Existing Conditions

2
3 Lānaʻi retains the agricultural (52%) and small town (4%) land-use designations of its former
4 pineapple cultivation period combined with recent conservation (42%) land use designations. Only a
5 small percentage of the agricultural land use designation is in production. Two main forest
6 conservation areas protect the wet forest on the Lānaʻihale summit and Kanepuʻu, a large, significant
7 dryland forest. Most vegetation outside of Lānaʻihale or Kānepuʻu is non-native. Currently, 64 plant
8 species are listed as endangered, candidate, or species of concern, 70 plant species have
9 disappeared, and only one of eight forest bird species remains.⁵

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10
11 The Lānaʻihale cloud Forest Conservation Area has 3,588 acres with 2300 acres fenced, yet axis
12 deer and mouflon sheep are still within the fenced area. The dark night sky of Lānaʻi has helped to
13 retain a large colony of uʻau (Hawaiian petrel) that nest in the fern understory of Lānaʻi hale forest.
14 The highly invasive strawberry guava plant has become established and is choking out native forest
15 plants, including the fern understory used by the endangered uaʻu. In 2006, control efforts began for
16 strawberry guava and uaʻu predators, nonnative barn owl and feral cats.⁶ Soil loss, from 200 acres of
17 denuded land around Lānaʻihale, is estimated at upwards of 2,200 tons per year.⁷

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Deleted: Currently, 64 plant species are listed as endangered, candidate, or species of concern, 70 plant species have disappeared, and only one of eight forest bird species remains.⁵

18
19 The Kānepuʻu Preserve Natural Area is 590 acres of lowland olopuʻa/lama (native trees with cultural
20 importance) dryland forest. Early fencing in 1911 saved this forest from destruction by goats.
21 Recently the Nature Conservancy, in partnership with Castle & Cooke Resorts, replaced the fence
22 and developed a management plan for the 48 species of native plants. Many of these plants are out-
23 planted to establish new restoration areas. The Lānaʻi Watershed Partnership, currently inactive,
24 oversaw 20,000 acres of lowland mesic (moderate) and dry communities, including Lānaʻihale
25 acreage. Currently the Lanaʻi Native Species Recovery Program has been receiving Watershed
26 Partnership Program? (Watershed Assistance?) funds to carry out invasive weed control, fence
27 upgrading and fence maintenance. The focus is on fenced State DLNR Priority I and II areas⁸, but
28 future plans call for additional fencing, ungulate removal and native plant restoration. DLNR and US
29 Fish and Wildlife Service staff work to keep conservation action on-going.

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30
31 The entire island is in the Hawaiian Islands Humpback Whale National Marine Sanctuary. Two state
32 marine life conservation areas protect and manage ocean resources at Hulopoe Bay and Manele Small
33 Boat Harbor. Coastal reefs, fish, and mammal species are affected by excessive sediment and other
34 water quality pollutants, recreational over-use, and over-fishing. The Manele-Hulopoʻe Marine Life
35 Conservation District protects species associated with shallow coral reef, sandy beach, and rocky
36 habitats, and Hawaiian monk seals, green sea turtles, spinner dolphins, and other marine mammals. The
37 Manele Harbor Fishery Management Area sets limits on fish harvest and defines the season and area.

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39 ⁵ and 7. Stokes, Darrell. Final EA Lānaʻi hale Forest Stewardship Plan, Lānaʻi Company, August 2000.

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40 ⁶ OHA funds will help endangered seabird, Imada, Lee. Maui News, February 14, 2010.

41 ⁸ DLNR, State of Hawaiʻi, The Rain Follows the Forest, 2011, Map page 5.

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B. ISSUES AND STRATEGIES

Issue 1: Forest ecosystems are being lost through degradation.

Strategy 1: Increase public understanding and support of the importance of forest ecosystems and watersheds to both the environment and economy. Increase collaboration and stewardship to effectively implement actions. Build on existing stewardship efforts and increase programs for community groups, schools and individuals.

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Deleted: and build community support and involvement.

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Deleted: Forest protection and restoration are central components of the community plan that support many goals. Increase participation and collaboration to address threats, and develop actions, maps, and key messages. Build implementation capacity and on-going

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Issue 2: Invasive animal and plant species are causing enormous environmental and economic damage.

Strategy 2: Increase efforts for prevention, control, and eradication. Evaluate existing prevention policies to close loopholes, such as a lack of regulations for imported nursery plant materials, or effective game management. Increase public outreach to build support for funding inspectors, research, and control or eradication.

Deleted: Address other threats that weaken the ecosystem, such as fires, predators, diseases borne by invasive animals and insects, and imported plants. Diversify and increase native species in all planting projects.

Deleted: Non-point sources of pollution affect the biological, chemical, and physical condition of water or soil. Eroded sediment is transported by water and becomes a pollutant in excessive quantities

Deleted: , that enter the water system through non-point discharges into soil or water.

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Deleted: Assess pollutant hotspots and provide assistance or workshops to implement a variety of best management practices, particularly sediment control methods. Provide on-going education to change business and household practices.¶

Issue 3: Excessive eroded sediment from forests, agricultural lands, and development sites enters surface and ocean waters. In addition, households, business, and farm practices may contribute other pollutants, such as chemicals or fertilizers through discharges to soil or water.

Strategies 3: Develop a landowner/business toolbox of green infrastructure best management practices to intercept and reduce sediment, and other pollution sources, in surface water run-off and coastal waters.

1 C. GOAL, OBJECTIVES, POLICIES, AND ACTIONS

2
3
4 GOAL Lānaʻi's land and water environments and natural resources will be
5 enjoyed, valued, and respected by future generations.

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6
7 Objectives

- 8
9 • Increase fog drip by restoring the native forest around Lān'ihale.
- 10
11 • Reduce runoff by re-establishing ground cover in denuded areas
12 around the island.
- 13
14 • Increase infiltration for aquifer recharge.
- 15
16 • Reduce destruction of forests by invasive animal and plant species.
- 17
18 • Strengthen native forest ecosystems.
- 19
20 • Improve aquifer and marine water quality.
- 21
22 • Increase public stewardship of natural resources.

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23
24 Policies

- 25
26 1. Protect, preserve, restore and enhance Lānaʻi's existing forest ecosystem.
- 27
28 2. Protect existing, and potential, watershed recharge areas.
- 29
30 3. Protect and restore biodiversity, native habitats, and native plant and animal
31 species, through conservation, land management, education and control importation
32 of invasive species.
- 33
34 4. Recognize and support agricultural, forestry and game management as key
35 elements in maintaining, preserving and protecting Lānaʻi's land, water and marine
36 resources.
- 37
38 5. Protect, and where appropriate, restore Lānaʻi's coastal resources and water quality
39 through green infrastructure best management practices for surface water
40 management.
- 41
42 6. Support the Marine Life Conservation District at Manele/Hulopoe Bays.
- 43
44 7. Support maintaining and expanding the existing boundaries of the Kānepu'u Dryland
45 Forest.
- 46
47 8. Support a system of floating preserves (adaptable areas of protection) as a means of
48 managing nearshore coastal resources.

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Deleted: <#>Protect and enhance the island's native plant and animal species by prohibiting the importation of alien species (1998 Plan policy # 10.)¶

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Deleted: (1998 Plan action # 4).

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3 Environment and Natural Resources				
No.	Action	Policy #	Lead County Agency	Partners
3.01 (+3.08)	Map primary water recharge areas for highest protection and restoration effort. <u>Map secondary water recharge areas that may be susceptible to pollutant infiltration.</u>	2	Dept of Planning	Lānaʻi Resorts, or assigns ⁹ USGS
3.02 (+3.06)	Protect and restore both wet and dryland forests. <ul style="list-style-type: none"> • <u>Develop specific actions, baseline survey maps, and key messages.</u> • <u>Increase implementation capacity and on-going stewardship.</u> • <u>Conduct or coordinate public education and involvement events to increase community stewardship.</u> • <u>Install interpretive signage.</u> • <u>Educate shipping companies on invasive species</u> • <u>Develop native tree planting program and establish nursery.</u> • <u>Re-establish Forest and Watershed Partnership.</u> 	1.3	Environmental Coordinator	DLNR Lānaʻi Resorts Community Groups Office of Economic Development Maui Nui Seabird Recovery Project's Lanaʻi Native Species Recovery Program and other non-profit groups State Department of Education Lanaʻi Forest and Watershed Partnership
3.03	Develop a toolbox of green infrastructure best management practices.	5	Department of Planning	Department of Public Works Kawehi Ryder 's - non profit name?, or other non-profits State Greenway Program
3.04 (+3.09)	Develop a toolbox of best management practices (BMPs) for use by citizens and business to improve ecosystems and water quality, in urban areas. <ul style="list-style-type: none"> • <u>Provide assistance or workshops on BMPs and education to change business and household practices.</u> • <u>Maintain a website for public education on water quality pollution prevention and BMPs.</u> 	3.4, 6	Department of Planning	Department of Public Works Environmental Coordinator
3.05	Use system of roads or trails as firebreaks. Construct small water storage reservoirs for fire suppression in consultation with the landowner(s).	1.3	Fire Department	Lānaʻi Resorts DLNR (see Action 7.25)
3.06 (was 3.10)	Hold educational forums on the protection of coastal waters to discuss current activities and programs, e.g. Hawaiian Islands Humpback Whale National Marine Sanctuary, or fish farms and water quality issues.	6, 8	Environmental Coordinator	DLNR-DAR Non-profits NOAA

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Encourage and support the establishment and/or expansion of native plant species, utilizing appropriate practices and techniques for propagation, planting, and distribution of native plantspecies.
-----Section Break (Next Page)-----

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9. Future references to Lānaʻi Resorts in the Action tables will include both Lānaʻi Resorts or assigns.

1

3 Environment and Natural Resources				
No.	Action	Policy #	Lead County Agency	Partners
<u>3.07</u> <i>(was 3.11)</i>	Coordinate with landowner(s) to construct small-scale water retention projects to increase infiltration to the aquifer and control surface flow. Include bioretention methods to <u>reduce sediment and nutrient loads from entering coastal waters.</u>	<u>2, 5</u>	<u>Dept of Public Works</u>	<u>Lānaʻi Resorts</u> <u>DLNR</u> <u>NRCS</u> <u>Kawehi Ryder 's - non profit name?, or other-non-profits</u>
<u>3.08</u> <i>(was 3.13)</i>	Conduct outreach to agricultural, ranching, and development interests to implement best management practices to reduce herbicides and pesticides.	<u>4, 5</u>	<u>Environmental Coordinator</u>	<u>Lānaʻi Resorts</u>
<u>3.09</u> <i>(was 3.15)</i>	<u>Complete County inventory of scenic value lands to identify scenic resources.</u> Combine and map <u>scenic resources</u> with State's highest priority ecological areas <u>to identify areas</u> for protection.	<u>1, 3, 7</u>	<u>Dept. of Planning - LRD</u>	<u>DLNR</u>
<u>3.10</u> <i>(was 3.11)</i>	Work with National Oceanic and Atmospheric Administration (NOAA) to initiate a Lānaʻi Makai Watch program to provide education and community involvement in the stewardship of the coastal areas.	<u>6, 8</u>	<u>Environmental Coordinator</u>	
<u>3.11</u> <i>(was 3.17)</i>	Develop an approval process for imported <u>invasive</u> plant species and for native plant species that are propagated and distributed by nurseries <u>inter-island</u> .	<u>1, 3, 4</u>	<u>Environmental Coordinator</u>	<u>State Department of Agriculture</u>
<u>3.12</u> <i>(was 3.18)</i>	<u>Work with Lanaʻi Resorts to establish a feral animal control program, conduct comprehensive study, and apply appropriate game management techniques.</u>	<u>1,3,4,7</u>	<u>Environmental Coordinator</u>	<u>DLNR</u> <u>Lānaʻi Resorts</u>

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3 – Environment and Natural Res... [1]

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3 – Environment and Natural Resources

No.	Action	C o u n t y A g e n c y	Partners
3.11	Coordinate with landowner(s), DLNR, NRCS and others to construct small-scale water retention projects to increase infiltration to the aquifer and control surface flow. Include bioretention methods to filter sediment.	DWS Dept of Public Works	
3.13	Conduct outreach to agricultural, ranching, and development interests to	DWS Mayor's Office – Environmental Coordinator	

	impleme nt best manage ment practice s to reduce herbicid es and pesticid es.		
3.15	ombine and mapwith State's highest priority ecologic al areas and County inventor y of scenic value lands. Identify and map areas for protecti on.	Dept. of Planning - LRD	
3.16	Work with Nationa l Oceani c and Atmosp heric Admini stration (NOAA) to initiate a Lāna'i Makai Watch progra m to provide educati on and commu nity involve ment in the	Mayor's Office – Environmental Coordinator	

	stewardship of the coastal areas.		
3.17	Develop an approval process for imported alien plant species and for native plant species that are propagated and distributed by nurseries.	Mayor's Office – Environmental Coordinator	
3.18	Work with The Company, State agencies, and residents to reduce and manage feral ungulates.	Mayor's Office – Environmental Coordinator	

Lāna`i Community Plan

CPAC Draft Review Checklist

CHAPTER 3 – Environment and Natural Resources

13 June 2013

INSTRUCTIONS

CPAC members should read the revised chapter, and February 13th Meeting summary, before the meeting and use this checklist to help organize their feedback at the CPAC meeting on

Thursday JUNE 13, 2013

Please review the chapter for both substantive changes (i.e. the intent of a policy) as well as non-substantive changes (grammar, spelling, specific wording etc). Please be prepared and bring specific language to discuss at the meeting: you can use the form below to write down your comments and ideas.

SPECIAL NOTES

- Page 3-3 – Issues and Strategies section – simplified language, removed “action-type” details – some to Action table.
- **Page 3-5, Line 1 - Decision required:** Remove Policy # 9 – covered in Policies 1 & 3?
- **Question:** For each Issue – do the strategies capture the overall approach to address issue?
- Page 3-5 and 3-6 Actions Tables:
 - Added Policy # column.
 - Actions 3.06 – 3.11 grouped with other actions (see notes in first column), reduced detail. 3.12 deleted
 - Action 3.14 moved to Chapter 4 -Hazards
- **Question:** Additional “Partners” to list?

INCOMPLETE SECTIONS

- Page 3-1, Line 17 – Appendices to be completed later; rough draft attached for now.
- Page 3-2, Line 6 – “large” – is the dryland the forest the largest in Hawaii or large?
- Page 3-2 Line 26 – correct name of program?

REVIEW SUBSTANTIVE CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>

REVIEW SUBSTANTIVE CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>

YOUR COMMENTS

Please note line and page numbers for all comments.

<i>Page/Line #</i>	<i>Comment</i>

6 | ECONOMIC DEVELOPMENT

INTRODUCTION

Lāna`i faces a number of unique and limiting factors that present a challenge to its economic development; an isolated, small island, with a finite water supply, small population, and dependence on a single primary industry – luxury tourism – mean that finding ways to sustain a thriving and diverse economy is difficult and require careful consideration and collaboration among the County, the major landowner, the State and the community. The island’s challenge for the 21st Century is to find and establish a sustainable economic engine that will sustain the population of the island while not depleting the Island’s precious natural, environmental, cultural and historic resources.

Background

In 1922 James Dole’s Hawaiian Pineapple Company purchased Lāna`i island and established what would become the world’s largest pineapple plantation. Pineapple dominated Lāna`i’s economy for 70 years and had significant influence on the development of the island and its population. Within three years of purchasing the island, Lāna`i City was planned and building commenced; the Hotel Lāna`i was established, and Kaunalapau Harbor was developed. Lāna`i became known as the Pineapple Island, as thousands of acres were used to grow pine, and pineapple employed the vast majority of the workers on the island for well over 50 years.

Dole Plantation merged with Castle & Cooke in 1961 and in 1985 David Murdock bought Castle & Cooke, acquiring 98 percent of the island. With increasing competition from Latin America and the Philippines, the 1980s and 1990s brought declining profitability for pineapple. Under Murdock’s direction, Lāna`i’s economy shifted from agricultural-based to tourism-based. The Lodge at Kō`ele opened in 1990 and the Mānele Bay Hotel opened one year later in 1991 followed by the last pineapple harvest in 1992. While many Lāna`i residents made the shift from plantation agriculture employment to work in the visitor industry, there was also some out-migration experienced after the closure of pineapple operations.

In ~~June~~ 2012, David Murdoch ~~announced that he was sellingsold~~ most of his holding on Lāna`i to Larry Ellison, CEO of Oracle Corporation. Since the purchase, the management unit has been re-named Lāna`i Resorts, LLC.

Existing Conditions

Lānaʻi's economy is heavily dependent on luxury resort tourism and resort real estate sales. There is very little activity in any other economic sector; thus, the success or failure of the resorts is critical. ~~While the resorts have been intermittently profitable, the overall costs of maintaining the island generally resulted in net losses for Castle & Cooke Resorts (CCR).~~ The island's two luxury resorts and associated resort real estate have not achieved the occupancy and profitability originally anticipated ~~by CCR~~ and struggled during the recent economic downturn. Both ~~the~~ Kōʻele ~~Lodge~~ and Mānele ~~Bay~~ ~~Project Districts~~ ~~are~~ ~~have~~ ~~only~~ ~~developed to less than~~ half ~~of~~ their original planned size and ~~barely more than~~ only 10% of the entitled resort housing units have been sold or built. The recession of 2008-2011 hit Lānaʻi's economy hard; the island's largest employers - ~~CCR Castle & Cooke Resorts and~~ ~~and~~ ~~resort manager~~ Four Seasons ~~Hotel and Resorts, who manages the resorts~~ - laid off substantial numbers of workers, ~~and the island experienced some out-migration of residents.~~ With the island's almost complete dependence on tourism, many Lānaʻi residents found themselves with very few employment options following the economic downturn. ~~As a result, the island experienced some out-migration of residents. The following statistics provide a current economic profile for Lānaʻi¹:~~

- ~~□ 5.4% unemployment rate (March 2011)² - While Lānaʻi has typically had the lowest unemployment rate in the state, the rate jumped about eight points from its 1.4% base in 2005 prior to the economic downturn to a high of 9.6% in 2009.~~
- ~~□ \$53,445 median household income (2009) - Despite relatively lower incomes (State: \$64,661 and Maui Island: \$65,660) Lānaʻi has generally had limited poverty and public assistance.~~
- ~~□ 2.6% of workers are self-employed (2005 - 2009 average) as compared to 11.8% for the State and 16.4% for Maui Island.~~
- ~~□ 47.9% workforce in accommodation and food services - Lānaʻi has the most workers in this category compared to all other islands with Kauaʻi as second highest at 19.1%.~~
- ~~□ 5 farm operations on Lānaʻi in 2007 - Yearly sales of each operation totaling less than \$50,000³ - The American Community Survey (2005 - 2009) reports no workforce in farming, fishing, and forestry occupations for Lānaʻi.~~

Outside of the two luxury resorts, Lānaʻi has very limited visitor accommodations. Visitors seeking more affordable alternatives have limited options including the 10-room Hotel Lānaʻi and a few unpermitted B&Bs. Lānaʻi currently has ~~only no one~~ permitted B&Bs or vacation rentals. Lānaʻi airline passenger fares to and from Honolulu have consistently remained the highest or second highest in the state. Delays and cancellations have presented recurring difficulties. Much of this reflects the limited capacity of Lānaʻi Airport to accommodate larger planes, making ferry service all that much more necessary. Because of air service problems,

¹ U.S. Census, American Community Survey, 2005-09. (unless otherwise noted)

² Hawaiʻi State Department of Labor and Industrial Relations.

³ U.S. Dept. of Agriculture, Agricultural Census 2007.

ferries are far more important for Lāna`i than for any other island, providing relatively inexpensive and frequent service to and from Maui.

Diversification of Lāna`i's economy has been identified as a key factor in the long-term economic health of the island. Since the change in ownership, Lāna`i Resorts has presented preliminary plans for the future of Lāna`i that include measures to address economic diversification. They have proposed making strategic infrastructure investments that include adding a second airport runway, harbor improvements, and expansion of support facilities. In order to address the critical water supply issue, Lāna`i Resorts plans to invest in water desalinization facilities, to improve management of the watershed, and to promote conservation and re-use of water. They intend to develop more solar power generation capacity and implement smart grid technology.

Agricultural consultants are studying ways to revive commercial agriculture as a key component of the island economy. They are working on identifying production crops suitable both for export and for local consumption in order to reduce island dependency on food imports.

Lāna`i Resorts plans to improve and diversify the hospitality industry at the Kō`ele and Mānele resorts and they would like to build a third resort at Kahalepalaoa. They have proposed creating a robust education sector by building a world class research institute to study sustainability and endangered species in cooperation with the University of Hawaii. They would also like to foster the growth of small businesses by providing business support in key areas such as marketing and human resources and by making more commercial and industrial space available both for lease and for sale.

B. ISSUES AND STRATEGIES

Issue 1: Lāna`i's economy is too reliant on the single industry of luxury tourism.

Strategy 1a: Diversify Lāna`i's economy by attracting and developing new industries and providing appropriate infrastructure and supply of commercial and industrial spaces for new businesses.

Strategy 1b: Provide support and education for small business creation and management, financial literacy, and community economic development.

~~**Strategy:** Support community economic development through the (re)establishment of a non-profit Community Development Organization. **Strategy 1c:**~~

Issue 2: Tourism, including tourist accommodations and activities, are targeted only to the luxury market.

Strategy 2a: Create a greater variety of tourist accommodations and activities aimed at 'alternative' tourist markets, ~~including hunters, adventure tourists, eco-tourists, volun-tourists and the in-state kama`aina market.~~

~~**Strategy 2b:** Support developing regulations for B&Bs, guest houses and small hotels that are appropriate for the unique visitor market on Lāna`i.~~ [CE1]

Issue 3: Limited transportation to the island contributes to the high cost of goods and services and low numbers of tourists.

Strategy 3: Advocate for greater service to and from Lāna`i with airlines, cargo, and passenger ferry services.

~~**Issue [CE2]:** The past tensions between CCR and its frequent community opponents affect economic development and the overall stability of the island.~~

~~**Strategy:** Advocate for, and facilitate, regular 'Town-Hall' meetings—or some form of a 'governance council'—between 'the Company' (the major landowner), the~~

~~community and County representatives, to discuss Company plans, community concerns, and issues of governance.~~

CPAC DRAFT 2

C: GOAL, OBJECTIVES, POLICIES, ACTIONS

Goal *A stable, sustainable and diverse economy that is consistent and compatible with Lāna`i's rural island lifestyle. (1998 revised)*

Objectives

- Increase the diversification within Lāna`i's economy.
- Expand education and support services for small businesses and agriculture.
- Diversify Lāna`i's tourism sector by attracting other market segments.
- Expand sea and air transportation options for Lāna`i
- Re-establish sustainable agriculture on Lāna`i based on the traditional ahupua`a system.

Policies

1. Identify, plan, and implement new industries and business to attract to the island – such as tv/film production and post-production, agricultural operations, aquaculture, information technology.
- ~~2. Work with~~ Support improvements in educational programs at all levels to ensure a well educated workforce.. the State Department of Education to establish vocational programs at the high school. [CE3]
- ~~2. _____~~
3. ~~Work with the State and other partner agencies to:~~ Support the development of scalable sustainable agriculture.
 - ~~Establish agricultural programs at the community college.~~
 - ~~Provide business courses to farm owners and agricultural entrepreneurs.~~
 - ~~Establish the Future Farmers of America Program at Lāna`i High School.~~
- ~~3.4. _____~~ Support the (re) establishment of a Community Development Organization.
- ~~4.5. _____~~ Support small business assistance, training and vocational programs.
- ~~5.6. _____~~ Support the growth of kama`aina tourism, cultural tourism, eco-tourism, agri-tourism, sports tourism, hunting tourism, and other alternative tourism ventures.
- ~~6.7. _____~~ Support the ~~development~~ growth of ~~permitted~~ B&Bs, small inns, guest houses, and other alternative lodging units ~~in appropriate locations.~~
- ~~7.8. _____~~ Advocate for Lāna`i's interests with shippers, airlines, and regulators.;

- ~~□ work with inter-island shippers and the Public Utilities Commission to keep shipping costs affordable and service frequency adequate.~~
- ~~□ work with the State Department of Transportation to implement harbor improvements.~~
- ~~□ work with inter-island airlines to keep airfares affordable and service frequency adequate to accommodate Lāna`i visitors, residents, and businesses~~
- ~~□ work with the State Department of Transportation to expedite [CE4] continued airport improvements.~~

8.9. If the 'Big Wind' proposal for a large wind energy plant on Lāna`i goes ahead, work to create a fair community benefits package that has direct, substantial benefits for the community, based on community preferences.

9.10. Encourage and support ~~leases and~~ [CE5] fee simple land ownership options for commercial and industrial properties.

6 Economic Development			
No.	Action	Lead County Agency	NotesPartners
6.01	Create a Rural Communities Economic Development Specialist position that will address Lāna`i, Molokai, and Hāna economic development challenges and opportunities.	Office of Economic Development <u>(OED)</u>	
6.02	Develop an Agricultural Strategic Plan for Lāna`i with attention to assisting both larger agri-businesses and small farms.	OED	<u>University of Hawaii (UH) College of Tropical Agriculture and Human Resources (CTAHR)</u>
6.03	Work with first time farmers to refer them to State and Federal loan and grant programs available through the Farm Service Agency.	OED	<u>Department of Agriculture Farm Service Agency Hawaii</u>
6.04	Support small business training and loan program providers.	OED	Partner with UH UH <u>Maui College</u> -Lana'i Resorts
6.05	Partner with MEO Small Business Development Program to provide economic education workshops on Lāna`i to increase the overall level of financial literacy among all residents.	OED	<u>Maui Economic Opportunity, Inc. (Partner with MEO.)</u>
6.06	Provide micro-loans and post-loan consulting to small start up businesses.	OED	Partner with MEO.
6.07	Form <u>Identify funding source and establish a</u> Community Development Organization	OED	Partner with the Lana'i Resorts <u>Company</u>
6.08	Develop an Alternative Tourism Strategic Plan to guide diversification of Lana`i's tourism sector including activities, lodging, and marketing.	OED	Partner with Hawaii Visitors and Convention Bureau <u>Maui Visitor's Bureau and its Lāna`i chapter</u> and 'Lana'i Resorts <u>the Company'</u>
6.09	Assess alternative shipping options including utilizing the <u>passenger</u> ferry as a small cargo carrier.	OED	<u>Expeditions</u>
6.10	Work with inter-island shippers and the Public Utilities Commission to keep shipping costs affordable and service frequency adequate.	OED	<u>Public Utilities Commission</u> <u>Expeditions</u> <u>Young Brothers</u>

6.11	Work with the State Department of Transportation to implement commercial harbor improvements.	Public Works	State Department of Transportation
6.12	Work with inter-island airlines to keep airfares affordable and service frequency adequate to accommodate Lāna`i visitors, residents, and businesses.	OED	Island Air
6.13	Work with the State Department of Transportation to expedite continued airport improvements.	OED	State Department of Transportation
6.14	Support the development of fee simple commercial and industrial properties for small business and operations.	Planning Mayor's Office	Lana'i Resorts Work with the Company.
<u>6.15</u>	<u>Develop state-of-the-art information and communications technology infrastructure to support community education and business development/recruitment.</u>	<u>OED</u>	<u>Lana'i Resorts</u>

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6.16	<u>Establish agricultural programs at the community college.</u>	<u>OED</u>	<u>Department of Education</u>
6.17	<u>Provide business courses to farm owners and agricultural entrepreneurs.</u>	<u>OED</u>	<u>Department of Agriculture CTAHR</u>

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6.18	<u>Establish vocational programs such as the Future Farmers of America Program at Lāna`i High School.</u>	<u>OED</u>	<u>Department of Education Hawai'i FFA Foundation</u>
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CPAC DRAFT

Lāna`i Community Plan

CPAC Draft Review Checklist

CHAPTER 6 – Economic Development

13 June 2013

INSTRUCTIONS

CPAC members should read the revised chapter, and February 13th Meeting summary, before the meeting and use this checklist to help organize their feedback at the CPAC meeting on

Thursday JUNE 13, 2013

Please review the chapter for both substantive changes (i.e. the intent of a policy) as well as non-substantive changes (grammar, spelling, specific wording etc). Please be prepared and bring specific language to discuss at the meeting: you can use the form below to write down your comments and ideas.

STAFF NOTES

- **Page 6-2 – line 14** – removed outdated statistics. ***Decision required:*** would you like to have an updated version of the statistics in this chapter or should they be deleted?
- **Page 6-2 – line 25-41 and page 6-3 – lines 1-5** added updated information on existing conditions – please review.
- **Page 6-3 – line 18** deleted Strategy to support a Community Development Organization since this is addressed in Policy 2 and Action 6.07.
- **Page 6-3 – line 37** moved Issue and Strategy addressing past tensions between majority owner and community to the Governance chapter.
- **Page 6-4 – line 27** deleted bulleted list of items that are actions included in the Action section.
- **Page 6-6** added 4 new actions (6.15 – 6.18) to the Action section – please review.

REVIEW SUBSTANTIVE CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>

YOUR COMMENTS

Please note line and page numbers for all comments.

<i>Page/Line #</i>	<i>Comment</i>