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A. INTRODUCTION

Land use on Lāna`i has been strongly influenced by water availability, ranching, and large-scale pineapple production. With the decline and then eventual closure of pineapple production in 1992, tourism and resorts came to Lāna`i. Currently, a single landowner owns approximately 98 percent of the island, while the State, County, and other private landowners own the remaining 2 percent. Today the population of approximately 3,100 people¹ live primarily in the historic small town of Lāna`i City, with some residences located near the resort hotels in the Kō`ele and Mānele PDs. A few rural residences are scattered along the eastern coast. There are no permanent settlements on the windward and northern regions of the island as these areas are remote from existing development and services, lack infrastructure, and may have environmental and cultural constraints.

Existing Conditions

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

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

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

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

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

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

¹ State of Hawai`i, Department of Business, Economic Development & Tourism (2011). *2010 Census Tract Name and Their Population, Housing, and Land Area for the State of Hawai`i*.

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of the DHHL subdivision,² 2) the County's Lāna`i City Affordable Housing Project, and 3) the DOE's expansion of the Lāna`i Elementary and High School campus³ (see Map 9.3). Lāna`i has two PDs, Mānele and Kō`ele, that have resort hotels and nearby dispersed residential development. The Mānele and Kō`ele PDs were approved in 1986, yet only a small fraction of the approved units has been constructed. Only about 6 percent of the entitled housing units in the Kō`ele PD and approximately 18 percent of the entitled housing units at Mānele have been constructed.⁴ In addition, the PDs have required agreements and conditions that must be fulfilled.

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

Future Conditions – Planned Growth

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

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

Relationship of Community Plan Designations and County Zoning

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

² Department of Hawaiian Home Lands, State of Hawai`i (2010). *Island of Lāna`i Regional Plan*.

³ Department of Education, State of Hawai`i (2011). *Final Environmental Assessment Lāna`i High and Elementary School Master Plan* (Gerald Park, Urban Planner, Mililani).

⁴ WUDP, Ordinance 3885 (2011).

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descriptions of land use designations in the community plans of the County. For each community plan land use designation, there may be one or more zoning districts that establish uses that are consistent with those envisioned by the community plan. In the event that a land use designation does not have a typical, matching or corresponding zoning district, a new zoning district(s) will be established in the Maui County Code.

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

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

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Appendix 9.2 Comparison of Lāna`i Community Plan Designations and Typical County Zoning Districts

In lieu of repeating in detail the allowable land uses within the Lāna`i community plan area, this Appendix 9.2 sets forth each community plan land use designation and identifies the zoning district or districts that would typically allow the uses envisioned by the community plan. Unless specifically prohibited, the uses permitted by zoning and the standards applicable to the typical zoning district apply to the corresponding community plan designations. In the event that a land use designation does not have a typical, matching or corresponding zoning district, a new zoning district(s) will be established in the Maui County Code.

Community plan land use designations do not limit any use established by a property's zoning unless the community plan specifically prohibits or restricts a particular use. If a property's community plan land use designation and zoning do not correspond as listed in the table below, and unless otherwise provided by law, the property's zoning regulates the uses and standards allowed on the property until the zoning is changed to correspond to the community plan land use designation. During the change in zoning process, the typical zoning districts listed below should be established to correspond with and implement the community plan.

LĀNA`I COMMUNITY PLAN LAND USE DESIGNATIONS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICT
Agriculture	Envisions agricultural uses and related and compatible uses.	Agricultural District.
Airport	Envisions general and commercial aviation airport facilities and support services, and related and compatible uses.	Airport District.
Business Commercial	Envisions retail stores, offices, entertainment enterprises, and other commercial services, and related and compatible uses.	B-1 Neighborhood Business District; B-2 Community Business District; B-3 Central Business District; B-R Resort Commercial District; B-CT Country Town Business District; and Service Business Residential (SBR) District.
Conservation	Indicates lands designated Conservation District by the State Land Use Commission.	None.

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LĀNA`I COMMUNITY PLAN LAND USE DESIGNATIONS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICT
Heavy Industrial	Envisions major industrial operations with potentially noxious impacts from noise, airborne emissions, or liquid discharges. May also include light industrial and business commercial operations, and other related and compatible uses.	M-2 Heavy Industrial District; and M-3 Restricted Industrial District.
Hotel	Envisions transient accommodations and commercial uses predominantly intended to serve guests; includes hotels, condominiums and apartments having more than two dwellings; single-family, duplex and `ohana dwellings; and related and compatible uses.	H-1 Hotel District; H-M Hotel District; H-2 Hotel District; and Hotel District.
Light Industrial	Envisions warehousing, light assembly, service, and similar industrial operations; also may include business commercial operations, and other related and compatible uses.	M-1 Light Industrial District.
Mixed-Use Residential	Envisions primarily single-family and multi-family dwellings, but also including a mix of park, commercial, and public/quasi-public uses. Light industrial and heavy industrial uses are excluded.	<i>Until a new Mixed Use Residential zoning district is established in the Comprehensive Zoning Ordinance, a mixture of existing residential, apartment, park, business and public/quasi-public zoning would correspond with and implement this community plan land use designation.</i>
Multi-Family	Envisions apartments and condominiums having more than two dwellings; also includes single-family, duplex and `ohana dwellings, and related and compatible uses.	Two-family (Duplex) District; A-1 Apartment District; and A-2 Apartment District.

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LĀNA`I COMMUNITY PLAN LAND USE DESIGNATIONS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICT
Open Space	Envisions areas that are inappropriate for intensive development because of environmental, physical, or scenic factors, including shoreline and landscape buffer areas, drainageways, view planes, flood plains, and tsunami-inundation areas.	OS-1 (Passive) Open Space District; OS-2 (Active) Open Space District; and Urban Reserve District.
Park	Envisions recreational uses, including public and private active and passive parks, and related and compatible uses.	PK-1 Neighborhood Park District; PK-2 Community Park District; PK-3 Regional Park District; General Park (PK) District; and Urban Reserve District.
Park/Golf Course	Envisions golf courses and related and compatible uses.	PK-4 Golf Course Park District and Golf Course (GC) District.
Project District	Envisions a variety of land uses and development standards that are unique to a particular project; specific uses are established by a project district zoning ordinance.	<i>Implementing the Project District designation requires uses and standards for a particular project district be established in the Comprehensive Zoning Ordinance. Lāna`i currently has two project districts: 1) the Lāna`i Project District I (Mānele) set forth in Chapter 19.70, MCC, and 2) the Lāna`i Project District 2 (Kō`ele) set forth in Chapter 19.71, MCC. Additional project districts may be developed over time.</i>
Public/Quasi-Public	Envisions schools, libraries, fire and police stations, government buildings, public utilities, hospitals, churches, cemeteries, community centers, and related and compatible uses.	P-1 Public/Quasi-Public District; and P-2 Public/Quasi-Public District.

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LĀNA`I COMMUNITY PLAN LAND USE DESIGNATIONS	USES ENVISIONS	TYPICAL COUNTY ZONING DISTRICT
Rural	Envisions small farms intermixed with low-density single-family dwellings, and related and compatible uses.	County Rural; RU-0.5 District; RU-1 District; RU-2 District; RU-5 District; and RU-10 District.
Single-Family	Envisions single-family, duplex, and `ohana dwellings, and related and compatible uses.	R-1 Residential District; R-2 Residential District; R-3 Residential District; R-0 Zero Lot Line Residential District; Two-family (Duplex) District; Service Business Residential (SBR) District; and Urban Reserve District.