

Chapter 5 – Laws, Regulations, Land Use Plans & Policies

This chapter discusses laws, regulations, land use plans and policies on the County, State and Federal level in relation to the Miki Basin Industrial Park, a master planned industrial park that will have light and heavy industrial uses. This chapter will explore the projects potential land use planning effects and its compatibility with existing land uses.

Compliance with existing regulations and requirements and the implementation of the mitigation measures proposed above, will ensure that this industrial development will not result in a significant impact on current land programs and policies in the area. The implementation of the mitigation measures identified will serve to further reduce any potential impacts the project may have on land use.

The potential impacts of industrial development in this area are evaluated within the framework of compliance with all applicable rules, regulations and requirements for the project type and location.

The following sections examine the projects compliance with applicable land use plans and policies.

5.1 County of Maui

5.1.1 County of Maui 2030 General Plan Countywide Policy Plan

The County of Maui General Plan consists of three parts: (1) the Countywide Policy Plan, (2) the Maui Island Plan and (3) the nine community plans. The Maui County General Plan, adopted in 1980 and updated in 1990, sets forth the long-term social, economic, environmental, and land use needs of the County within goals, objectives, policies and actions. An update process has been underway.

The County of Maui General Plan update began with the Countywide Policy Plan adoption in 2010, the Maui Island Plan adoption in 2012, and initiation of the update to the community plans in 2010. The General Plan supports the Hawai'i State Plan and interrelates with the State Functional Plans, which have not been revised since the late 1990s. In 2011, the priority guidelines and principles to promote sustainability were adopted from the Hawai'i 2050 Sustainability Plan as an amendment to the State Plan.

Vision: Maui County will be an innovative model of sustainable island living and a place where every individual can grow to reach his or her potential.

The needs of each individual, the needs of the whole community and the needs of our natural and cultural assets will be brought into balance to reflect the high value we place on both our natural environment and our people.

The education and health of our people will be fostered to ensure that the residents of these islands can, if they choose, spend their whole lives here – raising children, owning homes, enjoying rewarding jobs, and taking advantage of opportunities to contribute to this community and to be good stewards of our local treasures and resources.

Maui County will be a leader in the creation of responsible, self-sufficient communities and environmentally sound economic development and land stewardship.

That which makes Maui County unique in the world will be preserved, celebrated and protected for generations to come.

Core Principles: To accomplish our vision, the people of our islands must foster and respect the Aloha Spirit. We must consider the future generations of Maui County and be true to these core principles:

1. Excellence in the stewardship of the natural environment and cultural resources;
2. Compassion for and understanding of others;
3. Respect for diversity;
4. Engagement and empowerment of Maui County residents;
5. Honor for all cultural traditions and histories;
6. Consideration of the contributions of past generations as well as the needs of future generations;
7. Commitment to self-sufficiency;
8. Wisdom and balance in decision making;
9. Thoughtful, island-appropriate innovation; and
10. Nurturance of the health and well-being of our families and our communities.

The Countywide Policy Plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. This includes: (1) a vision statement and core values for the County to the year 2030; (2) an explanation of the plan-making process; (3) a description and background information regarding Maui County today; (4) identification of guiding principles; and (5) a list of countywide goals, objectives, policies and implementing actions related to the following core themes:

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

Furthermore, this Countywide Policy Plan will provide the policy framework for the development of the Maui Island Plan and the nine Community Plans.

Maui County is also moving toward diversification within the tourism industry, including the enhancement of niche tourism. Two rapidly expanding areas include ecotourism and wellness tourism.

Ecotourism emphasizes the interpretation of local ecosystems and culture and affords minimal visitation impact; commitment to local conservation issues; and direct benefits to local residents. Wellness tourism is travel for the purpose of enhancing balance and harmony, mentally, emotionally, physically, and spiritually, according to the Hawai'i Wellness Tourism Association.

Niche tourism has enormous potential to change the face of the tourism industry in Maui County.

Maui County is extremely dependent upon off-shore sources for energy, food, construction materials and common daily goods. The participants of Focus Maui Nui expressed a desire to retool the County's economy to enable Hawai'i to be more self-reliant. This would mean expanding agriculture, aquaculture, manufacturing, and renewable-energy sectors in the islands.

By working toward self-sufficiency, Maui County's economy could diversify dramatically, thereby offering additional opportunities for employment and income. In addition, the offshore dollars that come into the County through the tourism industry could produce a multiplier effect, as the money earned in this industry would purchase locally grown and produced goods and local services.

5.1.2 Lāna'i Community Plan (1998)

The Lāna'i Community Plan, one of nine (9) Community Plans for Maui County, reflects current and anticipated conditions in the Lāna'i region and advances planning goals, objectives, policies and implementation considerations to guide decision-making in the region through the year 2010 (discussion of the plan's update is in the next section.)

The Lāna'i Community Plan provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the values and unique attributes of Lāna'i, in order to enhance the region's overall living environment.

The Maui County General Plan, first adopted in 1980 and updated in 1990, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental and land use needs of the County. Similarly, the Lāna'i Community Plan was first adopted by Ordinance No. 1306 in 1983.

Interregional Issues

- Interisland Visitor Links: Visitor day trips to Lāna'i from Maui are provided by several tour operators. The impact of this daily visitor traffic from Maui is manifested in employment opportunities for Lāna'i residents, as well as environmental concerns related to visitor-related activities. In considering Countywide visitor impacts, therefore, the relationship between daily visitor trips to Lāna'i and its impacts to the island should be taken into account.

With the shift in the island's economic base from an agricultural to visitor orientation, the need to provide socio-economic stability is a major issue addressed by the Lāna'i Community Plan. For example, through the Community Plan's land use map, directions are charted to ensure long-term housing availability, economic diversification and cultural and recreational opportunities for the island's residents.

Furthermore, policy recommendations set forth in the Plan address the need to protect and enhance Lāna'i's unique rural island atmosphere. Recommendations for the urban design and cultural resources, for example, are a direct reflection of the CAC's pride in Lāna'i City's special plantation town character which is to be perpetuated. From an island-wide perspective, the Lāna'i Community Plan further seeks to protect the limited and valuable environmental resources which define Lāna'i's unique character. Through implementation, the Lāna'i Community Plan will maintain this rural island ambiance for its future generations.

Economic Activity Goal - Create a stable and diverse economic climate which is consistent and compatible with Lāna'i's rural island lifestyle.

Objectives and Policies

1. Ensure the long-term viability of the island's visitor industry, and maintain its position as the island's primary economic stimulus.
2. Recognize and promote government services as a means of meeting community needs and providing employment opportunities for local residents.
3. Promote diversification of Lānaʻi's economy by supporting locally-based new business ventures which are sensitive to community needs.

5.1.3 Lānaʻi Community Plan (2016)

The Lānaʻi Community Plan 2016 is one of the nine community plan updates that are part of the Maui County General Plan 2030 process. This Plan reflects current and anticipated future conditions on Lānaʻi and establishes planning goals, objectives, policies and implementation considerations to guide decision-making and actions through the year 2025.

The Lānaʻi Community Plan 2016 combines the existing plan with new topics and sections that are required by Maui County Code, along with revisions to reflect the County of Maui 2030 General Plan Countywide Policy Plan.

The County of Maui Planning Department's Long Range Division worked with the Lānaʻi community, stakeholders, agencies, the Lānaʻi Community Plan Advisory Committee, the Lānaʻi Planning Commission, and the Maui County Council between 2010 and 2016 to update the Lānaʻi Community Plan. Some of the key issues include:

A. Water And The Forest Eco-System

Much of Lānaʻi's forest eco-systems and water resources have been declining over the last century.

B. Limited Recreation, Health Care And Social Services

There is a need for increased health care and social services.

C. Need For Economic Diversity

A narrow economic base provides limited economic opportunities for the island's residents. Since the end of the pineapple plantation, Lānaʻi's economy has depended mainly on luxury tourism and resort home construction. The recent 'Great Recession' of 2009 – 2011 significantly reduced occupancy rates at the resorts and curtailed luxury resort home construction, resulting in lower employment and some out-migration as people left the island to find work. Limited employment opportunities are a constraint to residents' ability to achieve a higher standard of living.

Because Lānaʻi relies on a single industry, the island is vulnerable to the fragility of the luxury tourism and resort housing markets. The particularities (i.e. the management structure) of luxury resort employment, and the boom and bust cycles of home construction, provide little incentive for the youth of the community to remain on – or return to - the island. A more diversified economy would provide greater opportunities for Lānaʻi residents to live and thrive on the island.

D. Need For Preservation Of Historic Character

Lānaʻi's historic and cultural resources are truly unique in the state and the country, but many of these resources are threatened by incremental demolition and by 'demolition by neglect'.

E. Limited Housing Options

The availability and the variety of housing types on the island are limited.

F. Transportation Limitations And Cost

The island suffers from an extremely limited number of options for freight shipments and for personal transportation.

G. Aging Infrastructure

Many of Lānaʻi's infrastructure systems are old, inadequate, and require extensive renovation or redevelopment to meet existing and future needs.

H. Relationship With Major Landowner

The relationship between the island's previous major landowner and the community was historically difficult. Recent discussion with others and progress seen in community meetings, the involvement of Pūlama Lānaʻi has been helpful in improving relations between the residents and major landowner.

For decades, Lānaʻi's economy has been almost entirely dependent upon the pineapple industry. Today, Lānaʻi's economy is, again, too reliant on a single industry; this time luxury tourism. A key goal expressed in the Lānaʻi Community Plan is the diversification of Lānaʻi's economy.

The Lānaʻi Community Plan currently designates the Project Area for Light/Heavy Industrial use. However, the entire Project Area is designated "Agricultural" under the State Land Use District and the Maui County Zoning. Because the Project Area is intended for transition to industrial type uses as evidenced by the Lānaʻi Community Plan, Pūlama Lānaʻi will request an amendment to the State Land Use District and the County zoning for the Project Area to be consistent with the Community Plan.

This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lānaʻi Community Plan.

The proposed industrial land use expansion is consistent with the Lānaʻi Community Plan which states, "Pūlama Lānaʻi would like to foster the growth of small businesses by providing support in key areas such as marketing and human resources and by expanding the amount of commercial and industrial space available for lease and for sale." (Lānaʻi Community Plan, page 6-2)

The proposed project site matches the Lānaʻi Community Plan Land Use Map that calls for this 200-acre site to be in light and heavy industrial uses.

5.1.4 Comprehensive Zoning Ordinance

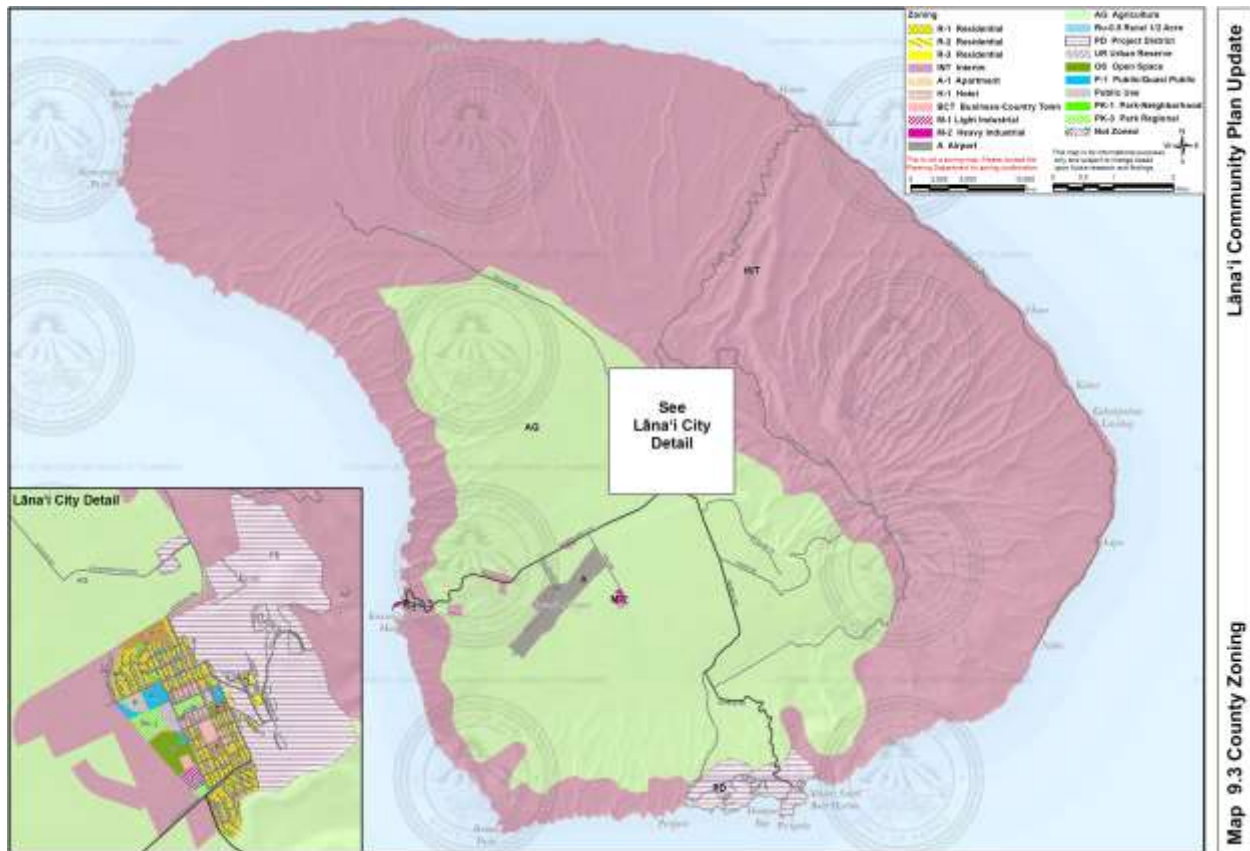
The property is zoned "Agriculture."

This is not consistent with the mapping of uses in the Lānaʻi Community Plan that calls for industrial uses on this site.

As noted above, for decades, Lānaʻi's economy has been almost entirely dependent upon the pineapple industry. This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lānaʻi Community Plan.

The proposed industrial land use expansion is consistent with the Lānaʻi Community Plan which states, “Pulama Lānaʻi would like to foster the growth of small businesses by providing support in key areas such as marketing and human resources and by expanding the amount of commercial and industrial space available for lease and for sale.” (Lānaʻi Community Plan, page 6-2)

While the Zoning is Agricultural, the proposed project site matches the Lānaʻi Community Plan Land Use Map that calls for this 200-acre site to be in light and heavy industrial uses.



5.2 State of Hawaiʻi

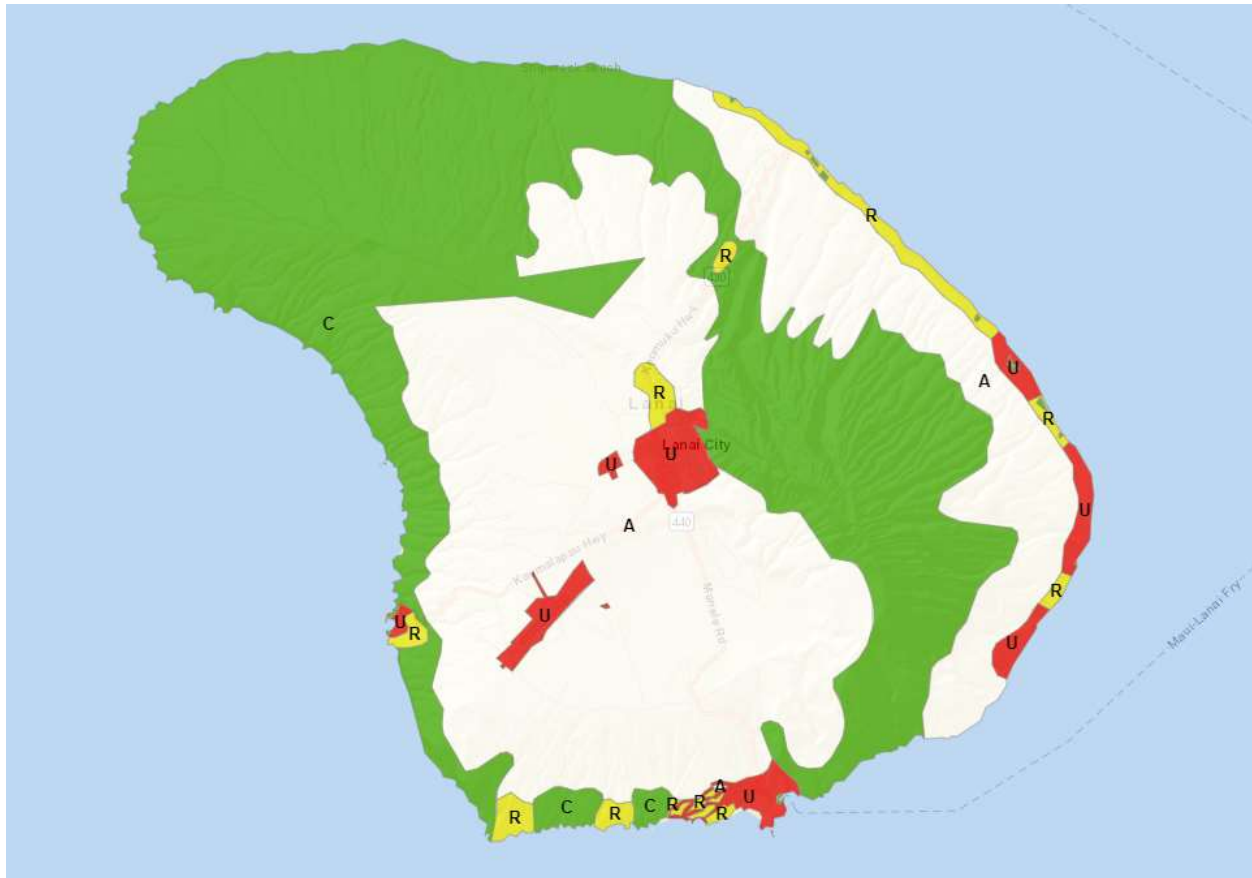
5.2.1 State Land Use Law, HRS Chapter 205

Administered by the Land Use Commission, all lands in the State of Hawaiʻi are classified into one of four major land use districts: urban, rural, agricultural, and conservation. Each category has a range of allowable uses.

Chapter 205, HRS, relating to the Land Use Commission, establishes four major land use districts into which all lands of the State are placed. The districts are designated Urban, Rural, Agricultural and Conservation.

The property is in the Agriculture Land Use District. Jurisdiction of this district lies primarily with the respective counties. Generally, lot sizes and uses permitted in the district area are established by the respective county through ordinances or rules.

Following is a map (2012) from the Hawai'i State Land Use Commission that illustrates the State Land Use Districts on Lāna'i (arcgis).



The proposed industrial land use expansion is consistent with the Lāna'i Community Plan which states, "Pulama Lāna'i would like to foster the growth of small businesses by providing support in key areas such as marketing and human resources and by expanding the amount of commercial and industrial space available for lease and for sale." (Lāna'i Community Plan, page 6-2)

The proposed project site matches the Lāna'i Community Plan Land Use Map that calls for this 200-acre site to be in light and heavy industrial uses.

5.2.2 Coastal Zone Management Act, HRS Chapter 205A

The Office of Planning (OP) administers Hawai'i Revised Statutes (HRS) Chapter 205A, the Coastal Zone Management (CZM) law. The purpose of HRS Chapter 205A is to "provide for the effective management, beneficial use, protection, and development of the Coastal Zone." Special Management Area (SMA) permitting system is part of the CZM Program approved by Federal and State agencies.

The Lānaʻi Planning Commission recently (effective March 21, 2018) changed the island's special management area boundary to include the entire island. It was done concurrently to match the revised flood zone changes. This is the first island-wide boundary change in the state since the SMA boundaries were adopted in the 1970s.

The Coastal Zone Management Area as defined in Chapter 205A, HRS, includes all the lands of the State. As such, the proposed activities lie within the Coastal Zone Management Area.

The relevant objectives and policies of the Hawaiʻi Coastal Zone Management (CZM) Program along with a detailed discussion of how the proposed actions do not conflict with these objectives and policies, is discussed below.

Land uses are required to comply with the provisions and guidelines contained in Chapter 205A, Hawaiʻi Revised Statutes (HRS), entitled “Coastal Zone Management,” as described below:

- **Recreational resources:** Provide coastal recreational opportunities accessible to the public.
 - (A) Improve coordination and funding of coastal recreational planning and management; and
 - (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of HRS section 46-6

Response:

The subject property is in and around industrial uses, well removed from residential uses and concentrations of people. It is not coastal, nor does not provide specific recreational opportunities for residents or guest to the island.

It is situated in and around industrial uses and the Lānaʻi Community Plan calls for it to be industrial in use.

The proposed project will not impact coastal recreational resources, nor will it affect public shoreline access and activities.

- **Historic resources:** Protect, preserve and, where desirable, restore those natural and manmade historic prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
 - (A) Identify and analyze significant archaeological resources;
 - (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
 - (C) Support state goals for protection, restoration, interpretation, and display of historic resources;

Response:

There are no know archaeological features on the property or the immediate vicinity.

In conjunction with any ground-altering work, a qualified monitor will be present to monitor all subsurface, construction activities. The monitor will have the authority to halt excavation in the event archaeological features or cultural deposits are identified during monitoring.

Should this occur, the SHPD will be immediately consulted to determine an acceptable course of action. If human remains are located, work will cease in the vicinity of the find and the find protected from further disturbance and the authorities will be contacted.

- **Scenic and open space resources:** Protect, preserve and where desirable, restore or improve the quality of coastal scenic and open space resources.
 - (A) Identify valued scenic resources in the coastal zone management area;
 - (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
 - (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
 - (D) Encourage those developments that are not coastal dependent to locate in inland areas;

Response:

The project site is not part of a scenic corridor and the project will not affect scenic vistas and view planes. The proposed project will not involve significant alteration of the existing topographic character of the site and will not affect public views to and along the shoreline

While the visual character of the project area will be modified by the proposed project, it will not have an adverse effect upon scenic resources or view corridors due to its distance from Highway and other public roadways in the area.

In addition, because of its distance from the Highway and the residential community in Lānaʻi City, the proposed project will not have an adverse visual impact.

- **Coastal Ecosystem:** Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.
 - (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
 - (B) Improve the technical basis for natural resource management;
 - (C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
 - (D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
 - (E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures;

Response:

There are no rare, threatened or endangered plants or animal species on the project site nor is there critical habitat. As such, no adverse impacts are anticipated on significant habitats.

The proposed project is not expected to have an adverse effect upon the region's coastal ecosystem. Appropriate Best Management Practices (BMPs) and erosion control measures will be implemented to minimize the effects of stormwater runoff during implementation of the project and to ensure that coastal ecosystems are not adversely impacted by construction activities.

- **Economic Uses:** Provide public or private facilities and improvements important to the State's economy in suitable locations.
 - (A) Concentrate coastal dependent development in appropriate areas;
 - (B) Ensure that coastal dependent development such as harbors and ports, and coastal

related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

- (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental effects are minimized; and
 - (iii) The development is important to the State's economy;

Response:

The subject property and the lands in the vicinity of the project site are either existing or planned for future urban/industrial development.

- **Coastal Hazards:** Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.
 - (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
 - (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;
 - (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
 - (D) Prevent coastal flooding from inland projects;

Response:

The property is located in Zone "X", an area of minimal flooding and does not lie in an area which is subject to tsunami evacuation.

- **Managing development:** Improve the development review process, communication and public participation in the management of coastal resources and hazards.
 - (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
 - (B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and
 - (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process;

Response:

Pūlama Lāna'i is committed to strict compliance with State laws and rules.

The subject property and the lands in the vicinity of the project site are either planned or designated for urban and industrial development.

Appropriate Best Management Practices (BMPs) and erosion control measures will be implemented to minimize the effects of stormwater runoff during implementation of the project and to ensure that coastal ecosystems are not adversely impacted by construction activities.

It is situated in and around industrial uses and the Lānaʻi Community Plan calls for it to be industrial in use.

- **Public participation:** Stimulate public awareness, education and participation in coastal management.
 - (A) Promote public involvement in coastal zone management processes;
 - (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and
 - (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts;

Response:

As part of the early consultation process for the preparation of the Draft EA, letters describing the proposed project and requesting comments on the project were sent to various government agencies and others.

Opportunities for public awareness, education, and participation in coastal management are provided through these entitlement processes, as well as through the environmental assessment process.

This environmental assessment and the subsequent permitting processes are part of the opportunity for ongoing public participation.

- **Beach protection:** Protect beaches for public use and recreation.
 - (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;
 - (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities;
 - (C) Minimize the construction of public erosion-protection structures seaward of the shoreline;
 - (D) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and

- (E) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor;

Response:

The site is located approximately three and a half miles to the east of the Pacific Ocean, the Site topographic elevation is approximately 1,247 feet above mean sea level (MSL), and local topography slopes to the west-southwest. As such, no adverse impacts to public beach use and recreation are expected to occur.

- **Marine resources:** Promote the protection, use and development of marine and coastal resources to assure their sustainability.
 - (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
 - (B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
 - (C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
 - (D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
 - (E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response:

The proposed project does not involve the direct use or development of marine resources. By incorporating site-specific erosion and sedimentation control measures during and after construction, adverse impacts to near shore waters from runoff and pollution are not expected. From this perspective, the proposed project is not expected to have a significant impact on coastal or marine resources.

5.2.3 Hawai'i State Plan, HRS Chapter 226

Adopted in 1978 and last revised in 1991, the plan establishes a set of themes, goals, objectives, and policies meant to guide the long term growth and development within the state. The three themes are individual and family self-sufficiency, social and economic mobility, and community and social wellbeing.

The project will contribute to the diversification of the State's economic base by generating economic benefits associated with economic activity on site.

Sections of the Hawai'i State Plan which are applicable are discussed in the following pages.

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
Section 226-4: State Goals In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:			
(1) A strong, viable economy, characterized by stability, diversity and growth, that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations.	X		
(2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.	X		
(3) Physical, social and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.	X		
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State economy, provide economic opportunities for residents and enhance the social well-being for the people of Lāna'i. The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lāna'i's economy.			
Section 226-5: Objective and Policies for Population (A) It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter; (B) To achieve the population objective, it shall be the policy of this State to:			
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawai'i's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.			X
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs-and desires.	X		
(3) Promote increased opportunities for Hawai'i's people to pursue their socioeconomic aspirations throughout the islands.	X		
(4) Encourage research activities and public awareness programs to foster an understanding of Hawai'i's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawai'i's population.			X
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among states, provided that such actions do not prevent the reunion of immediate family members.			X
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.			X
(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.	X		
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State economy and economic opportunities for residents, and enhance the social well-being for the people of Lāna'i. The proposed project will not, by itself, stimulate unexpected changes in population. The island's primary industrial areas are located southwest of Lāna'i City, near the airport and at Kaumālapa'u Harbor. They comprise a very small percentage of the total lands on Lāna'i and have very little room for expansion. Thus, an increase in the supply of industrial spaces for economic growth and diversification requires an expansion of lands classified as Urban sited in an area suitable for industrial activities.			

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
Section 226-6: Objectives and Policies for the Economy in General. (A) Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai'i's people.	X		
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.	X		
(B) To achieve the general economic objectives, it shall be the policy of this State to:			
(1) Expand Hawai'i's national and international marketing, communication and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.			X
(2) Promote Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawai'i's people.			X
(3) Seek broader outlets for new or expanded Hawai'i business investments.	X		
(4) Expand existing markets and penetrate new markets for Hawai'i's products and services.	X		
(5) Assure that the basic economic needs of Hawai'i's people are maintained in the event of disruptions in overseas transportation.			X
(6) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.	X		
(7) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawai'i's small scale producers, manufacturers and distributors.			X
(8) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.	X		
(9) Foster greater cooperation and coordination between the government and private sectors in developing Hawai'i's employment and economic growth opportunities.	X		
(10) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.	X		
(11) Maintain acceptable working conditions and standards for Hawai'i's workers.	X		
(12) Provide equal employment opportunities for all segments of Hawai'i's population through affirmative action and nondiscrimination measures.	X		
(13) Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.			X
(14) Encourage businesses that have favorable financial multiplier effects within Hawai'i's economy.	X		
(15) Promote and protect intangible resources in Hawai'i, such as scenic beauty and the Aloha spirit, which are vital to a healthy economy.	X		
(16) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.			X
(17) Foster a business climate in Hawai'i - including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State economy and provide economic opportunities for residents and enhance the social well-being for the people of Lāna'i. The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lāna'i's economy.			

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
Section 226-7 Objectives and policies for the economy--agriculture. (a) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:			
(1) Viability of Hawai'i's sugar and pineapple industries.			X
(2) Growth and development of diversified agriculture throughout the State.			X
(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawai'i's strategic, economic and social well-being.			X
(b) To achieve the agriculture objectives, it shall be the policy of this State to:			
(1) Establish a clear direction for Hawai'i's agriculture through stakeholder commitment and advocacy.			X
(2) Encourage agriculture by making best use of natural resources.			X
(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.			X
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.			X
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawai'i's economy.			X
(6) Seek the enactment and retention of federal and state legislation that benefits Hawai'i's agricultural industries.			X
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawai'i's producers and consumer markets locally, on the continental United States, and internationally.			X
(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.			X
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			X
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			X
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			X
(12) Expand Hawai'i's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.			X
(13) Promote economically competitive activities that increase Hawai'i's agricultural self-sufficiency.			X
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			X
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			X
(16) Facilitate the transition of agricultural lands in economically non-feasible agricultural production to economically viable agricultural uses.			X
Discussion: The Miki Basin Industrial Park site is presently within the Agricultural Land Use District. However, the entire project area has lain fallow from agricultural use for 25 years, with some grazing occurring during a few of these years. This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lāna'i Community Plan. It will not have a negative impact on agricultural uses in the vicinity.			
Section 226-8 Objective and policies for the economy--visitor industry. (a) Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawai'i's economy.			
(b) To achieve the visitor industry objective, it shall be the policy of this State to:			
(1) Support and assist in the promotion of Hawai'i's visitor attractions and facilities.			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
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(2) Ensure that visitor industry activities are in keeping with the social, economic and physical needs and aspirations of Hawai'i's people.			X
(3) Improve the quality of existing visitor destination areas by utilizing Hawai'i's strengths in science and technology.			X
(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.			X
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawai'i's people.			X
(6) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the visitor industry.			X
(7) Foster a recognition of the contribution of the visitor industry to Hawai'i's economy and the need to perpetuate the aloha spirit.			X
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawai'i's cultures and values.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the overall State business and economic opportunities (not specifically for the visitor industry) by providing employment opportunities for residents.			
Section 226-9 Objective and policies for the economy--federal expenditures. (a) Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawai'i's economy.			
(b) To achieve the federal expenditures objective, it shall be the policy of this State to:			
(1) Encourage the sustained flow of federal expenditures in Hawai'i that generates long-term government civilian employment;			X
(2) Promote Hawai'i's supportive role in national defense, in a manner consistent with Hawai'i's social, environmental, and cultural goals by building upon dual-use and defense applications to develop thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawai'i's economy;			X
(3) Promote the development of federally supported activities in Hawai'i that respect statewide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawai'i's environment;			X
(4) Increase opportunities for entry and advancement of Hawai'i's people into federal government service;			X
(5) Promote federal use of local commodities, services, and facilities available in Hawai'i;			X
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai'i; and			X
(7) Pursue the return of federally controlled lands in Hawai'i that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State and the counties.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will not involve the expenditure of Federal funds.			
Section 226-10 Objective and policies for the economy--potential growth activities. (a) Planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawai'i's economic base.			
(b) To achieve the potential growth activity objective, it shall be the policy of this State to:			

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
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(1) Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawai'i's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, and science and technology-based sectors;	X		
(2) Expand Hawai'i's capacity to attract and service international programs and activities that generate employment for Hawai'i's people;	X		
(3) Enhance and promote Hawai'i's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts;			X
(4) Accelerate research and development of new energy-related industries based on wind, solar, ocean, and underground resources and solid waste;			X
(5) Promote Hawai'i's geographic, environmental, social, and technological advantages to attract new economic activities into the State;			X
(6) Provide public incentives and encourage private initiative to attract new industries that best support Hawai'i's social, economic, physical, and environmental objectives;			X
(7) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research;			X
(8) Develop, promote, and support research and educational and training programs that will enhance Hawai'i's ability to attract and develop economic activities of benefit to Hawai'i;			X
(9) Foster a broader public recognition and understanding of the potential benefits of new, growth-oriented industry in Hawai'i;			X
(10) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawai'i's social, economic, physical, and environmental objectives;			X
(11) Increase research and development of businesses and services in the telecommunications and information industries; and			X
(12) Foster the research and development of non-fossil fuel and energy efficient modes of transportation.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State economy, provide economic opportunities for residents and enhance the social well-being for the people of Lāna'i. The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lāna'i's economy.			
Section 226-10.5 Objectives and policies for the economy--information industry. (a) Planning for the State's economy with regard to telecommunications and information technology shall be directed toward positioning Hawai'i as a leader in broadband communications and applications in the Pacific Region.			
(b) To achieve the information industry objective, it shall be the policy of this State to:			
(1) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai'i to accommodate future growth in the information industry;			X
(2) Facilitate the development of new business and service ventures in the information industry which will provide employment opportunities for the people of Hawai'i;			X
(3) Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;			X
(4) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people;			X
(5) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the information industry;			X
(6) Foster a recognition of the contribution of the information industry to Hawai'i's economy; and			X
(7) Assist in the promotion of Hawai'i as a broker, creator and processor of information in the Pacific.			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will have no negative effect on the information industry.			
Section 226-11 Objectives and Policies for the Physical Environment - Land-based, Shoreline, and Marine Resources. (A) Planning for the State's physical environment with regard to land-based, shoreline and marine resources shall be directed towards achievement of the following objectives:			
(1) Prudent use of Hawai'i's land-based, shoreline, and marine resources.	X		
(2) Effective protection of Hawai'i's unique and fragile environmental resources.	X		
(B) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:			
(1) Exercise an overall conservation ethic in the use of Hawai'i's natural resources.	X		
(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	X		
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.	X		
(4) Manage natural resources and environs to encourage their beneficial and multiple uses without generating costly or irreparable environmental damage.	X		
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			X
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.	X		
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			X
(8) Pursue compatible relationships among activities, facilities and natural resources.	X		
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational and scientific purposes.			X
Discussion: The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lāna'i's economy. The proposed project is not expected to have an adverse effect upon the region's coastal ecosystem. Appropriate Best Management Practices (BMPs) and erosion control measures will be implemented to minimize the effects of stormwater runoff during implementation of the project and to ensure that coastal ecosystems are not adversely impacted by construction activities. It is not near the shoreline and will not negatively affect the shoreline or marine resources.			
Section 226-12 Objective and Policies for the Physical Environment - Scenic, Natural Beauty, and Historic Resources. (A) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawai'i's scenic assets, natural beauty and multi-cultural/historical resources. (B) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:			
(1) Promote the preservation and restoration of significant natural and historic resources.	X		
(2) Provide incentives to maintain and enhance historic, cultural and scenic amenities.	X		
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes and other natural features.	X		
(4) Protect those special areas, structures and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.	X		

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
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(5) Encourage the design of developments and activities that complement the natural beauty of the islands.	X		
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will not adversely affect cultural or historic resources. The project site is not part of a scenic corridor and the project will not affect scenic vistas and view planes. The proposed project will not involve significant alteration of the existing topographic character of the site and will not affect public views.			
Section 226-13 Objectives and Policies for the Physical Environment - Land, Air, and Water Quality. (A) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:			
(1) Maintenance and pursuit of improved quality in Hawai'i's land, air and water resources.	X		
(2) Greater public awareness and appreciation of Hawai'i's environmental resources.	X		
(B) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:			
(1) Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources.	X		
(2) Promote the proper management of Hawai'i's land and water resources.	X		
(3) Promote effective measures to achieve desired quality in Hawai'i's surface, ground and coastal waters.	X		
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai'i's people.	X		
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	X		
(6) Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities.	X		
(7) Encourage urban developments in close proximity to existing services and facilities.	X		
(8) Foster recognition of the importance and value of the land, air and water resources to Hawai'i's people, their cultures and visitors.	X		
Discussion: The Miki Basin Industrial Park site is presently within the Agricultural Land Use District. However, the entire project area has lain fallow from agricultural use for 25 years, with some grazing occurring during a few of these years. This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lāna'i Community Plan. It is on land adjoining the Lāna'i Airport, the Maui Electric Company (MECO) 5-acre power plant and the existing 20-acre Miki Basin Industrial Condominium.			
226-14 Objective and policies for facility systems--in general. (a) Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal and energy and telecommunication systems that support statewide social, economic and physical objectives.			
(b) To achieve the general facility systems objective, it shall be the policy of this State to:			
(1) Accommodate the needs of Hawai'i's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.	X		
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.	X		
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.	X		
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction and maintenance of facility systems.	X		

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
Discussion: Discussion: The Miki Basin Industrial Park site is presently within the Agricultural Land Use District. However, the entire project area has lain fallow from agricultural use for 25 years, with some grazing occurring during a few of these years. This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lāna'i Community Plan. It is on land adjoining the Lāna'i Airport, the Maui Electric Company (MECO) 5-acre power plant and the existing 20-acre Miki Basin Industrial Condominium.			
226-15 Objectives and Policies for Facility Systems - Solid and Liquid Wastes. (A) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:			
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	X		
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.	X		
(B) To achieve solid and liquid waste objectives, it shall be the policy of this State to:			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.			X
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.	X		
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.			X
Discussion: he Miki Basin Industrial Park site is presently within the Agricultural Land Use District. However, the entire project area has lain fallow from agricultural use for 25 years, with some grazing occurring during a few of these years. This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lāna'i Community Plan. It is on land adjoining the Lāna'i Airport, the Maui Electric Company (MECO) 5-acre power plant and the existing 20-acre Miki Basin Industrial Condominium.			
226-16 Objective and Policies for Facility Systems - Water. (A) Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational and other needs within resource capacities. (B) To achieve the facility systems water objective, it shall be the policy of this State to:			
(1) Coordinate development of land use activities with existing and potential water supply.	X		
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			X
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.	X		
(4) Assist in improving the quality, efficiency, service and storage capabilities of water systems for domestic and agricultural use.			X
(5) Support water supply services to areas experiencing critical water problems.			X
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.	X		
Discussion: The proposed use is similar to the surrounding uses. It is anticipated that water sourcing will be by connection with the Island's water system.			

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
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226-17 Objectives and Policies for Facility Systems - Transportation. (A) Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe and convenient movement of people and goods.			X
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.			X
(B) To achieve the transportation objectives, it shall be the policy of this State to:			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;			X
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;			X
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;			X
(4) Provide for improved accessibility to shipping, docking, and storage facilities;			X
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			X
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;			X
(7) Encourage a variety of carriers to offer increased opportunities and advantages to inter-island movement of people and goods;			X
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			X
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			X
(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawai'i's natural environment;			X
(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;			X
(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and			X
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.			X
Discussion: he Miki Basin Industrial Park site is presently within the Agricultural Land Use District. However, the entire project area has lain fallow from agricultural use for 25 years, with some grazing occurring during a few of these years. This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lāna'i Community Plan. It is on land adjoining the Lāna'i Airport, the Maui Electric Company (MECO) 5-acre power plant and the existing 20-acre Miki Basin Industrial Condominium.			
226-18 Objectives and Policies for Facility Systems - Energy. (A) Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:			
(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;			X
(2) Increased energy self-sufficiency where the ratio of indigenous to imported energy use is increased;			X
(3) Greater energy security in the face of threats to Hawai'i's energy supplies and systems; and			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
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(4) Reduction, avoidance or sequestration of greenhouse gas emissions from energy supply and use.			X
(B) To achieve the energy objectives, it shall be the policy of this State to ensure the provision of adequate, reasonably priced and dependable energy services to accommodate demand.			
(C) To further achieve the energy objectives, it shall be the policy of this State to:			
(1) Support research and development as well as promote the use of renewable energy sources;			X
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;			X
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			X
(4) Promote all cost-effective conservation of power and fuel supplies through measures including: (a) Development of cost-effective demand-side management programs; (b) Education; and (c) Adoption of energy-efficient practices and technologies;			X
(5) Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;			X
(6) Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;			X
(7) Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;			X
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and			X
(9) Support actions that reduce, avoid or sequester Hawai'i's greenhouse gas emissions through agriculture and forestry initiatives.			X
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects.			X
Discussion: he Miki Basin Industrial Park site is presently within the Agricultural Land Use District. However, the entire project area has lain fallow from agricultural use for 25 years, with some grazing occurring during a few of these years. This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lāna'i Community Plan. It is on land adjoining the Lāna'i Airport, the Maui Electric Company (MECO) 5-acre power plant and the existing 20-acre Miki Basin Industrial Condominium.			
226-18.5 Objectives and policies for facility systems--telecommunications. (a) Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.			
(b) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced and dependable telecommunications services to accommodate demand.			X
(c) To further achieve the telecommunications objective, it shall be the policy of this State to:			
(1) Facilitate research and development of telecommunications systems and resources;			X
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			X
(3) Promote efficient management and use of existing telecommunications systems and services; and			X
(4) Facilitate the development of education and training of telecommunications personnel			X
Discussion: The project site will not have a negative effect of the State's telecommunication systems.			

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
Section 226-19: Objectives and policies for socio-cultural advancement--housing. (a) Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:			
(1) Greater opportunities for Hawai'i's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawai'i's population.			X
(2) The orderly development of residential areas sensitive to community needs and other land uses.			X
(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawai'i's people.			X
(b) To achieve the housing objectives, it shall be the policy of this State to:			X
(1) Effectively accommodate the housing needs of Hawai'i's people.			X
(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income and gap-group households.			X
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style and size of housing.			X
(4) Promote appropriate improvement, rehabilitation and maintenance of existing housing units and residential areas.			X
(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.			X
(6) Facilitate the use of available vacant, developable and underutilized urban lands for housing.			X
(7) Foster a variety of lifestyles traditional to Hawai'i through the design and maintenance of neighborhoods that reflect the culture and values of the community.			X
(8) Promote research and development of methods to reduce the cost of housing construction in Hawai'i.			X
Discussion: he Miki Basin Industrial Park site is presently within the Agricultural Land Use District. However, the entire project area has lain fallow from agricultural use for 25 years, with some grazing occurring during a few of these years. This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lāna'i Community Plan. It is on land adjoining the Lāna'i Airport, the Maui Electric Company (MECO) 5-acre power plant and the existing 20-acre Miki Basin Industrial Condominium. It is not a housing project and will not negatively affect housing opportunities.			
226-20 Objectives and policies for socio-cultural advancement--health. (a) Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:			
(1) Fulfillment of basic individual health needs of the general public.			X
(2) Maintenance of sanitary and environmentally healthful conditions in Hawai'i's communities.	X		
(b) To achieve the health objectives, it shall be the policy of this State to:			
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			X
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			X
(5) Provide programs, services and activities that ensure environmentally healthful and sanitary conditions.			X
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring and enforcement.			X
Discussion: The proposed use is similar to a previous use of the property. Miki Basin Industrial Park, a master planned light and heavy industrial park, will conform to all State and County sanitation standards.			
226-21 Objective and policies for socio-cultural advancement--education. (a) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.			
(b) To achieve the education objective, it shall be the policy of this State to:			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation and cultural pursuits of all groups.			X
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
(3) Provide appropriate educational opportunities for groups with special needs.			X
(4) Promote educational programs which enhance understanding of Hawai'i's cultural heritage.			X
(5) Provide higher educational opportunities that enable Hawai'i's people to adapt to changing employment demands.			X
(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.			X
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			X
(8) Emphasize quality educational programs in Hawai'i's institutions to promote academic excellence.			X
(9) Support research programs and activities that enhance the education programs of the State.			X
Discussion: The proposed use is similar to a previous use of the property. Miki Basin Industrial Park, a master planned light and heavy industrial park, will have no negative effect of the educational programs of the State.			
226-22 Objective and Policies for Socio-Cultural Advancement-Social Services. (A) Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being. (B) To achieve the social service objective, it shall be the policy of the State to:			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			X
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families and groups to deal effectively with social problems and to enhance their participation in society.			X
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.			X
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			X
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State economy, provide economic opportunities for residents and enhance the social well-being for the people of Lāna'i. The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lāna'i's economy.			
226-23 Objective and policies for socio-cultural advancement--leisure. (a) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.			
(b) To achieve the leisure objective, it shall be the policy of this State to:			
(1) Foster and preserve Hawai'i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			X
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.			X
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			X
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.			X
(5) Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.			X
(6) Assure the availability of sufficient resources to provide for future cultural, artistic and recreational needs.			X
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.			X
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk and traditional art forms.			X
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawai'i's population to participate in the creative arts.			X
(10) Assure adequate access to significant natural and cultural resources in public ownership.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State economy, provide economic opportunities for residents and enhance the social well-being for the people of Lāna'i. The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lāna'i's economy. It will not negatively affect recreational and related opportunities on the island.			

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
226-24 Objective and Policies for Socio-Cultural Advancement - Individual Rights and Personal Well-Being. (A) Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations. (B) To achieve the individual rights and personal well-being objective, it shall be the policy of this State to:			
(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.			X
(2) Uphold and protect the national and state constitutional rights of every individual.			X
(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			X
(4) Ensure equal opportunities for individual participation in society.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State economy, provide economic opportunities for residents and enhance the social well-being for the people of Lāna'i. The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lāna'i's economy.			
226-25 Objective and Policies for Socio-Cultural Advancement - Culture. (A) Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai'i's people. (B) To achieve the culture objective, it shall be the policy of this State to:			
(1) Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.			X
(2) Support activities and conditions that promote cultural values, customs and arts that enrich the lifestyles of Hawai'i's people and which are sensitive and responsive to family and community needs.			X
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawai'i.			X
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawai'i's people and visitors.	X		
Discussion: The proposed use is similar to a previous use of the property. Miki Basin Industrial Park, a master planned light and heavy industrial park, will not negatively affect cultural issues.			
226-26 Objectives and Policies for Socio-Cultural Advancement - Public Safety. (A) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:			
(1) Assurance of public safety and adequate protection of life and property for all people.			X
(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.			X
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawai'i's people.			X
(B) To achieve the public safety objectives, it shall be the policy of this State to:			
(1) Ensure that public safety programs are effective and responsive to community needs.			X
(2) Encourage increased community awareness and participation in public safety programs.			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
(C) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			X
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			X
(D) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:			
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			X
(2) Enhance the coordination between emergency management programs throughout the State.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State economy, provide economic opportunities for residents and enhance the social well-being for the people of Lānaʻi. The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lānaʻi's economy. It will not negatively affect public safety.			
226-27 Objectives and Policies for Socio-Cultural Advancement - Government. (A) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
(1) Efficient, effective, and responsive government services at all levels in the State.			X
(2) Fiscal integrity, responsibility and efficiency in the state government and county governments.			X
(B) To achieve the government objectives, it shall be the policy of this State to:			
(1) Provide for necessary public goods and services not assumed by the private sector.			X
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction and response.			X
(3) Minimize the size of government to that necessary to be effective.			X
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawai'i.			X
(5) Assure that government attitudes, actions and services are sensitive to community needs and concerns.			X
(6) Provide for a balanced fiscal budget.			X
(7) Improve the fiscal budgeting and management system of the State.			X
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State economy, provide economic opportunities for residents and enhance the social well-being for the people of Lānaʻi. The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lānaʻi's economy. It will not negatively affect government operations.			

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
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Hawai'i State Plan - HRS Ch. 226 - Part III. Priority Guidelines			
226-101 Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
226-102 Overall Direction. The State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education.			
226-103 Economic Priority Guidelines. (A) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai'i's people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises. (a) Encourage investments which:			
(i) Reflect long term commitments to the State;	X		
(ii) Rely on economic linkages within the local economy;	X		
(iii) Diversify the economy;	X		
(iv) Reinvest in the local economy;	X		
(v) Are sensitive to community needs and priorities; and	X		
(vi) Demonstrate a commitment to provide management opportunities to Hawai'i residents.	X		
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			X
(3) Improve the quality, accessibility and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			X
(4) Seek to ensure that state business tax, labor laws and administrative policies are equitable, rational, and predictable.			X
(5) Streamline the building and development permit and review process, and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where public health, safety and welfare would not be adversely affected.			X
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai'i's small-scale producers, manufacturers and distributors.			X
(7) Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.			X
(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:			
(a) An industry that can take advantage of Hawai'i's unique location and available physical and human resources.	X		
(b) A clean industry that would have minimal adverse effects on Hawai'i's environment.			X
(c) An industry that is willing to hire and train Hawai'i's people to meet the industry's labor needs at all levels of employment.	X		
(d) An industry that would provide reasonable income and steady employment.	X		
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.			X
(10) Enhance the quality of Hawai'i's labor force and develop and maintain career opportunities for Hawai'i's people through the following actions:			
(a) Expand vocational training in diversified agriculture, aquaculture, information industry and other areas where growth is desired and feasible.			X
(b) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
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(c) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			X
(d) Promote career opportunities in all industries for Hawai'i's people by encouraging firms doing business in the State to hire residents.			X
(e) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.			X
(f) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			X
(B) Priority guidelines to promote the economic health and quality of the visitor industry:			
(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawai'i's residents and visitors.			X
(2) Encourage the development and maintenance of well- designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.	X		
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair and maintenance of visitor facilities.	X		
(4) Encourage visitor industry practices and activities which respect, preserve and enhance Hawai'i's significant natural, scenic, historic and cultural resources.	X		
(5) Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.	X		
(6) Support and coordinate tourism promotion abroad to enhance Hawai'i's share of existing and potential visitor markets.	X		
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.	X		
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.	X		
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.	X		
(C) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			X
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai'i.			X
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			X
(D) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) Identify, conserve, and protect agricultural and aquaculture lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquaculture uses of such lands.			X
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			X
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			X
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			X
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai'i's agricultural community.			X
(6) Seek favorable freight rates for Hawai'i's agricultural products from inter-island and overseas transportation operators.			X
(7) Encourage the development and expansion of agricultural and aquaculture activities which offer long-term economic growth potential and employment opportunities.			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
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(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			X
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			X
(10) Support the continuation of land currently in use for diversified agriculture.			X
(E) Priority guidelines for water use and development:			
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.	X		
(2) Encourage the improvement of irrigation technology and promote the use of non-potable water for agricultural and landscaping purposes.			X
(3) Increase the support for research and development of economically feasible alternative water sources.			X
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.			X
(F) Priority guidelines for energy use and development:			
(1) Encourage the development, demonstration and commercialization of renewable energy sources.			X
(2) Initiate, maintain and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			X
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial and other buildings.			X
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.			X
(G) Priority guidelines to promote the development of the information industry:			
(1) Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawai'i.			X
(2) Encourage the development of services such as financial data processing, products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			X
(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.			X
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			X
(5) Encourage research activities, including legal research in the information and telecommunications fields.			X
(6) Support promotional activities to market Hawai'i's information industry services.			X
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, will support the State visitor industry by providing employment opportunities for resident as well as recreational opportunities for both residents and visitors.			
226-104 Population Growth and Land Resources Priority Guidelines. (A) Priority guidelines to effect desired statewide growth and distribution:			
(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai'i's people.			X
(2) Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.			X
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			X
(4) Encourage major State and Federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			X
(6) Seek Federal funds and other funding sources outside the State for research, program development and training to provide future employment opportunities on the neighbor islands.			X
(7) Support the development of high technology parks on the neighbor islands.			X
(B) Priority guidelines for regional growth distribution and land resource utilization:			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.			X
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			X
(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			X
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			X
(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			X
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.			X
(7) Pursue rehabilitation of appropriate urban areas.			X
(8) Support the redevelopment of Kakaako into a viable residential, industrial and commercial community.			X
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.	X		
(10) Identify critical environmental areas in Hawai'i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			X
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			X
(12) Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	X		
(13) Protect and enhance Hawai'i's shoreline, open spaces and scenic resources.	X		
Discussion: Miki Basin Industrial Park, a master planned light and heavy industrial park, conforms with the State Land Use classification of Urban.			
226-105 Crime and Criminal Justice Priority Guidelines. (A) Priority Guidelines in the Area of Crime and Criminal Justice:			
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.			X
(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			X
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			X
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			X
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			X
Discussion: The proposed use is similar to a previous use of the property. Miki Basin Industrial Park, a master planned light and heavy industrial park, will provide recreational opportunities for both residents and visitors.			
226-106 Affordable housing. Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.			X
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's low- and moderate-income households, gap-group households and residents with special needs.			X
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i's people for the purchase of initial owner- occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			X
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X
(8) Give higher priority to the provision of quality housing that is affordable for Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.			X
Discussion: The proposed use is similar to a previous use of the property. Miki Basin Industrial Park, a master planned light and heavy industrial park, will have no negative effect on the affordable housing programs of the State.			
226-107 Quality education. Priority guidelines to promote quality education:			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			X
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			X
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;			X
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;			X
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			X
(A) The electronic exchange of information;			X
(B) Statewide electronic mail; and			X
(C) Access to the Internet.			X
Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;			X

HAWAI'I STATE PLAN, HRS CHAPTER 226	S	N/S	N/A
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(6) Pursue the establishment of Hawai'i's public and private universities and colleges as research and training centers of the Pacific;			X
(7) Develop resources and programs for early childhood education;			X
(8) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			X
Discussion: The proposed use is similar to a previous use of the property. Miki Basin Industrial Park, a master planned light and heavy industrial park, will have no negative effect of the educational programs of the State.			
226-108 Sustainability. Priority guidelines and principles to promote sustainability shall include:			
(1) Encouraging balanced economic, social, community, and environmental priorities;	X		
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;	X		
(3) Promoting a diversified and dynamic economy;	X		
(4) Encouraging respect for the host culture;	X		
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;	X		
(6) Considering the principles of the ahupua'a system; and			X
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai'i.	X		
Discussion: Pūlama Lāna'i will ensure that Miki Basin Industrial Park, a master planned light and heavy industrial park, incorporates, to the extent feasible and practicable, measures to promote energy conservation, sustainable design, environmental stewardship and protection of the area's natural and cultural resources.			

The Hawai'i State Constitution, the Hawai'i State Plan, the State Agriculture Functional Plan, the County of Maui 2030 General Plan, and the County's Lāna'i Community Plan call directly or implicitly for preserving the economic viability of plantation agriculture and promoting the growth of diversified agriculture. To accomplish this, an adequate supply of agriculturally suitable lands and water must be assured.

In addition to the above, public policies call for conserving and protecting prime agricultural lands, including protecting farmland from urban development.

It should be noted that many of the State agricultural policies were written before the major contraction of plantation agriculture (from 1981 to 2016) and assume implicitly that profitable agricultural activities eventually will be available to utilize all available agricultural lands.

This has proven to be a questionable assumption in view of the enormity of the contraction of plantation agriculture, the abundant supply of farmland that came available for diversified agriculture, and the slow growth in the amount of land being utilized for diversified agriculture.

Furthermore, discussions in the State Agriculture Functional Plan recognize that redesignation of lands from Agricultural to Urban and/or Rural should be allowed "... upon a demonstrated change in economic or social conditions, and where the requested redesignation will provide greater benefits to the general public than its retention in ... agriculture;" that is, when an "overriding public interest exists."

The enormous contraction of plantation agriculture, which resulted in the supply of agricultural land far exceeding demand, constitutes a major change in economic conditions.

Moreover, the Project will provide community benefits (jobs, tax revenues, etc.) that far exceed the benefits of leaving the land in agriculture. In practice, the Project is expected to have no significant impact on agricultural activity since ample land is available statewide to accommodate the anticipated growth of diversified agriculture.

With regard to plantation agriculture, the Project Area is no longer part of a pineapple plantation. The last pineapple harvest was in 1992.

With regard to diversified agriculture, the Project will not result in the loss of any existing agricultural operation since the Project Area is not currently being cultivated and has not been cultivated since 1992.

Although the Project will reduce the availability of agricultural land by about 200 acres, the Project will not limit the growth of diversified agriculture statewide or on Lānaʻi since ample agricultural land is available due to the loss of nearly all plantations in Hawaiʻi.

5.2.4 Environmental Review, HRS Chapter 343 and HAR Section 11-200.1

HRS Chapter 343, the State of Hawaiʻi Environmental Review Law, requires that any proposed use within a conservation district, use of State land or use of State funds be subject to review. The statute and rules establish a system of environmental review and provide that environmental concerns are considered for all proposed actions on State and county lands.

As part of this review, this EA has been prepared to ensure that environmental concerns are given appropriate consideration in decision making, along with economic and technical considerations.

5.2.5 State Environmental Policy, HRS Chapter 344

The broad goals of this policy are to conserve natural resources and enhance the quality of life in the State. It encourages productive and enjoyable harmony between people and their environment to promote efforts which will prevent or eliminate damage to the environment and biosphere, stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources important to the people of Hawaiʻi.

Industrial development at the Miki Basin Industrial Park will abide by the guidelines promulgated by HRS §344, including, but not limited to, encouraging management practices which conserve natural resources and encouraging the efficient use of energy resources.