


HAWAI'I STATE PLAN-
ASSESSMENT OF
PROJECT APPLICABILITY
TO GOALS, OBJECTIVES,
AND POLICIES

APPENDIX

J-1



A. HAWAII STATE PLAN

Chapter 226, HRS, also known as the Hawaii State Plan, is a long-range comprehensive plan which serves as a guide for the future long-term development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms. The Plan consists of three (3) parts. Part I includes the Overall Theme, Goals, Objectives, and Policies; Part II includes Planning, Coordination, and Implementation; and Part III establishes Priority Guidelines. Inasmuch as Part II of the State Plan covers its administrative structure and implementation process, discussion of the proposed project's applicability to Part II is not appropriate. Below is an analysis of the project's applicability to Part I and Part III of the Hawaii State Plan.

Hawaii State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies			
Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable			
	DA	IA	NA
HRS 226-1: Findings and Purpose			
HRS 226-2: Definitions			
HRS 226-3: Overall Theme			
HRS 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 Hawaii's present and future generations.			
(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.			
(3) Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.			
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City will support the State economy, provide housing opportunities and enhance the social stability and well-being for the people of Lāna'i.			
Chapter 226-5 Objective and Policies for Population			
Objective: 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.	✓		
Policies:			
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social, and economic aspirations while recognizing the unique needs of each county.	✓		
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.	✓		
(3) Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.		✓	
(4) Encourage research activities and public awareness programs to foster an understanding of Hawaii's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaii's population.		✓	
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.			✓
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.			✓
(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.		✓	
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City will support the State economy, provide housing opportunities and enhance the social stability and well-being for the people of Lāna'i.			

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Chapter 226-6 Objectives and policies for the economy -- in general			
Objectives: 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 Hawaii's people, while at the same time stimulating 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.			✓
(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.		✓	
Policies:			
(1) Promote and encourage entrepreneurship within Hawaii by residents and nonresidents of the State.			✓
(2) Expand Hawaii'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.			✓
(3) Promote Hawaii as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.			✓
(4) Transform and maintain Hawaii as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.			✓
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawaii.			✓
(6) Seek broader outlets for new or expanded Hawaii business investments.			✓
(7) Expand existing markets and penetrate new markets for Hawaii's products and services.			✓
(8) Assure that the basic economic needs of Hawaii's people are maintained in the event of disruptions in overseas transportation.			✓
(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.			✓
(10) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small scale producers, manufacturers, and distributors.			✓
(11) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.			✓
(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawaii.			✓
(13) Foster greater cooperation and coordination between the government and private sectors in developing Hawaii's employment and economic growth opportunities.			✓
(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.			✓
(15) Maintain acceptable working conditions and standards for Hawaii's workers.			✓
(16) Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.			✓
(17) 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.			✓
(18) Encourage businesses that have favorable financial multiplier effects within Hawaii's economy, particularly with respect to emerging industries in science and technology.			✓
(19) Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.			✓

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(20) 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 or innovative potential growth industries in particular.			✓
(21) 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.			✓
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City will support the State economy, provide housing opportunities and enhance the social stability and well-being for the people of Lāna'i.			
Chapter 226-7 Objectives and policies for the economy -- agriculture.			
Objectives: 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.			✓
(2) Growth and development of diversified agriculture throughout the State.			✓
(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawai'i's strategic, economic, and social well-being.			✓
Policies:			
(1) Establish a clear direction for Hawai'i's agriculture through stakeholder commitment and advocacy.			✓
(2) Encourage agriculture by making the best use of natural resources.			✓
(3) Provide the governor and the legislature with information and options needed for prudent decision-making for the development of agriculture.			✓
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.			✓
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawai'i's economy.			✓
(6) Seek the enactment and retention of federal and state legislation that benefits Hawai'i's agricultural industries.			✓
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawai'i's food producers and consumers in the State, nation, and world.			✓
(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.			✓
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			✓
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			✓
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			✓
(12) In addition to the State's priority on food, 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.			✓
(13) Promote economically competitive activities that increase Hawai'i's agricultural self-sufficiency, including the increased purchase and use of Hawai'i-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.			✓
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			✓

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(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			✓
(16) Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.			✓
(17) Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko i'a, māla, and irrigated lo'i, and growth of traditional Hawaiian crops, such as kalo, 'uala, and 'ulu.			✓
(18) Increase and develop small-scale farms.			✓
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City will support the State economy, provide housing opportunities and enhance the social stability and well-being for the people of Lāna'i.			
Chapter 226-8 Objective and policies for the economy -- visitor industry.			
Objective: 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.			
Policies:			
(1) Support and assist in the promotion of Hawai'i's visitor attractions and facilities.			✓
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people.			✓
(3) Improve the quality of existing visitor destination areas by utilizing Hawai'i's strengths in science and technology.			✓
(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.			✓
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawai'i's people.			✓
(6) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the visitor industry.			✓
(7) Foster a recognition of the contribution of the visitor industry to Hawai'i's economy and the need to perpetuate the aloha spirit.			✓
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawai'i's cultures and values.			✓
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City will support the State economy, provide housing opportunities and enhance the social stability and well-being for the people of Lāna'i.			
Chapter 226-9 Objective and policies for the economy -- federal expenditures.			
Objective: 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.			
Policies:			
(1) Encourage the sustained flow of federal expenditures in Hawai'i that generates long-term government civilian employment;			✓
(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;			✓
(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;			✓
(4) Increase opportunities for entry and advancement of Hawai'i's people into federal government service;			✓

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(5) Promote federal use of local commodities, services, and facilities available in Hawai'i;			✓
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai'i; and			✓
(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.			✓
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City will not involve the expenditure of Federal funds.			
Chapter 226-10 Objective and policies for the economy -- potential growth and innovative activities.			
Objective: Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawai'i's economic base.			✓
Policies:			
(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, health care, and science and technology- based sectors;			✓
(2) Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawai'i through the export of services or products or substitution of imported services or products;			✓
(3) Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements;			✓
(4) Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity;			✓
(5) Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus;			✓
(6) Expand Hawai'i's capacity to attract and service international programs and activities that generate employment for Hawai'i's people;			✓
(7) Enhance and promote Hawai'i's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts;			✓
(8) Accelerate research and development of new energy-related industries based on wind, solar, ocean, underground resources, and solid waste;			✓
(9) Promote Hawai'i's geographic, environmental, social, and technological advantages to attract new or innovative economic activities into the State;			✓
(10) Provide public incentives and encourage private initiative to attract new or innovative industries that best support Hawai'i's social, economic, physical, and environmental objectives;			✓
(11) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research;			✓
(12) 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;			✓
(13) Foster a broader public recognition and understanding of the potential benefits of new or innovative growth-oriented industry in Hawai'i;			✓

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(14) 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;			✓
(15) Increase research and development of businesses and services in the telecommunications and information industries;			✓
(16) Foster the research and development of nonfossil fuel and energy efficient modes of transportation; and			✓
(17) Recognize and promote health care and health care information technology as growth industries.			✓
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City will support the State economy, provide housing opportunities and enhance the social stability and well-being for the people of Lāna'i.			
Chapter 226-10.5 Objectives and policies for the economy -- information industry.			
Objective: Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawai'i as a leader in broadband and wireless communications and applications in the Pacific Region.			✓
Policies:			
(1) Promote efforts to attain the highest speeds of electronic and wireless communication within Hawai'i and between Hawai'i and the world, and make high speed communication available to all residents and businesses in Hawai'i;			✓
(2) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai'i to accommodate future growth and innovation in Hawai'i's economy;			✓
(3) Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawai'i;			✓
(4) Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawai'i, using technology to communicate with their headquarters, offices, or customers located out-of-state;			✓
(5) Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry;			✓
(6) 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;			✓
(7) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the information industry;			✓
(8) Foster a recognition of the contribution of the information industry to Hawai'i's economy; and			✓
(9) Assist in the promotion of Hawai'i as a broker, creator, and processor of information in the Pacific.			✓
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City will have no negative effect on the information industry.			
Chapter 226-11 Objectives and policies for the physical environment -- land based, shoreline, and marine resources.			
Objectives: 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.	✓		
(2) Effective protection of Hawai'i's unique and fragile environmental resources.	✓		
Policies:			
(1) Exercise an overall conservation ethic in the use of Hawai'i's natural resources.	✓		

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(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	✓		
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.	✓		
(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.	✓		
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			✓
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.	✓		
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			✓
(8) Pursue compatible relationships among activities, facilities, and natural resources.	✓		
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.	✓		
Analysis: The proposed use is similar to surrounding uses. Residential development of Hōkūāo 201H Housing at Lāna'i City will provide housing opportunities, as well as recreational opportunities with a 1-acre park, a 1,500-square foot community center for use by the Lāna'i community, and 60 parking stalls for intermittent parking (e.g., community events at the community center, guests visiting residents of the Hōkūāo residential units, etc.).			
Chapter 226-12 Objective and policies for the physical environment -- scenic, natural beauty, and historic resources.			
Objective: 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.	✓		
Policies:			
(1) Promote the preservation and restoration of significant natural and historic resources.			✓
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.			✓
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.	✓		
(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.			✓
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.	✓		
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City will not adversely affect cultural or historic resources. The character of the homes will reflect the existing design vernacular of Lāna'i City. Houses will have hipped roofs, gracious lanais, board & batten siding, large trim profiles, and other design details matching historic Lāna'i City building characteristics.			
Should any archaeologically significant artifacts, bones, or other indicators be uncovered, Pūlama Lāna'i is committed to strict compliance with State laws and rules. 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.			

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Chapter 226-13 Objectives and policies for the physical environment -- land, air, and water quality.			
Objectives: 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.	✓		
(2) Greater public awareness and appreciation of Hawai'i's environmental resources.		✓	
Policies:			
(1) Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources.			✓
(3) Promote effective measures to achieve desired quality in Hawai'i's surface, ground, and coastal waters.			✓
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai'i's people.			✓
(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.			✓
(6) Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities.		✓	
(7) Encourage urban developments in close proximity to existing services and facilities.	✓		
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawai'i's people, their cultures and visitors.			✓
Analysis: The proposed use is similar to the surrounding uses and the character of the homes will reflect the existing design vernacular of Lāna'i City. It is anticipated that water will be serviced by connection with the Lāna'i Water Company's water systems.			
Chapter 226-14 Objective and policies for facility systems -- in general.			
Objective: 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.			
Policies:			
(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.	✓		
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.	✓		
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.	✓		
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.	✓		
Analysis: The proposed use is similar to the surrounding uses. It is anticipated that water will be serviced through connection with the Lāna'i Water Company's water system.			
Chapter 226-15 Objectives and policies for facility systems -- solid and liquid waste.			
Objectives: 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.	✓		
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.	✓		
Policies:			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.		✓	

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(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.			✓
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.			✓
Analysis: The proposed use is similar to the surrounding uses. The proposed development includes construction of a new onsite wastewater system that will collect wastewater generated by the new homes and convey the wastewater to the existing Lāna'i Wastewater Reclamation Facility. The new wastewater collection system will be designed for the residential units and the future park, pavilion and parking stalls, and constructed within the new roads. The applicant will conform with the requirements of the Commission on Water Resource Management, Department of Health, County of Maui, and other regulatory entities as it relates to installation, inspection and maintenance of water and wastewater systems associated with the project.			
Chapter 226-16 Objective and policies for facility systems – – water.			
Objective: 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.			✓
Policies:			
(1) Coordinate development of land use activities with existing and potential water supply.	✓		
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			✓
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.	✓		
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.		✓	
(5) Support water supply services to areas experiencing critical water problems.			✓
(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.			✓
Analysis: The proposed use is similar to the surrounding uses. It is anticipated that water will be serviced through connection with the Lāna'i Water Company's water system.			
Chapter 226-17 Objectives and policies for facility systems – – transportation.			
Objectives: 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.			✓
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.			✓
Policies:			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;			✓
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;			✓
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;			✓
(4) Provide for improved accessibility to shipping, docking, and storage facilities;			✓
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			✓
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;			✓

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(7) Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;			✓
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			✓
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			✓
(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;			✓
(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;			✓
(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			✓
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			
Chapter 226-18 Objectives and policies for facility systems – – energy.			
Objectives: 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;	✓		
(2) Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawai'i's dependence on imported fuels for electrical generation and ground transportation.	✓		
(3) Greater diversification of energy generation in the face of threats to Hawai'i's energy supplies and systems;	✓		
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and	✓		
(5) Utility models that make the social and financial interests of Hawai'i's utility customers a priority.	✓		
(b) To achieve the energy objectives, it shall be the policy of this State to ensure the short- and long-term provision of adequate, reasonably prices, and dependable energy services to accommodate demand.	✓		
Policies:			
(1) Support research and development as well as promote the use of renewable energy sources;	✓		
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;	✓		
(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;	✓		
(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;	✓		
(C) Adoption of energy-efficient practices and technologies; and	✓		
(D) Increasing energy efficiency and decreasing energy use in public infrastructure	✓		

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(5) Ensure, to the extent that new supply-side resources are needed, that the development or expansion of energy systems uses the least-cost energy supply option and maximizes efficient technologies; and	✓		
(6) Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;	✓		
(7) Promote alternate fuels and transportation energy efficiency;	✓		
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;	✓		
(9) Support actions that reduce, avoid, or sequester Hawai'i's greenhouse gas emissions through agriculture and forestry initiatives;	✓		
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects;			✓
(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and			✓
(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawai'i.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City. The use of renewable energy and battery storage systems as the primary energy source will not only assist in resource protection, but also serve as a demonstration for others.			
Chapter 226-18.5 Objectives and policies for facility systems -- telecommunications.			
Objectives:			
(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.			✓
Policies:			
(1) Facilitate research and development of telecommunications systems and resources;			✓
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			✓
(3) Promote efficient management and use of existing telecommunications systems and services; and			✓
(4) Facilitate the development of education and training of telecommunications personnel.			✓
Analysis: The project site is not served by telecommunication systems, and thus, will not have a negative effect of the State's telecommunication systems.			
Chapter 226-19 Objectives and policies for socio-cultural advancement -- housing.			
Objectives: 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.	✓		
(2) The orderly development of residential areas sensitive to community needs and other land uses.	✓		

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(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawai'i's people.			✓
Policies:			
(1) Effectively accommodate the housing needs of Hawai'i's people.	✓		
(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.	✓		
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.	✓		
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.			✓
(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.	✓		
(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.	✓		
(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.	✓		
(8) Promote research and development of methods to reduce the cost of housing construction in Hawai'i.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City. The project has been designed to reflect the existing architecture and sense of place of Lāna'i City.			
Chapter 226-20 Objectives and policies for socio-cultural advancement -- health.			
Objectives: 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.			✓
(2) Maintenance of sanitary and environmentally healthful conditions in Hawai'i's communities.	✓		
(3) Elimination of health disparities by identifying and addressing social determinants of health.			✓
Policies:			
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			✓
(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.			✓
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			✓
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			✓
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.			✓
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			✓
(7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.			✓

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Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable			
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City. The project will conform to all State and County sanitation standards.			
Chapter 226-21 Objectives and policies for Socio-cultural advancement -- education.			
Objective: 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.			✓
Policies:			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			✓
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			✓
(3) Provide appropriate educational opportunities for groups with special needs.			✓
(4) Promote educational programs which enhance understanding of Hawai'i's cultural heritage.			✓
(5) Provide higher educational opportunities that enable Hawai'i's people to adapt to changing employment demands.			✓
(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.			✓
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			✓
(8) Emphasize quality educational programs in Hawai'i's institutions to promote academic excellence.			✓
(9) Support research programs and activities that enhance the education programs of the State.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			
Chapter 226-22 Objective and policies for socio-cultural advancement -- social services.			
Objective: 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.			✓
Policies:			
(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.			✓
(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.			✓
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.			✓
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			✓
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			✓
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			

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Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable			
Chapter 226-23 Objective and policies for socio-cultural advancement -- leisure.			
Objective: 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.			✓
Policies:			
(1) Foster and preserve Hawai'i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			✓
(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.			✓
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			✓
(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.			✓
(5) Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.			✓
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.			✓
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.			✓
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.			✓
(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.			✓
(10) Assure adequate access to significant natural and cultural resources in public ownership.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			
Chapter 226-24 Objective and policies for socio-cultural advancement -- individual rights and personal well-being.			
Objective: 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.			✓
Policies:			
(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.			✓
(2) Uphold and protect the national and state constitutional rights of every individual.			✓
(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			✓
(4) Ensure equal opportunities for individual participation in society.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			
Chapter 226-25 Objective and policies for socio-cultural advancement -- culture.			
Objective: 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.			✓
Policies:			
(1) Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.			✓

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(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.			✓
(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.			✓
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawai'i's people and visitors.	✓		
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			
Chapter 226-26 Objectives and policies for socio-cultural advancement -- public safety.			
Objective: 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.			✓
(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.			✓
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawai'i's people.			✓
Policies (Public Safety):			
(1) Ensure that public safety programs are effective and responsive to community needs.			✓
(2) Encourage increased community awareness and participation in public safety programs.			✓
Policies (Public Safety-Criminal Justice):			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			✓
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			✓
(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.			✓
Policies (Public Safety - Emergency Management):			
(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.			✓
(2) Enhance the coordination between emergency management programs throughout the State.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			
Chapter 226-27 Objectives and policies for socio-cultural advancement -- government.			
Objective: 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.			✓
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.			✓
Policies:			
(1) Provide for necessary public goods and services not assumed by the private sector.			✓
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			✓

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(3) Minimize the size of government to that necessary to be effective.			✓
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawai'i.			✓
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			✓
(6) Provide for a balanced fiscal budget.			✓
(7) Improve the fiscal budgeting and management system of the State.			✓
(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.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			

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Chapter 226-101: Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
Chapter 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 seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.			
Chapter 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;	✓		
(ii) Rely on economic linkages within the local economy;	✓		
(iii) Diversify the economy;	✓		
(iv) Reinvest in the local economy;	✓		
(v) Are sensitive to community needs and priorities; and	✓		
(vi) Demonstrate a commitment to provide management opportunities to Hawai'i residents; and	✓		
(B) Encourage investments in innovative activities that have a nexus to the State, such as:			
(i) Present or former residents acting as entrepreneurs or principals;			✓
(ii) Academic support from an institution of higher education in Hawai'i;			✓
(iii) Investment interest from Hawai'i residents;	✓		
(iv) Resources unique to Hawai'i that are required for innovative activity; and	✓		
(v) Complementary or supportive industries or government programs or projects.	✓		
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			✓

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(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.			✓
(4) Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.			✓
(5) Streamline the processes for building and development permit and review, and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that public health, safety and welfare would not be adversely affected.			✓
(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.			✓
(7) Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.			✓
(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.			✓
(B) A clean industry that would have minimal adverse effects on Hawai'i's environment.			✓
(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.			✓
(D) An industry that would provide reasonable income and steady employment.			✓
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.			✓
(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.			✓
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			✓
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			✓
(D) Promote career opportunities in all industries for Hawai'i's people by encouraging firms doing business in the State to hire residents.			✓
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on-the-job training opportunities.			✓
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			✓
(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.			✓
(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.			✓

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(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.			✓
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai'i's significant natural, scenic, historic, and cultural resources.			✓
(5) Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.			✓
(6) Support and coordinate tourism promotion abroad to enhance Hawai'i's share of existing and potential visitor markets.			✓
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.			✓
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.			✓
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.			✓
(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.			✓
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai'i.			✓
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			✓
(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			✓
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			✓
(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.			✓
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			✓
(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.			✓
(6) Seek favorable freight rates for Hawai'i's agricultural products from interisland and overseas transportation operators.			✓
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			✓
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			✓
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			✓
(10) Support the continuation of land currently in use for diversified agriculture.			✓
(11) Encourage residents and visitors to support Hawai'i's farmers by purchasing locally grown food and food products.			✓
(e) Priority guidelines for water use and development:			
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.			✓

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(2) Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.			✓
(3) Increase the support for research and development of economically feasible alternative water sources.			✓
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.			✓
(f) Priority guidelines for energy use and development:			
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.			✓
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			✓
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			✓
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.			✓
(g) Priority guidelines to promote the development of the information industry:			
(1) Establish an information network, with an emphasis on broadband and wireless infrastructure and capability that will serve as the foundation of and catalyst for overall economic growth and diversification in Hawai'i.			✓
(2) Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			✓
(3) Encourage the development of small businesses in the information field such as software development; the development of new information systems, peripherals, and applications; data conversion and data entry services; and home or cottage services such as computer programming, secretarial, and accounting services.			✓
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			✓
(5) Encourage research activities, including legal research in the information and telecommunications fields.			✓
(6) Support promotional activities to market Hawai'i's information industry services.			✓
(7) Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			
Chapter 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.			✓
(2) Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.			✓
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			✓
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			✓

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(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.			✓
(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.			✓
(7) Support the development of high technology parks on the neighbor islands.			✓
(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.		✓	
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.		✓	
(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.			✓
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			✓
(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.			✓
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.	✓		
(7) Pursue rehabilitation of appropriate urban areas.			✓
(8) Support the redevelopment of Kaka'ako into a viable residential, industrial, and commercial community.			✓
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.	✓		
(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.			✓
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.		✓	
(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.		✓	
(13) Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.		✓	
Analysis: Residential development of Hōkūāo 201H Housing at Lāna'i City conforms with the State Land Use classification of Urban. As previously noted, a DBA via the HRS 201H-38 process will be sought from the State Land Use Commission.			

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies	DA	IA	N/A
Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable			
Chapter 226-105: Crime and criminal justice.			
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.			✓
(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.			✓
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			✓
(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.			✓
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			✓
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			✓
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			
Chapter 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.	✓		
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.	✓		
(3) Improve information and analysis relative to land availability and suitability for housing.	✓		
(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.	✓		
(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.			✓
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.	✓		
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.	✓		
(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.	✓		
Analysis: Hōkūāo 201H Housing at Lāna'i City will provide much needed affordable housing, as well as market housing. It is situated adjoining the existing Lāna'i City.			
Chapter 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;			✓
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			✓
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies	DA	IA	N/A
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(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision making responsibilities;			✓
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			✓
(A) The electronic exchange of information;			✓
(B) Statewide electronic mail; and			✓
(C) Access to the Internet.			✓
(6) Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;			✓
(7) Pursue the establishment of Hawai'i's public and private universities and colleges as research and training centers of the Pacific;			✓
(8) Develop resources and programs for early childhood education;			✓
(9) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			✓
(10) Strengthen and expand educational programs and services for students with special needs.			✓
Analysis: Hōkūāo 201H Housing Project at Lāna'i City is essentially an extension of similar kinds of uses and activities of the adjoining Lāna'i City. Residential development of Hōkūāo 201H Housing at Lāna'i City will have no negative effect of the educational programs of the State. It is anticipated that many of the future residents at Hōkūāo are existing Lāna'i residents and, as such, the project will not increase the number of students on Lāna'i.			
CHAPTER 226-108: Sustainability			
Priority guidelines and principles to promote sustainability shall include:			
(1) Encouraging balanced economic, social, community, and environmental priorities;	✓		
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;	✓		
(3) Promoting a diversified and dynamic economy;	✓		
(4) Encouraging respect for the host culture;	✓		
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;	✓		
(6) Considering the principles of the ahupua'a system; and			✓
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai'i.	✓		
Analysis: Pūlama Lāna'i will ensure that the residential development of Hōkūāo 201H Housing at Lāna'i City, incorporate, 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.			
CHAPTER 226-109: Climate change adaptation			
Priority guidelines and principles to promote climate change adaptation shall include:			
(1) Ensure that Hawai'i's people are educated, informed, and aware of the impacts climate change may have on their communities;			✓
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;			✓
(3) Invest in continued monitoring and research of Hawai'i's climate and the impacts of climate change on the State;			✓
(4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies	DA	IA	N/A
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(5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;		✓	
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;			✓
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;			✓
(8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;			✓
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and			✓
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.		✓	
Analysis: The proposed Project indirectly supports the climate change priority guidelines as it will be implemented in an area that is outside of natural landscape features such as flood zones as well as the 3.2-foot projected sea level rise exposure area in order to avoid impacts related to climate change. In part, the proposed project will help demonstrate appropriate land use and development that supports the State economy and enhances the social stability and well-being for the people of Lānaʻi.			