



EXHIBIT 11

ORDINANCE NO. 4343

BILL NO. 67 (2016)
Draft 1

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

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

SECTION 1. The Lanai Community Plan, having an effective date of December 21, 1998, as amended, is hereby repealed, and the updated Lanai Community Plan (2016), attached hereto and incorporated herein by reference as Exhibit "1," is adopted.

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

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

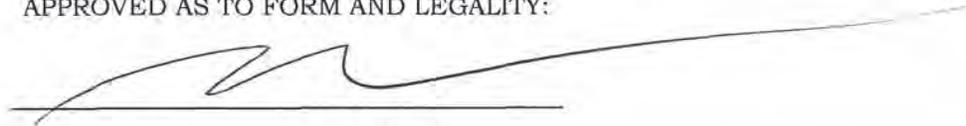
1. Hana Community Plan - Ordinance No. 2347 (1994), as amended;
2. Paia-Haiku Community Plan - Ordinance No. 2415 (1995), as amended;
3. Kahoolawe Community Plan - Ordinance No. 2413 (1995), as amended;
4. West Maui Community Plan - Ordinance No. 2476 (1996), as amended;
5. Makawao-Pukalani-Kula Community Plan - Ordinance No. 2510 (1996), as amended;
6. Kihei-Makena Community Plan - Ordinance No. 2641 (1998), as amended;
7. Lanai Community Plan [- Ordinance No. 2738 (1998), as amended] (2016);
8. Molokai Community Plan - Ordinance No. 3022 (2001), as amended; and

9. Wailuku-Kahului Community Plan - Ordinance
No. 3061 (2002), as amended.”

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 Material to be repealed is bracketed.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

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

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in black ink, appearing to read 'MICHAEL J. HOPPER', written over a horizontal line.

MICHAEL J. HOPPER
Department of the Corporation Counsel
County of Maui

paf:gjg:16-108d



LĀNA`I

COMMUNITY PLAN 2016



COUNTY OF MAUI



DEDICATION

**This plan is dedicated to the loving memory of
Kathleen Kern, Senior Planner and former
Lāna`i Community Plan Project Lead,
Tremaine Balberdi, Secretary to Boards and Commissions, and
Richard (Dick) Rooney, Pilot**

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

ACKNOWLEDGMENTS

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

ACKNOWLEDGMENTS

CONSULTANT TEAM AND SPECIAL STUDIES

Chris Hart & Partners, Inc.

John Knox & Associates: *Lānaʻi Economic Development and Lānaʻi Housing Issue Papers*

Belt Collins Hawaiʻi Ltd., John Kirkpatrick: *Land Use Forecast*

SMS Research & Marketing Services, Inc. and Belt Collins Hawaiʻi Ltd: *Socio-Economic Forecast*

Wilson Okamoto & Associates, Inc.: *County of Maui Infrastructure Assessment Update 2003*

R. M. Towill Corporation: *Public Facilities Assessment Update County of Maui 2007*

PlanPacific: Existing land use database for *Socio-Economic Forecast*

PHOTO CREDITS

Cover:

Top left Kathleen Kern; top right Mary Jorgensen; bottom left and right David Yamashita.

Chapter 1:

Pages 1 and 2 - Stan Solamillo.

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LIST OF ACRONYMS

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

LIST OF ACRONYMS

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

1 | INTRODUCTION

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



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

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



1 | INTRODUCTION

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

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



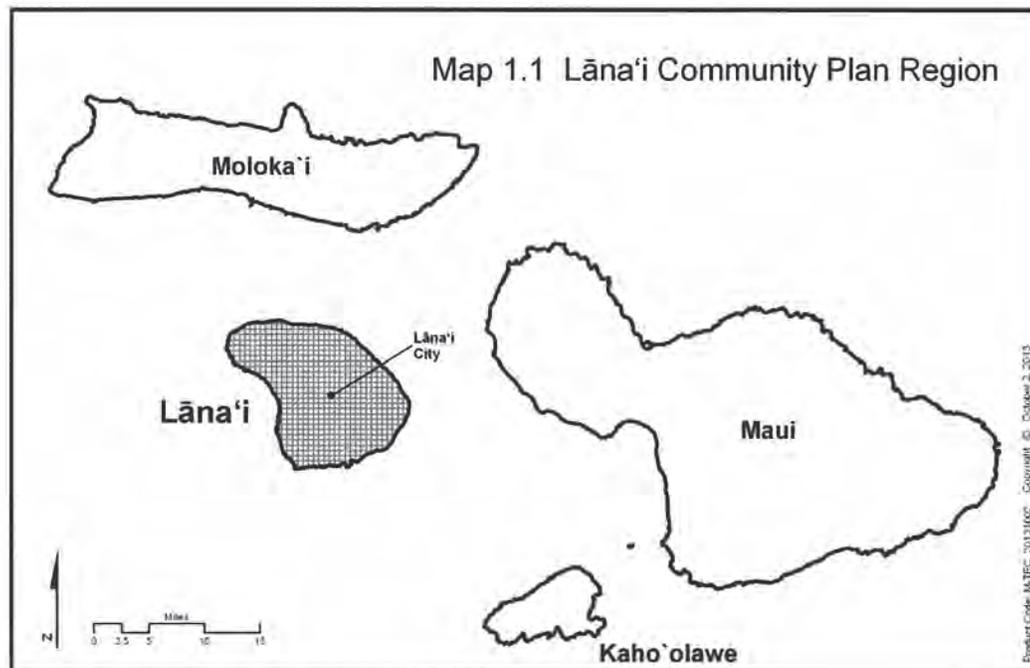
This chapter provides a general description of the planning area, guidance from the Maui County General Plan 2030 and the Hawai`i State Plan (Revised), and an overview of the community plan update process. This chapter concludes with an overview of the plan organization and chapter topics, and fast facts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

1 | INTRODUCTION

OVERVIEW OF LĀNA`I COMMUNITY PLAN AREA

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

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



Map 1.1 Lāna`i Community Plan Region

1 | INTRODUCTION

GUIDANCE FROM THE COUNTY OF MAUI GENERAL PLAN AND THE HAWAI'I STATE PLAN

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

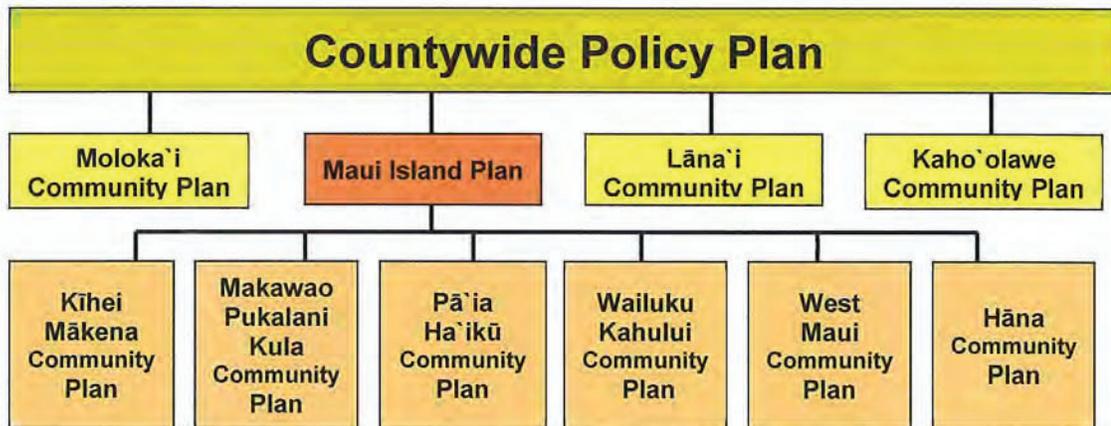


Figure 1.1 County of Maui General Plan Organization

THE 2015 LĀNA'I COMMUNITY PLAN UPDATE

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

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

1 | INTRODUCTION

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

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



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

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

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

1 | INTRODUCTION

Lāna`i Community Plan Update

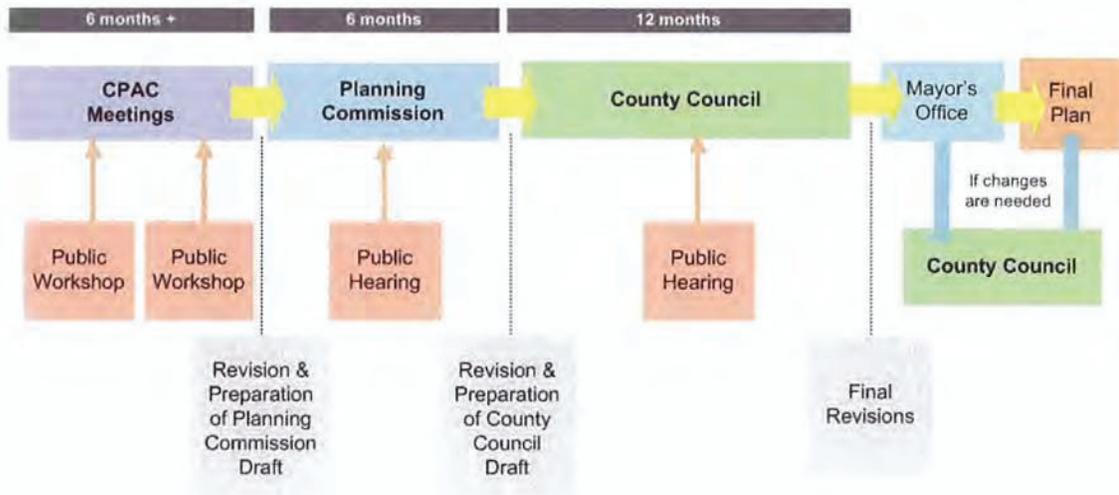


Figure 1.3 Generalized Planning Process and Schedule

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

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

1 | INTRODUCTION

PLAN ORGANIZATION

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

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

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

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

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

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

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

FAST FACTS ABOUT LĀNA`Ī

PHYSICAL FEATURES

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

POPULATION / DEMOGRAPHICS (2010 Census)

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

FLORA AND FAUNA

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

Figure 1.4 Fast Facts About Lāna`i

2 | LĀNA`I'S FUTURE

INTRODUCTION

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

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

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

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

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

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