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Appendix 1.3 Community Engagement

The Department of Planning's Long Range Division conducted four community engagement events and invited residents to participate by expressing their ideas and concerns. An open house on Saturday, August 7, 2010, was attended by 42 Lāna`i residents. The open house initiated discussion about critical issues from the community's viewpoint that should be addressed in the Lāna`i Community Plan update. The event explored options for future land use, housing, transportation, infrastructure, development, and historic, cultural, and natural resources, as well as community design possibilities. Five interactive stations with information, maps, and note gathering focused on key issues, problems, opportunities, and potential solutions.

During the open house event, ideas and strategies for Lāna`i's future were generated by the community. On Thursday, April 7, 2011, a second community meeting, *The Future of Lāna`i – A Public Discussion of Ideas and Strategies for the Next 20 Years*, was held in the evening at the Lāna`i Community Center and attended by 40 Lāna`i residents. A panel of four individuals offered their perspectives on the island's future to facilitate a discussion on ideas and strategies. Various ideas for economic diversification formed the central theme. The panel discussion was followed by an opportunity for community members to ask questions and make comments.

The panel members included:

Bob Agres – Executive Director of the Hawai`i Alliance for Community-Based Economic Development (HACBED), a statewide nonprofit organization established in 1992 to encourage increased investment in sustainable and community-based approaches to economic development.

Alan Fujimori – registered landscape architect and LEED Accredited Professional with over 30 years of experience, specializing in community planning, urban design, and landscape architecture.

Colbert Matsumoto – CEO and Board Chair of Island Insurance Company; an attorney by training and practice for over 30 years; born and raised on Lāna`i.

Dr. Davianna McGregor – Professor and founding member of the Ethnic Studies Department at UH Mānoa; historian of Hawai`i and the Pacific; and a member of the Protect Kaho`olawe `Ohana.

On Thursday, April 4, 2013, an island-wide workshop provided an opportunity for the community to indicate areas for potential development. The workshop was attended by 60 people, including a large

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group from Pūlama Lāna`i and their consultants. Pūlama Lāna`i displayed their first version of conceptual plans for future development areas. Groups of residents designed three other conceptual plans that expanded on the ideas in the Pūlama Lāna`i conceptual plans. A volunteer from each group reported the ideas to the larger group. They also responded to surveys on trail use and recreational preferences for different locations.

On Saturday, April 6, 2013, a Lāna`i City workshop provided displays and preference surveys for focus areas of Lāna`i City and was attended by 120 people. Focus areas were Dole Park, the baseyard, housing types, the proposed expansion area, and street design. Participants provided comments and expressed their preferences for potential uses of the different areas or the type of housing form desired by "dot voting" – placing dots next to items they supported.

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Appendix 2.1 Definition of Sustainability in Hawai`i

Section 226-2, HRS, sets forth the definition of sustainability as follows:

“Sustainability” means achieving the following:

- (1) Respect of culture, character, beauty, and history of the State’s island communities;
- (2) Striking a balance between economic, social, community, and environmental priorities; and
- (3) Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The updates to the County of Maui General Plan, which includes the Countywide Policy Plan, the Maui Island Plan, the Lāna`i Community (Island) Plan, the Moloka`i Community (Island) Plan, and the six Community Plans on Maui Island, embrace this concept of sustainability along with the guiding principles in the Hawai`i 2050 Sustainability Plan.

Appendix 2.2 Guiding Principles of Sustainability

Section 226-108, HRS, sets forth the following:

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, businesses, and government, has the responsibility for achieving a sustainable Hawai`i.

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Appendix 2.3 Climate Change Adaptation Priority Guidelines

Section 226-109, HRS, sets forth the following:

Climate change adaptation priority guidelines. Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:

- (1) Ensure that Hawai'i's people are educated, informed, and aware of the impacts climate change may have on their communities;
- (2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;
- (3) Invest in continued monitoring and research of Hawai'i's climate and the impacts of climate change on the State;
- (4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;
- (5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;
- (6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;
- (7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;
- (8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other 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.

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Appendix 3.1 Ecosystem Services

Ecosystem Services is a term for the benefits humans receive from natural resources and processes. These services are grouped into four categories as shown below. Many of these ecosystem services are essential to human life and are provided free of cost. Examples of ecosystem services are often used to illustrate the value of natural processes and resources, such as forest regulation of air-quality. Calculation of financial values to replace ecosystem services ties economic benefit to environmental health. The categories below are adapted from the Millennium Ecosystem Assessment (2003), *Ecosystems and Human Well-being: A Framework for Assessment*, Island Press, Washington, D.C.:

Supporting Services

- Nutrient cycling
- Soil formation
- Primary production

Provisioning Services

- Food (crops, livestock, wild foods, etc.)
- Fiber (timber, cotton/hemp/silk, wood fuel)
- Genetic resources
- Biochemicals, natural medicine, pharmaceuticals
- Fresh water

Regulating Services

- Air-quality regulation
- Climate regulation (global, regional, local)
- Water regulation
- Erosion regulation
- Water purification and waste treatment
- Disease regulation
- Pest regulation
- Pollination
- Natural hazard regulation

Cultural Services

- Aesthetic values
- Spiritual and religious values
- Recreation and ecotourism

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Appendix 5.1 Historic and Cultural Resources

The text below is a partial record of the implementing actions found on pages 47 and 48 of the 1998 Lāna`i Community Plan. The following is retained for historical purposes and does not have the force and effect of law.

1. Implement the Interpretive Master Plan for the island of Lāna`i.
2. Establish a Maunalei Historic Preserve.
3. Fund and establish a cultural and resources preservation program which would address the protection, preservation, and restoration needs of the following:
 - Historic cemeteries;
 - Keomuku Church and surrounding environs;
 - Hawaiian fishponds;
 - Stone trail at Naha;
 - Salt blocks and *pipi* chutes at Mānele;
 - Kaumālapa`u Village;
 - Old locomotive engine at Halepalaoa;
 - Train whistle at the top of the shop;
 - Old courthouse, police station building, and jail, used for World War II internment;
 - Old gymnasium;
 - Old bowling alley;
 - Old administration building;
 - Old theater;
 - First Hawaiian Bank building;
 - Bomb shelter at Maunalei;
 - Brackish water pond at Lōpā;
 - Boat shelter at Naha;
 - Old Lāna`i School flagpole at Cavendish Golf Course;
 - Hotel Lāna`i; and
 - Community flagpole.
4. Maintain the 8:00 p.m. siren.
5. Expand the community cemetery program.
6. Build and maintain interpretive trails at Kapiha`ā and Hūlopo`e to provide residents and visitors educational opportunities about Hawaiian architecture, art, and social systems.
7. Stabilize the hillside at Luahiwa to protect petroglyphs from erosion. Consider the potential effects of increased foot-traffic on erosion in the vicinity of the petroglyphs before deciding to develop an interpretive trail or other access.
8. List significant historic properties and districts on the State and National Register of Historic Places including: 1) massive *heiau* complexes at Ka`enaiki, Lōpā, Kāhe`a, and Mānele; 2) village and

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petroglyph sites at Kapiha`ā, Ho`okio, Luahiwa, and Naha; 3) Lōpā Fishpond; and 4) plantation culture sites include the Keomuku Church, Lāna`i Gym, Lāna`i theater, former administration building, the Bloomfield Brown House, and Hotel Lāna`i.

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Appendix 9.1 Kō`ele Project District History

Kō`ele Project District History		
Year	Ordinance /Approval #	Comments
1985	Change in Zoning (CIZ)	Interim Urban to PD requirements include a resource study; maintenance of accurate records; plans for effluent use and desalinized water; conservation plan; legally binding covenants to limit water consumption; cooperative aquifer monitoring with USGS; 28-day periodic water reports; and a detailed demand study.
1986	1580	Established Kō`ele PD (468.3 acres).
1991	2066	Prohibits the use of potable water on all golf courses.
1992	2139	Increased Kō`ele PD from 468.3 to 618 acres; added a 332.4-acre golf course; deleted 201.5 acres of open space.
1992	Phase II PD	Requirements prior to Phase III approval include detailed monitoring plan for metering (common areas to be metered separately); dual system for the golf course to be submitted to DWS; approved xeriscape plan; and use of low-flow devices.
1995	2407	Amends ordinance for tract master plan requirements; limits density of development on slopes of various grades; use of recycled water for irrigation to be considered; no more than 60 percent of woodland to be cleared and cleared area should be open space; and retains minimum of 35 percent of tree canopy.
1996	2514	Sets conditions in which potable water may be utilized on golf course; requires a comprehensive plan to develop additional storage for the golf course; and requires a storage plan to include timeframe and implementation steps.
1996	2515	High-level water not to be used for irrigation except as defined; sets triggers and requirements to allow 30-day permits for potable water use; unanticipated events can be part of a trigger, but it is specified that drought does not meet the criteria for unanticipated event, nor does it warrant use of the high-level aquifer for golf course irrigation.
1996	2516	Enables golf course owner to apply for up to 27,000 GPD per fairway to supplement non-potable irrigation to establish new plantings; stipulates that only one fairway may be watered in this manner, and no more than four fairways per year to be watered this way; combined use of new fairway establishment and emergencies defined in Ordinance 2515 should not exceed a total of 250,000 GPD.

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2001	Resolution 01-146	Issues temporary permit for use of high-level water for re-grassing; requirements include bond repairs to WWTF facility; implement repairs to WWTF within one year; submit water storage master plan by March of 2002; install separate meter to monitor use of high-level water and coordinate with LWAC so that LWAC members can monitor/read it.
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Appendix 9.2 Comparison of Lāna`i Community Plan Land Use Designations and Typical County Zoning District

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

Pursuant to Section 2.80B.030(B), MCC, if a property's community plan land use designation and zoning do not correspond as listed in the table below, the property's zoning regulates the uses and standards allowed on the property when only ministerial permits or approvals by government agencies are required. Discretionary actions by government agencies, such as a change in zoning, shall conform to the community plan; during the change in zoning process, the typical zoning districts listed below should be established to correspond with and implement the community plan.

LĀNA`I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Agriculture	Agricultural	Envisions agricultural uses and related and compatible uses.	Agricultural District.
Airport	Urban	Envisions general and commercial aviation airport facilities and support services, and related and compatible uses.	Airport District.

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LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Business Commercial	Urban	Envisions retail stores, offices, entertainment enterprises, and other commercial services, and related and compatible uses.	B-1 Neighborhood Business District; B-2 Community Business District; B-3 Central Business District; B-R Resort Commercial District; B-CT Country Town Business District; and Service Business Residential (SBR) District.
Heavy Industrial	Urban	Envisions major industrial operations with potentially noxious impacts from noise, airborne emissions, or liquid discharges. May also include light industrial and business commercial operations, and related and compatible uses.	M-2 Heavy Industrial District; and M-3 Restricted Industrial District.
Hotel	Urban	Envisions transient accommodations and commercial uses predominantly intended to serve guests; includes hotels, condominiums, and apartments having more than two dwellings; single-family, duplex, and 'ohana dwellings; and related and compatible uses.	H-1 Hotel District; H-M Hotel District; H-2 Hotel District; and Hotel District.

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LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Light Industrial	Urban	Envisions warehousing, light assembly, service, and similar industrial operations; also may include business commercial operations, and related and compatible uses.	M-1 Light Industrial District.
Mixed-Use Residential	Urban	Envisions primarily single-family and multi-family dwellings, but also includes a mix of park, commercial, and public/quasi-public uses; and related and compatible uses. Light industrial and heavy industrial uses are excluded.	<i>Until a new Mixed-Use Residential zoning district is established in the Comprehensive Zoning Ordinance, a mixture of existing residential, apartment, park, business, and public/quasi-public zoning would correspond with and implement this community plan land use designation.</i>
Multi-Family	Urban	Envisions apartments and condominiums having more than two dwellings; also includes single-family, duplex, and 'ohana dwellings, and related and compatible uses.	Two-family (Duplex) District; A-1 Apartment District; and A-2 Apartment District.

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LĀNA`I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Open Space	Agricultural Rural Urban Conservation	Envisions areas that are inappropriate for intensive development because of environmental, physical, or scenic factors, including shoreline and landscape buffer areas, drainageways, view planes, flood plains, and tsunami-inundation areas.	OS-1 (Passive) Open Space District; OS-2 (Active) Open Space District; and Urban Reserve District.
Park	Agricultural Rural Urban Conservation	Envisions recreational uses, including public and private active and passive parks, and related and compatible uses.	General Park (PK) District; and Urban Reserve District.
Park/Golf Course	Agricultural Rural Urban Conservation	Envisions golf courses and related and compatible uses.	Golf Course (GC) District.
Project District	Urban	Envisions a variety of land uses and development standards that are unique to a particular project; specific uses are established by a project district zoning ordinance.	<i>Implementing the Project District designation requires uses and standards for a particular project district be established in the Comprehensive Zoning Ordinance. Lāna`i currently has two project districts: 1) the Lāna`i Project District I (Mānele) set forth in Chapter 19.70, MCC, and</i>

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LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
			<i>2) the Lāna'i Project District 2 (Kō'ele) set forth in Chapter 19.71, MCC. Additional project districts may be developed over time.</i>
Public/Quasi-Public	Rural Urban Conservation	Envisions schools, libraries, fire and police stations, government buildings, public utilities, hospitals, churches, cemeteries, community centers, and related and compatible uses.	P-1 Public/Quasi-Public District; and P-2 Public/Quasi-Public District.
Rural	Rural	Envisions small farms intermixed with low-density single-family dwellings, and related and compatible uses.	County Rural; RU-0.5 District; RU-1 District; RU-2 District; RU-5 District; and RU-10 District.
Single-Family	Urban	Envisions single-family, duplex, and 'ohana dwellings, and related and compatible uses.	R-1 Residential District; R-2 Residential District; R-3 Residential District; R-0 Zero Lot Line Residential District; Two-family (Duplex) District; Service Business Residential (SBR) District; and Urban Reserve District.

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LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
None	Conservation	Indicates lands designated Conservation District by the State Land Use Commission.	None.

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Appendix 9.3 Historical Planning Standards

The text below is excerpted from page numbers 62 and 63 of the 1998 Lāna`i Community Plan. The following is retained for historical purposes and does not have the force and effect of law.

1. Land Use Standards:

- a. Fifty percent of the 10-acre Light Industrial area above the Kaumālapa`u Quarry, identified as TMK 4-9-2:portion of 1, shall be sold in fee simple upon development.
- b. Fifty percent of the 10-acre Light Industrial area at the Shuttle Station, identified as TMK 4-9-2:portion of 1, shall be sold in fee simple upon development.
- c. Fifty percent of the 20-acre Heavy Industrial area at Miki Road, identified as TMK 4-9-2:portion of 1 and 50, shall be sold in fee simple upon development.
- d. Fifty percent of the 3.4-acre Business/Commercial area at the Lāna`i City shop area, identified as TMK 4-9-5:portion of 90, shall be sold in fee simple upon development.
- e. No trees shall be removed from the additional 1-acre Hotel area behind Hotel Lāna`i, identified as TMK 4-9-11: portion of 1, because of hotel or related use.

WE HEREBY CERTIFY that the foregoing BILL NO. 67 (2016), Draft 1

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 1st day of July, 2016, by the following vote:

Michael B. WHITE Chair	Donald S. GUZMAN Vice-Chair	Gladys C. BAISA	Robert CARROLL	Eleanora COCHRAN	Donald G. COUCH, JR.	S. Stacy CRIVELLO	G. Riki HOKAMA	Michael P. VICTORINO
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 22nd day of July, 2016.

DATED AT WAILUKU, MAUI, HAWAII, this 22nd day of July, 2016.

RECEIVED
2016 JUL 22 PM 12:11
OFFICE OF THE MAYOR

MICHAEL B. WHITE, CHAIR
Council of the County of Maui

DENNIS A. MATEO, COUNTY CLERK
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 26 DAY OF July, 2016.

ALAN M. ARAKAWA, MAYOR
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 4343 of the County of Maui, State of Hawaii.

DENNIS A. MATEO, COUNTY CLERK
County of Maui

Passed First Reading on June 3, 2016.
Effective date of Ordinance July 26, 2016

RECEIVED
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OFFICE OF THE COUNTY CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 4343, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

County Clerk, County of Maui