



LĀNAʻI PROJECT DISTRICT 2 (KŌʻELE)

COMMUNITY PLAN AMENDMENT (BILL NO. 23 (2024))
CHANGE IN ZONING (BILL NO. 24, (2024))
PROJECT DISTRICT PHASE I AMENDMENT (BILL NO. 25 (2024))

MAUI COUNTY COUNCIL HOUSING AND LAND USE COMMITTEE

AUGUST 7, 2024, 9:00 AM



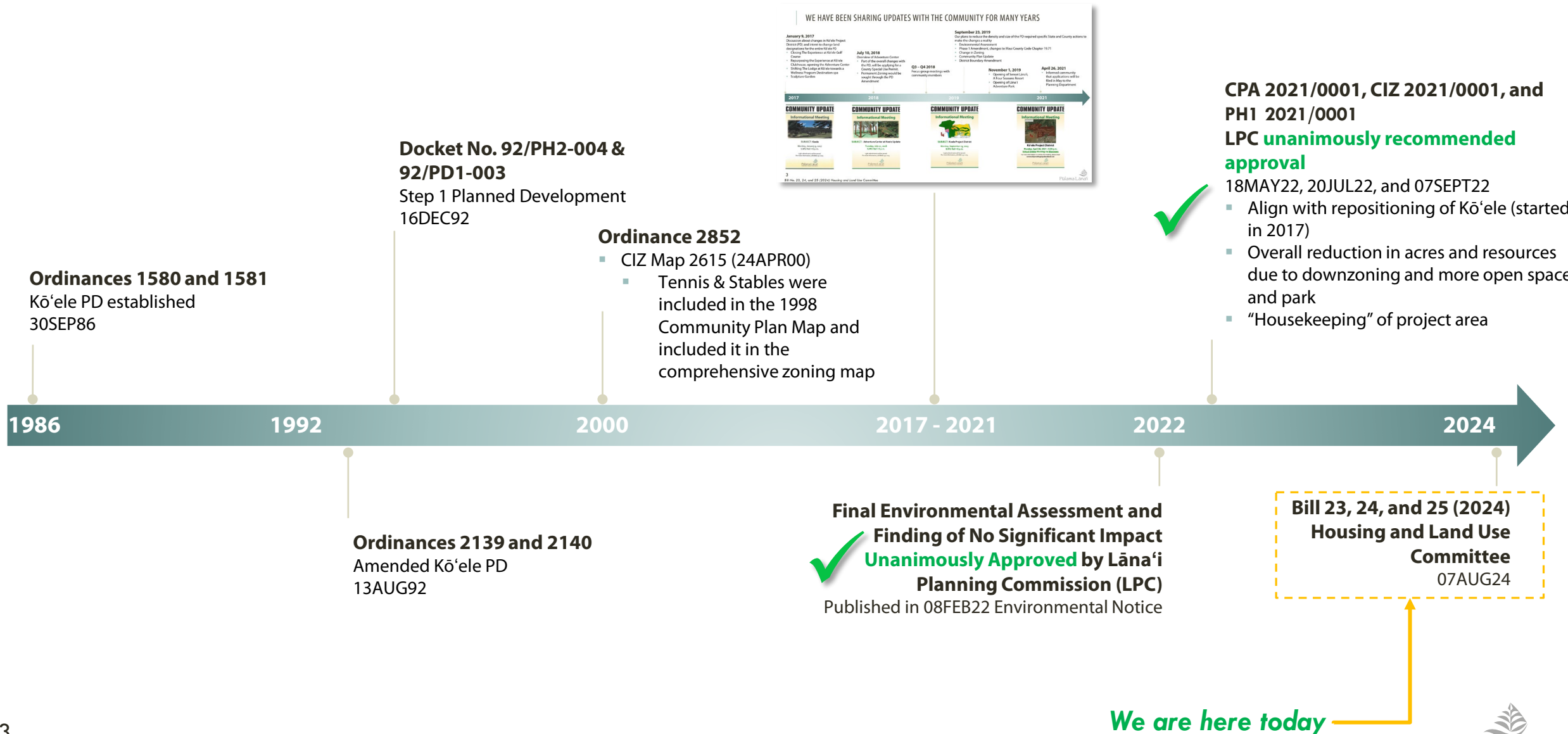
Received at HLU committee meeting on 08/07/2024

TODAY, WE RESPECTFULLY REQUEST **CONCURRENCE** WITH THE LĀNA'I PLANNING COMMISSION'S RECOMMENDATION OF **APPROVAL OF THE COMMUNITY PLAN AMENDMENT**

- The proposed changes include **significant downzoning**:
 - **Eight (8) percent reduction** in overall acres
 - **Reduction** in density, **less Golf Course** and **significantly more Park** and **more Open Space**
 - Significantly **less resort Residential**
- **“Housekeeping” items**, such as **aligning** Community Plan, County Zoning, and Project District **maps with uses**
- **Minor** addition of Hotel acres
- The **Department of Planning** and the **Lānaʻi Planning Commission** **have reviewed** the subject applications and concluded that they comply with the applicable standards for:
 - Community Plan Amendment (CPA)
 - Change in Zoning (CIZ)
 - Project District Phase 1 Amendment (PH1)



BRIEF COUNTY REGULATORY HISTORY OF THE KŌ'ELE PROJECT DISTRICT



WE HAVE BEEN SHARING UPDATES WITH THE COMMUNITY FOR MANY YEARS

January 9, 2017

Discussion about changes in Kō'ele Project District (PD) and intent to change land designations for the entire Kō'ele PD

- Closing The Experience at Kō'ele Golf Course
- Repurposing the Experience at Kō'ele Clubhouse, opening Lāna'i Adventure Park
- Shifting The Lodge at Kō'ele towards a Wellness Program Destination Spa
- Sculpture Garden

July 10, 2018

Overview of Lāna'i Adventure Park

- Part of the overall changes with the PD, will be applying for a County Special Use Permit.
- Permanent Zoning would be sought through the PD Amendment

Q3 – Q4 2018

Focus group meetings with community members

September 23, 2019

Our plans to reduce the density and size of the PD required specific State and County actions to make the changes a reality

- Environmental Assessment
- Phase 1 Amendment, changes to Maui County Code Chapter 19.71
- Change in Zoning
- Community Plan Amendment
- District Boundary Amendment

November 1, 2019

- Opening of Sensei Lāna'i, A Four Seasons Resort
- Opening of Lāna'i Adventure Park

April 26, 2021

- Informed community that applications will be filed in May to the Planning Department

2017

2018

2019

2021

COMMUNITY UPDATE

Informational Meeting



SUBJECT: Koele

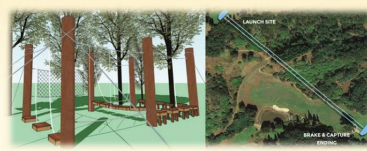
Monday, January 9, 2017
ILWU Hall • 6 p.m.

Light refreshments will be served.
For more information, call (808) 237-2213.



COMMUNITY UPDATE

Informational Meeting



SUBJECT: Adventure Center at Koele Update

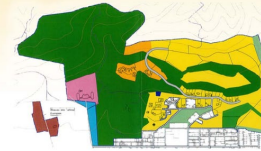
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COMMUNITY UPDATE

Informational Meeting



SUBJECT: Koele Project District

Monday, September 23, 2019
ILWU Hall • 6 p.m.

Light refreshments will be served.
For more information, call (808) 237-2213.



COMMUNITY UPDATE

Informational Meeting



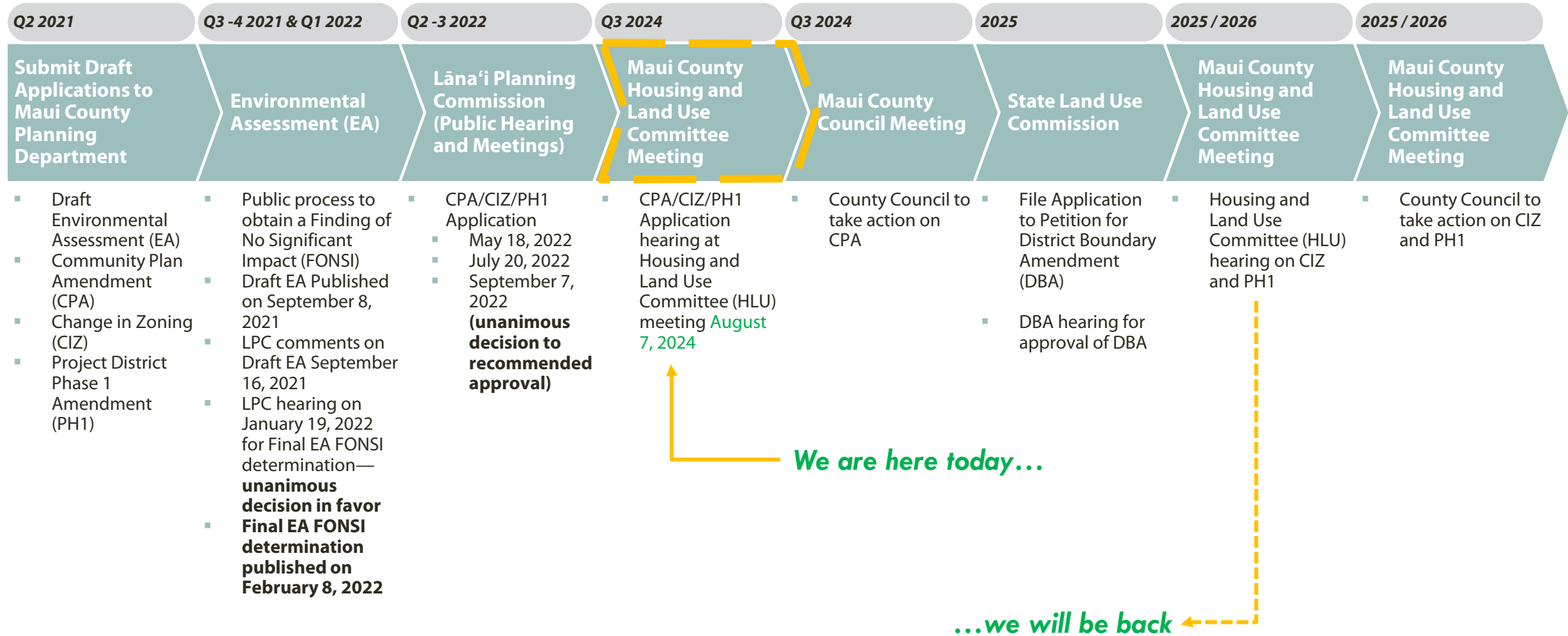
Kō'ele Project District

Monday, April 26, 2021 • 5:30 p.m.
Virtual Online Meeting via BlueJeans

For more information or a link to the meeting, please email
communitymeetings@pulamalana.com



THE ENTITLEMENT PROCESS PROVIDES ADDITIONAL OPPORTUNITIES FOR COMMUNITY PARTICIPATION



WHAT CHANGES HAVE OCCURRED OVER THE YEARS TO THE KŌ'ELE PROJECT DISTRICT?

Historical representation of the sub-district acres in the Kō'ele Project District

Description of changes



1986 (Ordinance 1580 and 1581)

- Establishing the Kō'ele Project District as MCC Chapter 19.71 Lāna'i Project District 2 (Kō'ele)
- Acres and descriptions for the sub-districts were established

1992 (Ordinance 2139 and 2140)

- Overall increase in acres in Project District
- Addition of Golf Course
- Reduction of Open Space
- Ten Conditions included in approval

2000 (Ordinance 2852)

- Alignment of Community Plan Map with Comprehensive Zoning Ordinance
- Addition of existing 14.5 acres for Stables and Tennis Courts
- MCC 19.71.080 was not updated with the map changes

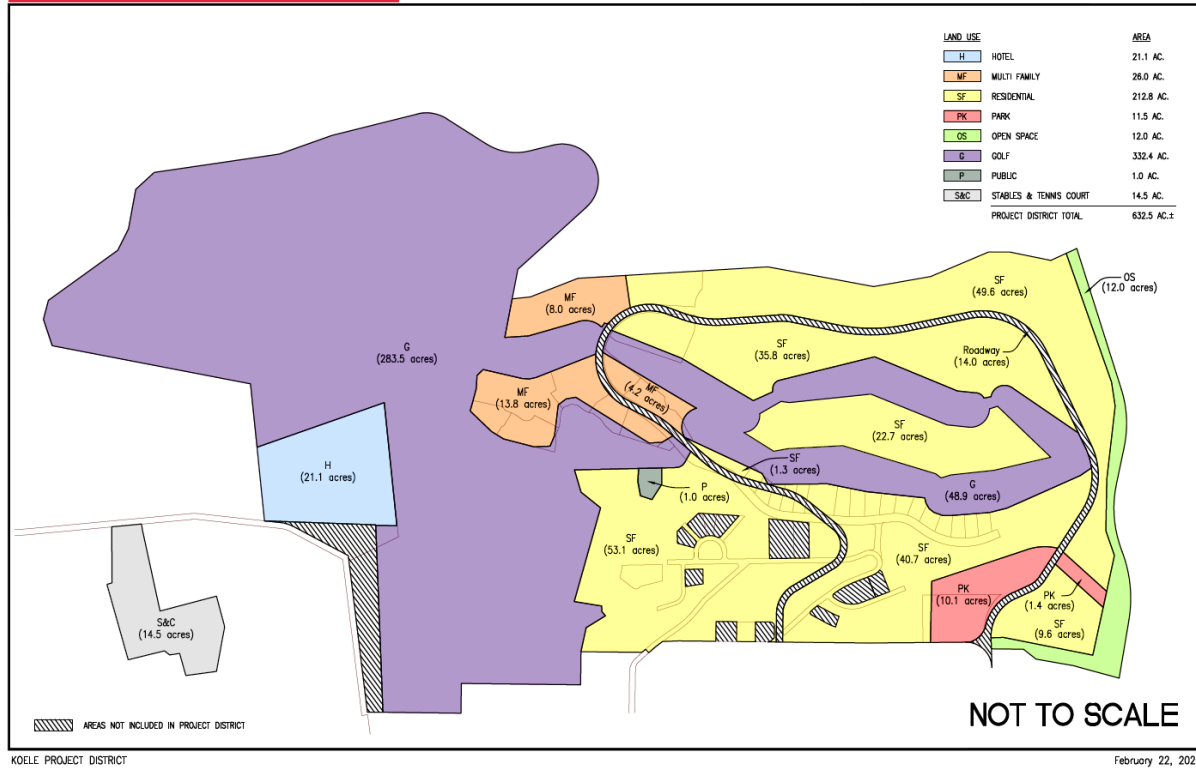
2024

- Overall reduction in acres in Project District
- Reduction of overall density
 - Reduction of Golf Course acres
 - Increase in Park and Open space acres
 - Reduction in resort Residential acres
- Alignment with existing uses
- Minor addition of Hotel acres

COMPARISON OF THE MAPS PROVIDES A VISUAL SUMMARY OF THE PROPOSED CHANGES

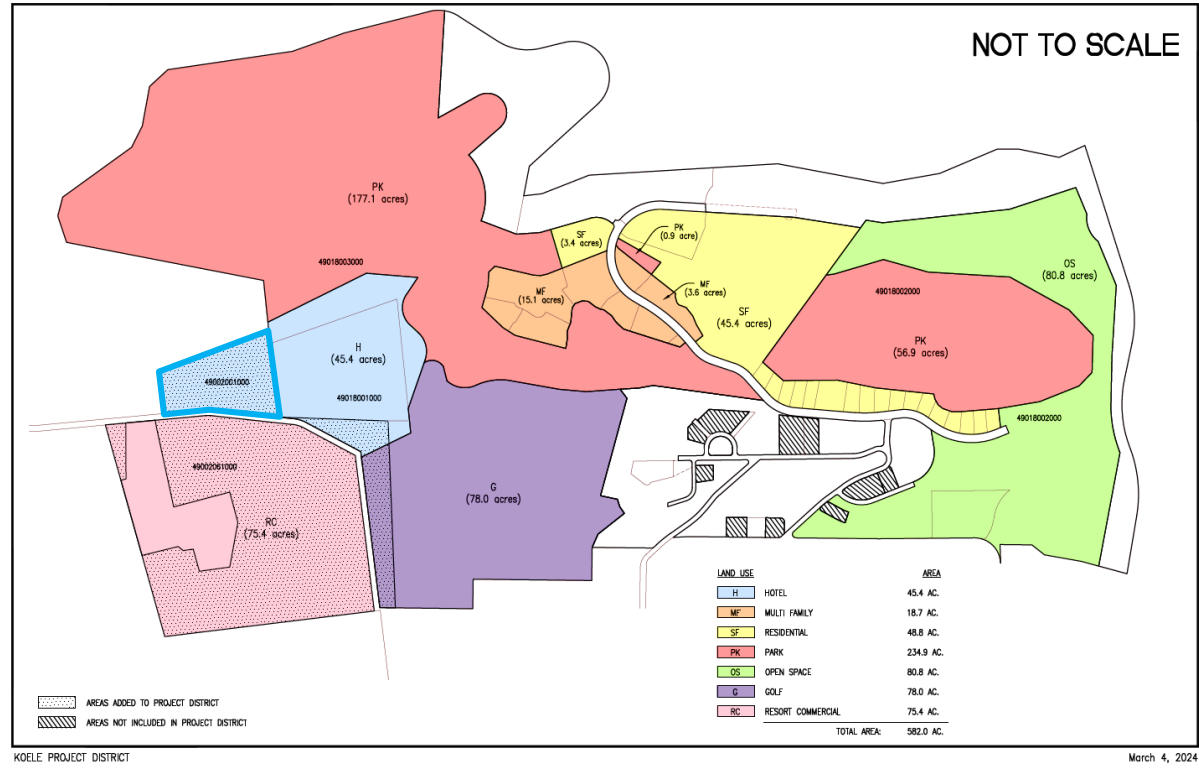
Existing Project District has a significant amount of Golf and Residential

Existing Kō'e'e Project District Map



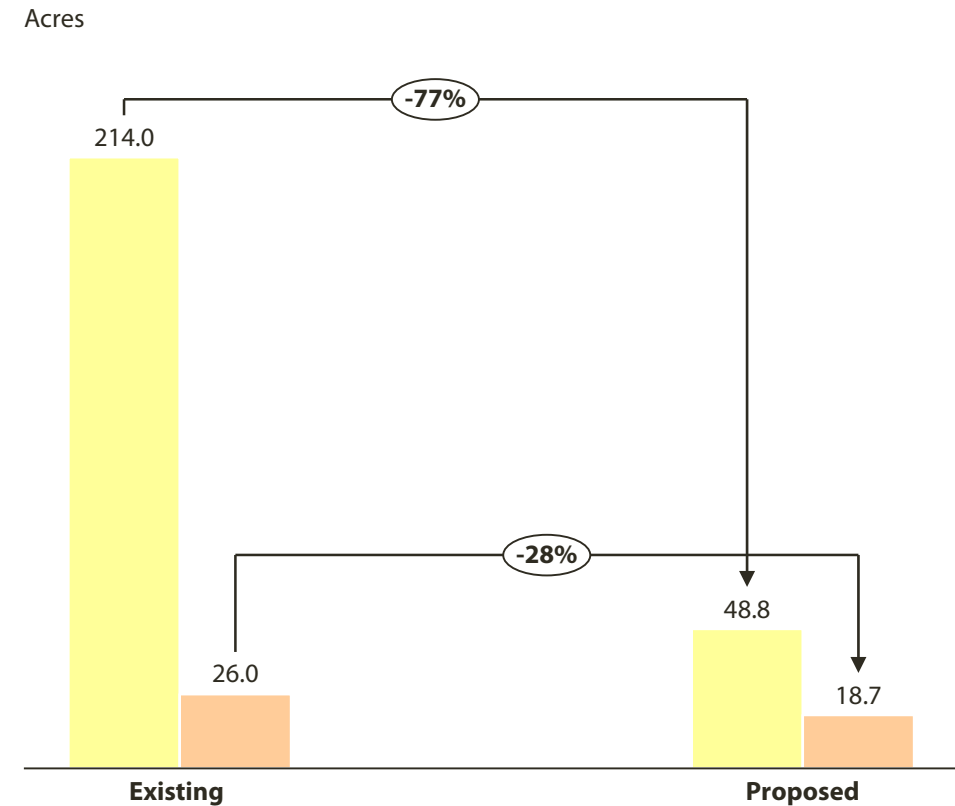
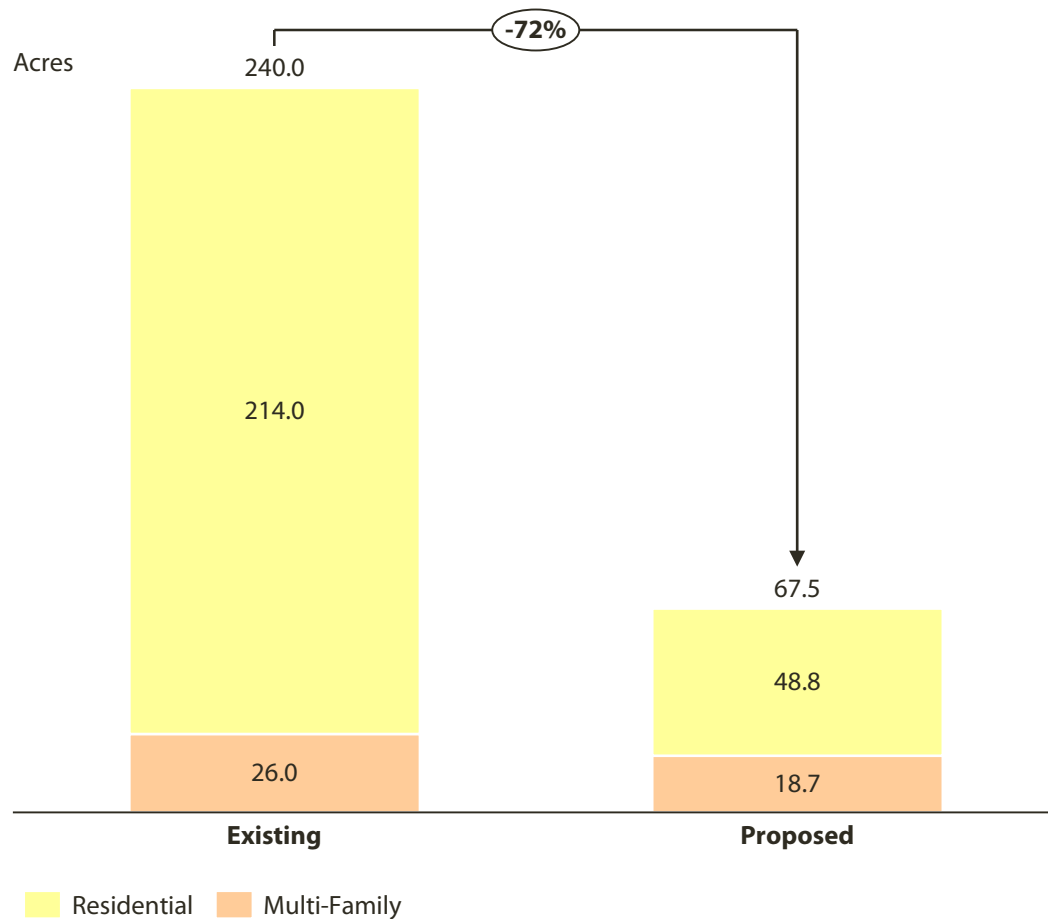
Proposed Project District has a significant amount of Park and Open Space

Proposed Kō'e'e Project District Map



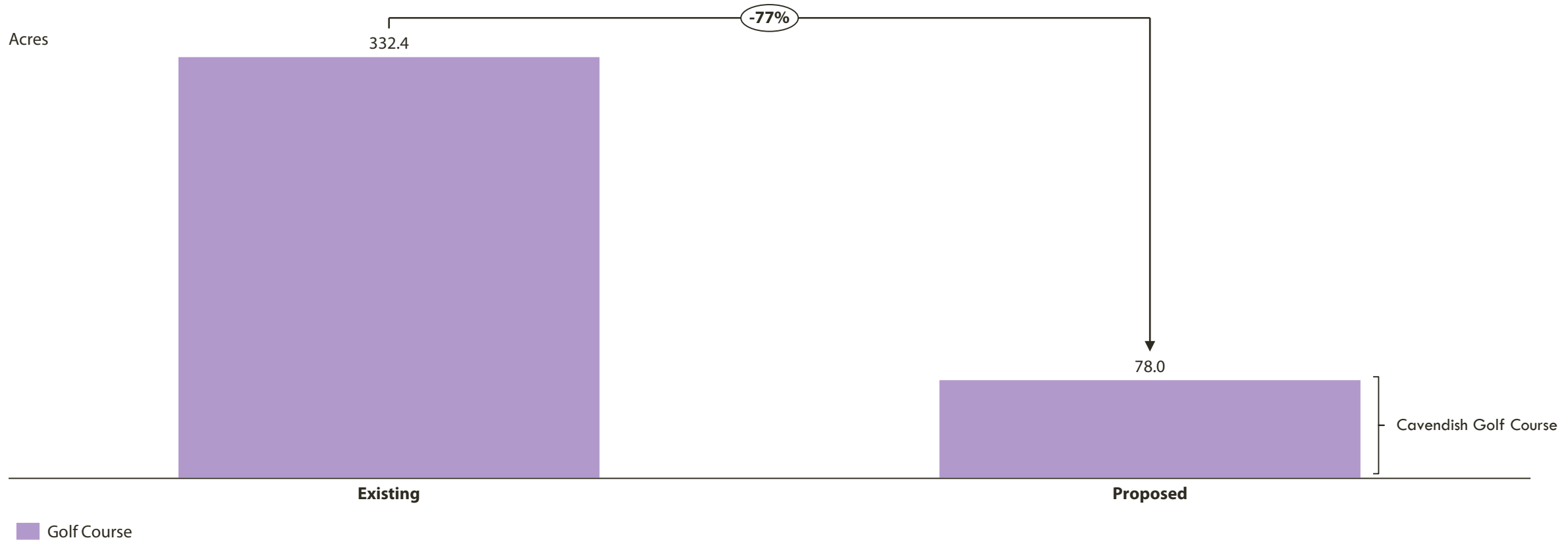
The acreage of the proposed changes is reflected in Bill No. 25 (2024), Project District Phase 1

COLLECTIVELY, 72% REDUCTION IN RESORT RESIDENTIAL AND MULTI-FAMILY ACRES



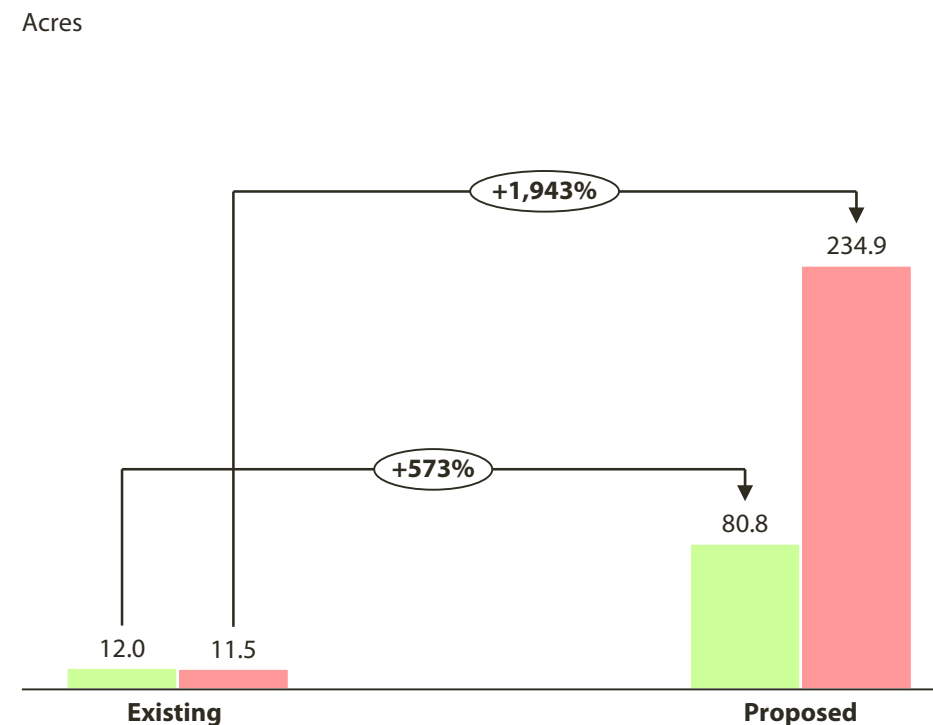
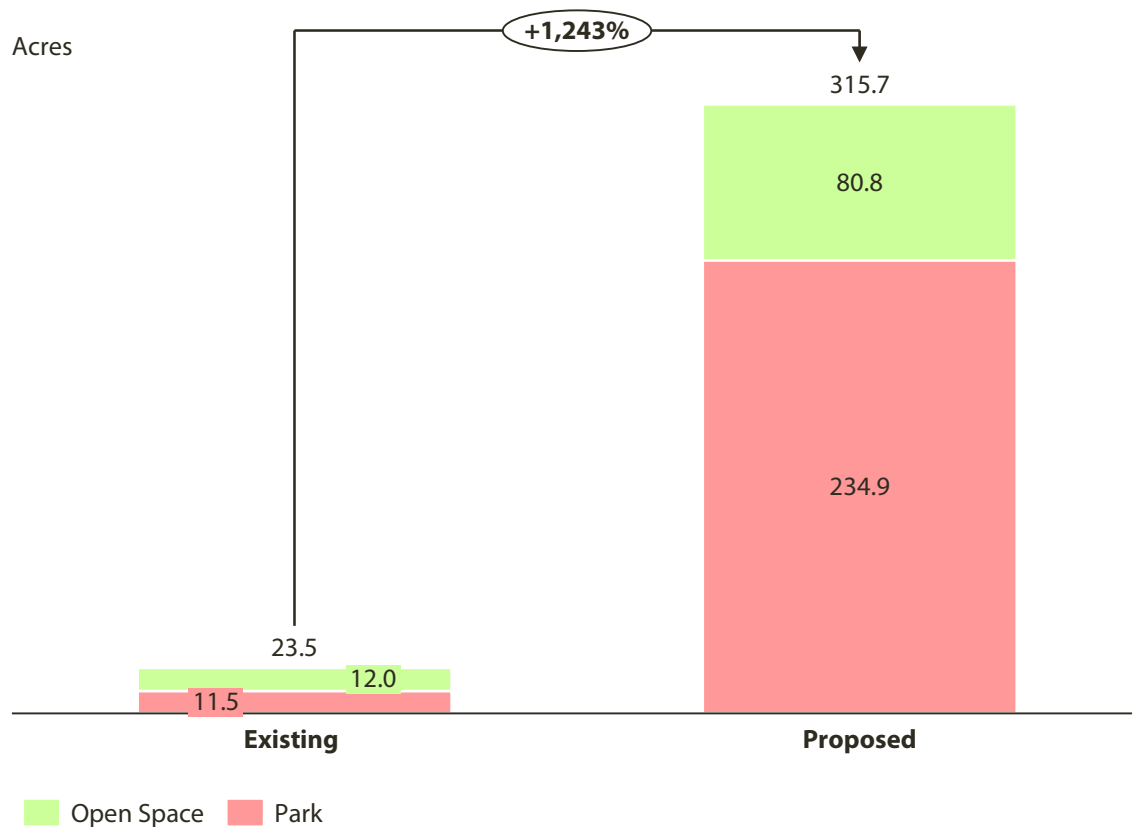
Reduction of resort homes that can be constructed and occupied, which lowers demand on resources and infrastructure

77% REDUCTION IN GOLF COURSE ACRES, ONLY CAVENDISH GOLF COURSE INCLUDED



Decrease in Golf Course acres allows for more Open Space and Park acres, Cavendish Golf Course will remain

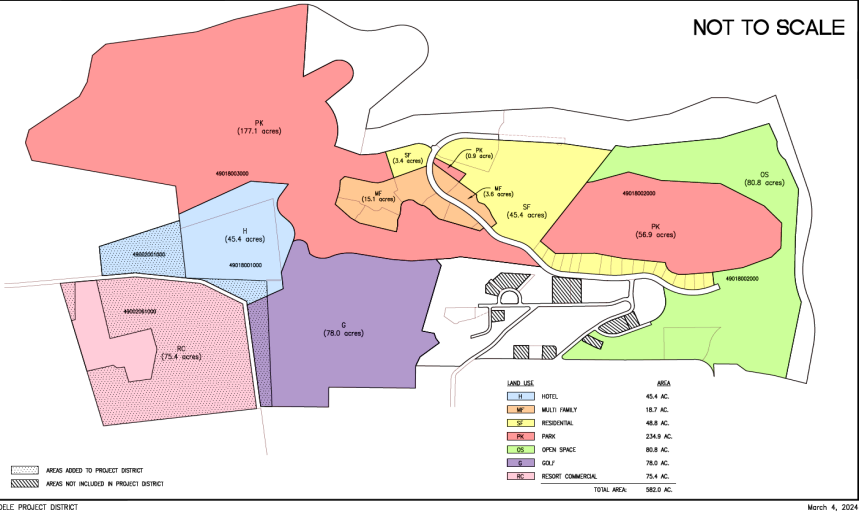
COLLECTIVELY, 1,243% INCREASE IN OPEN SPACE AND PARK ACRES



Increase in Open Space and Park translates to less impact on resources, infrastructure, and more acres for watershed protection

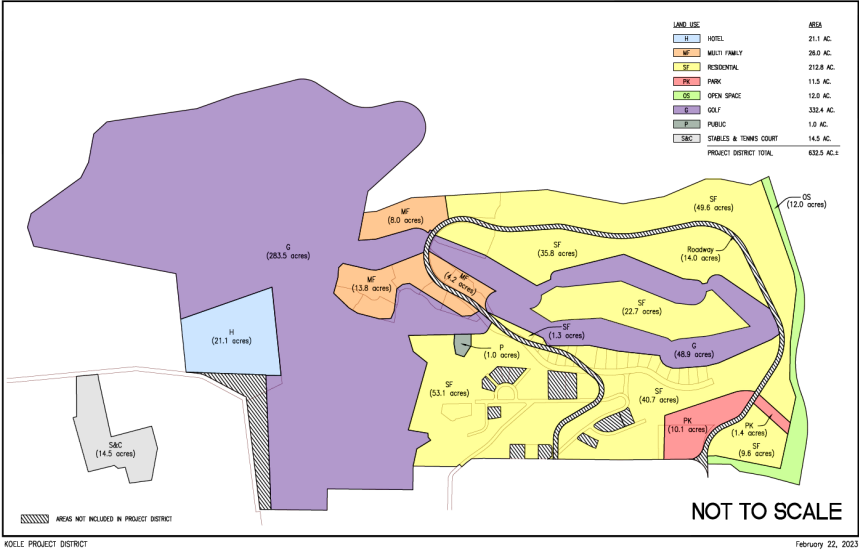
Proposed

Proposed Kō'ele Project District Map

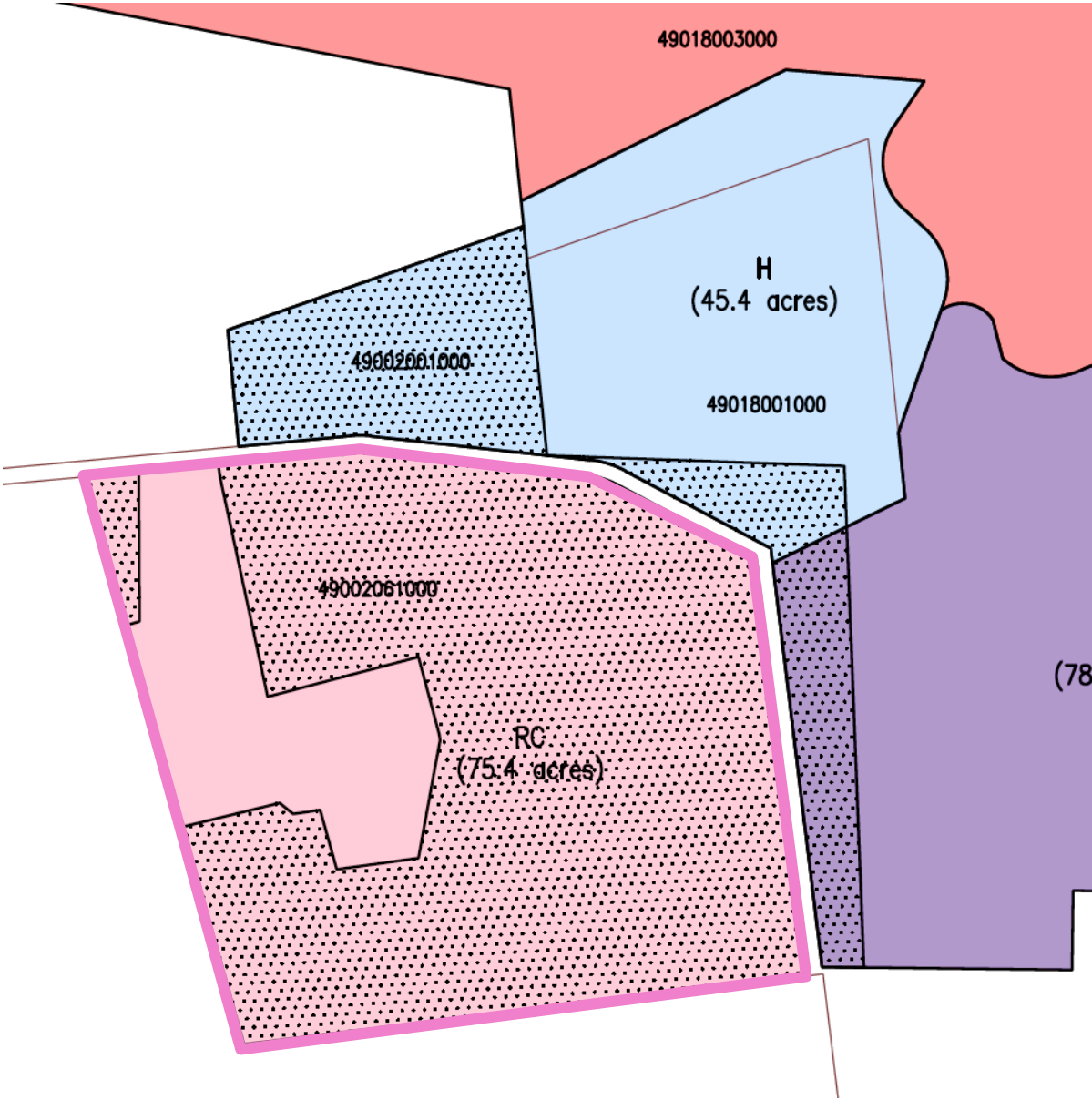


Existing

Existing Kō'ele Project District Map



"Zoomed in" view of proposed changes





RESORT COMMERCIAL: ALIGNMENT OF EXISTING USES AND FUTURE POTENTIAL UPGRADES

Resort Commercial

Re-naming the Stables and Tennis Court subdistrict to Resort Commercial subdistrict

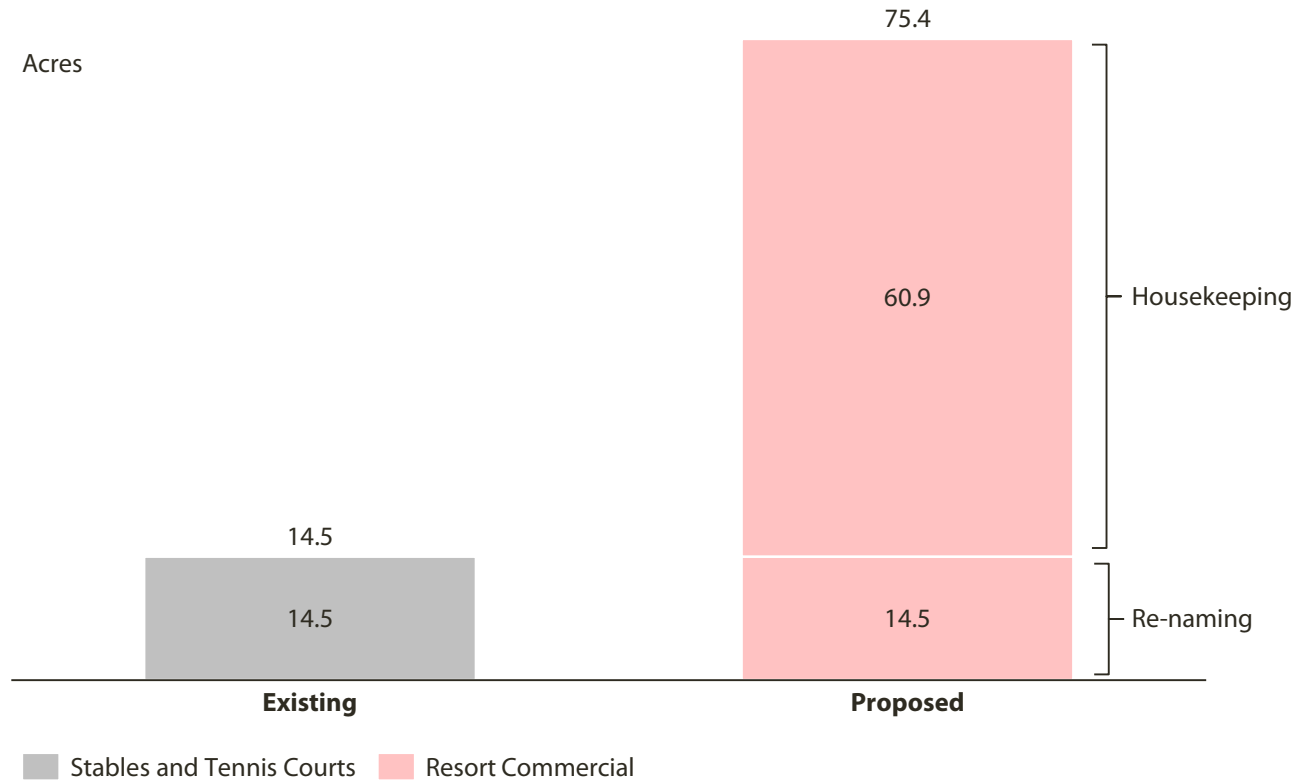
“Housekeeping” of Project District

- Currently there **are 60.9 acres of existing uses that are not included** in the Project District that are being proposed to be included in the Resort Commercial subdistrict.
 - Pastures used to raise the animals for Lāna‘i Ranch, which primarily supports Resort activities

Description of **potential proposed activities** in the Resort Commercial

- Upgrades to the existing stables, parking lots, and tennis courts
- Potential additional barns and accessory uses
- Indoor or covered riding area or upgraded barn
- New/upgraded Tennis Courts and/or Pickle Ball Courts
 - Potential supporting structures such as a tennis pro-shop and restrooms
- Event venue for Resorts

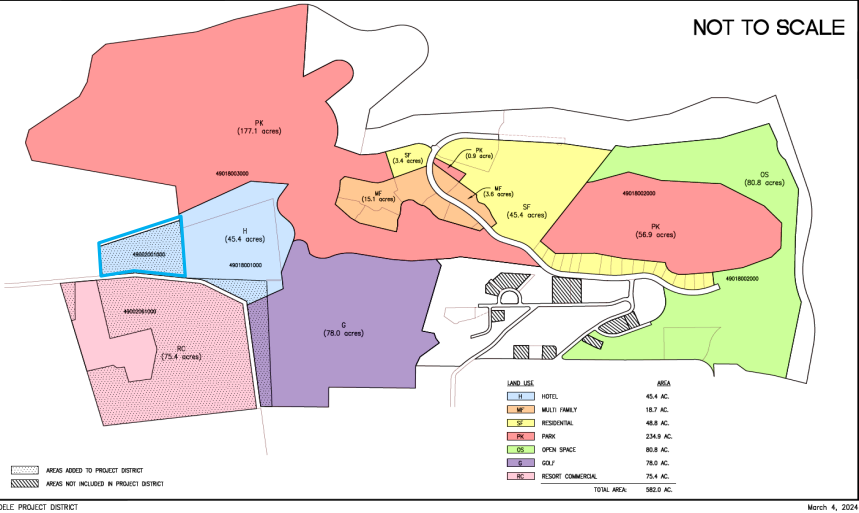
Permitted uses are included in Bill No. 25 (2024)



Majority of the area will remain the same, which is currently used as a pasture for the animals at Lāna‘i Ranch

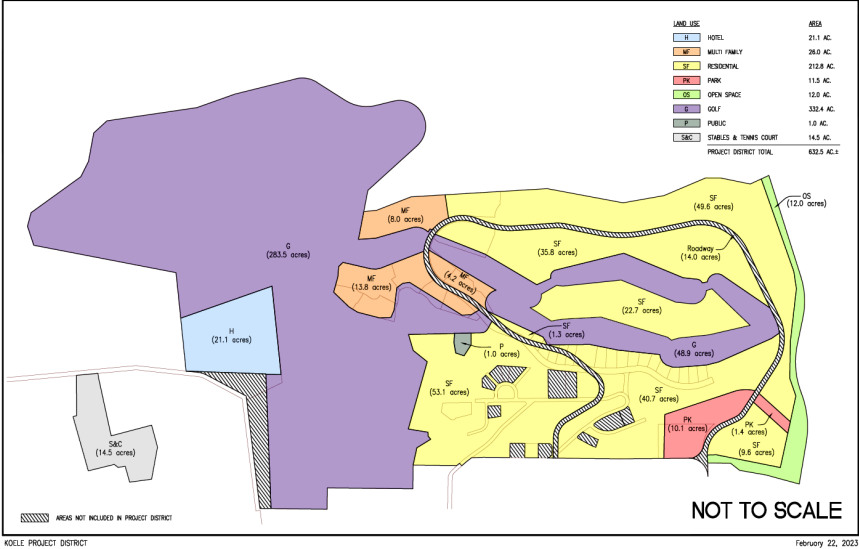
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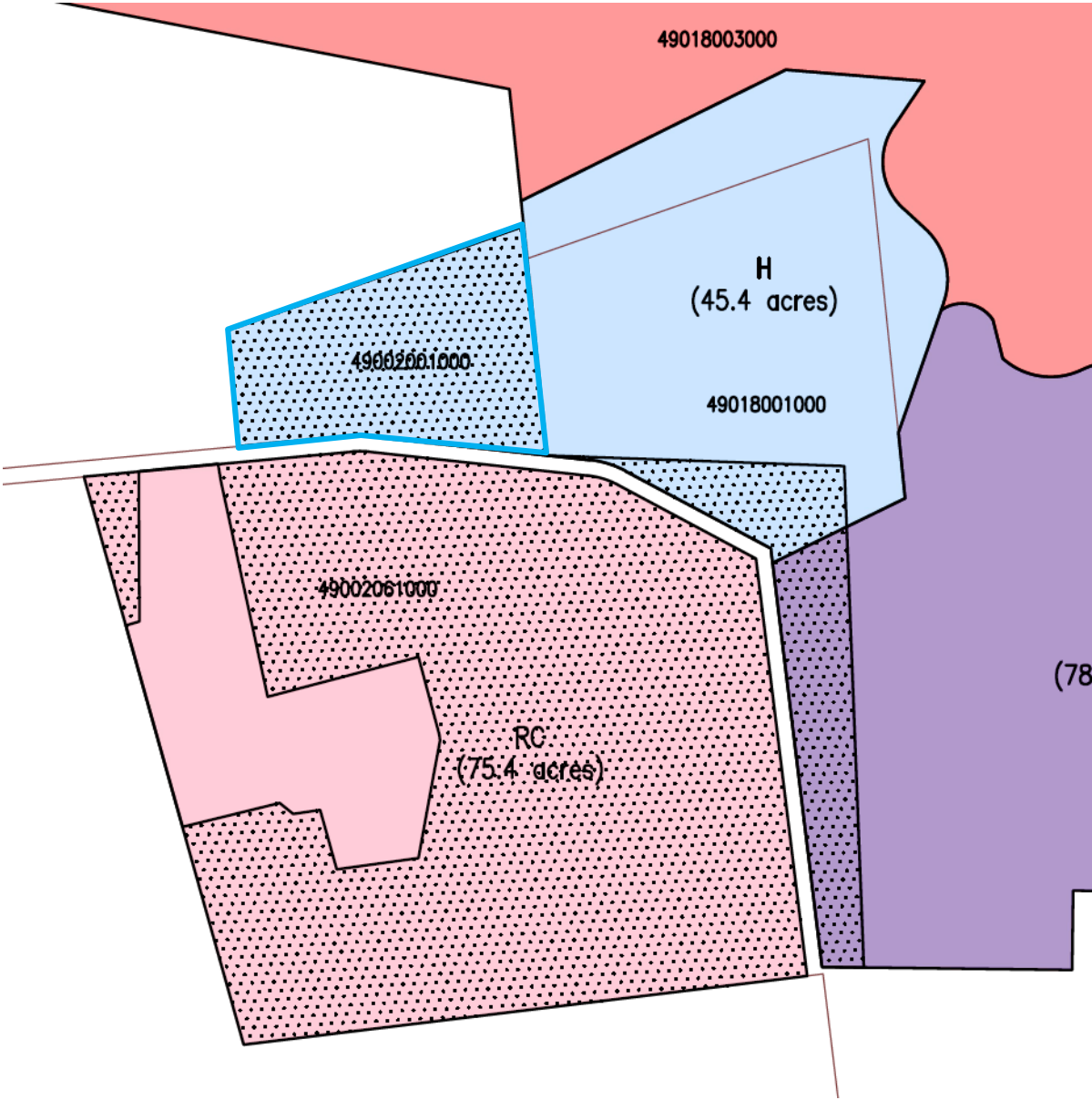


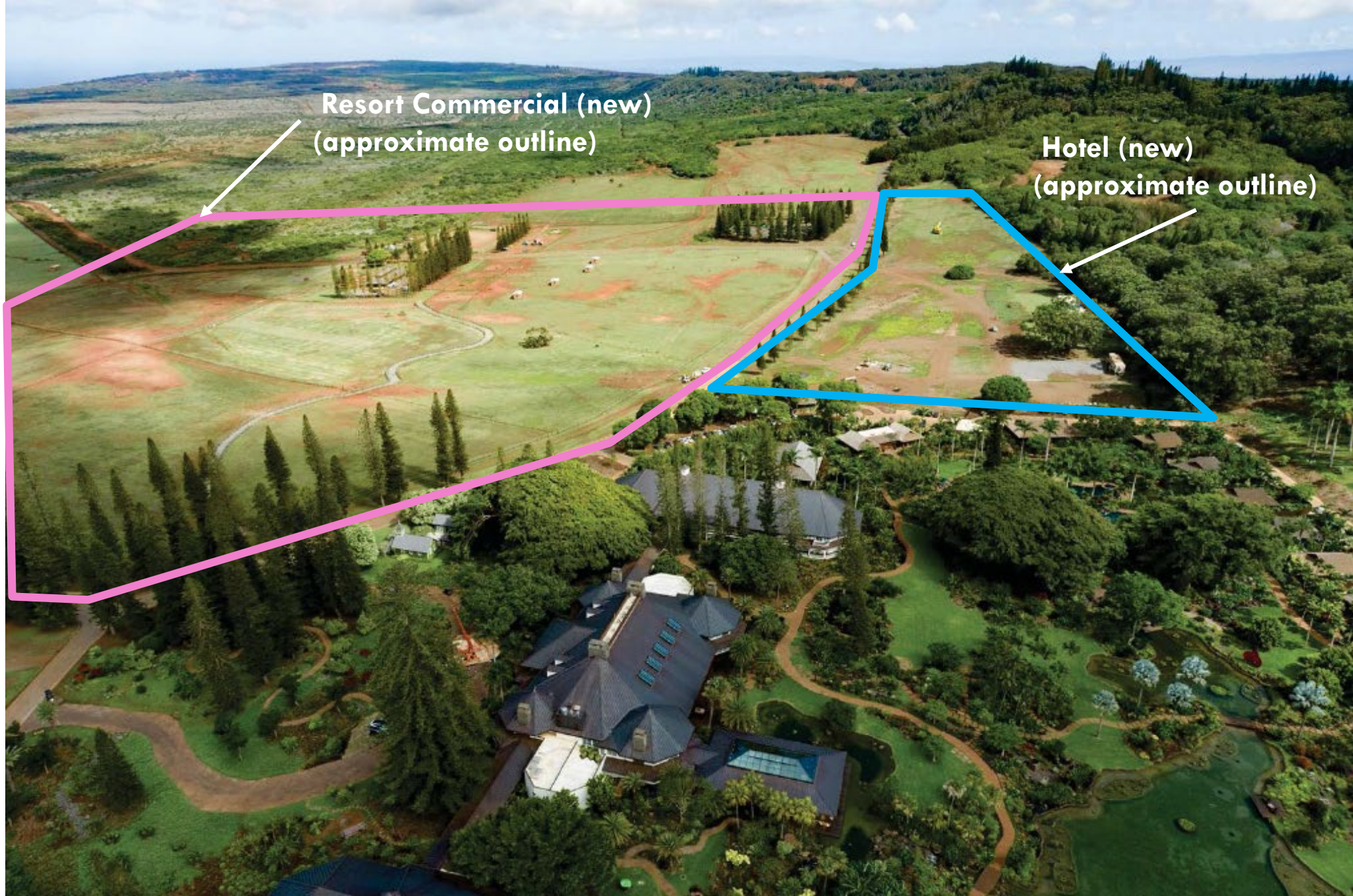
Existing

Existing Kō'ele Project District Map



"Zoomed in" view of proposed changes





HOTEL: **ALIGNMENT OF EXISTING USES** AND ADDING **ADDITIONAL ACRES** TO ENSURE SENSEI LĀNA'I CONTINUES TO BE A TOP CHOICE DESTINATION FOR WELLNESS RESORTS IN THE WORLD

Approximately 11.5 acres proposed for future development

"Housekeeping" of Project Area

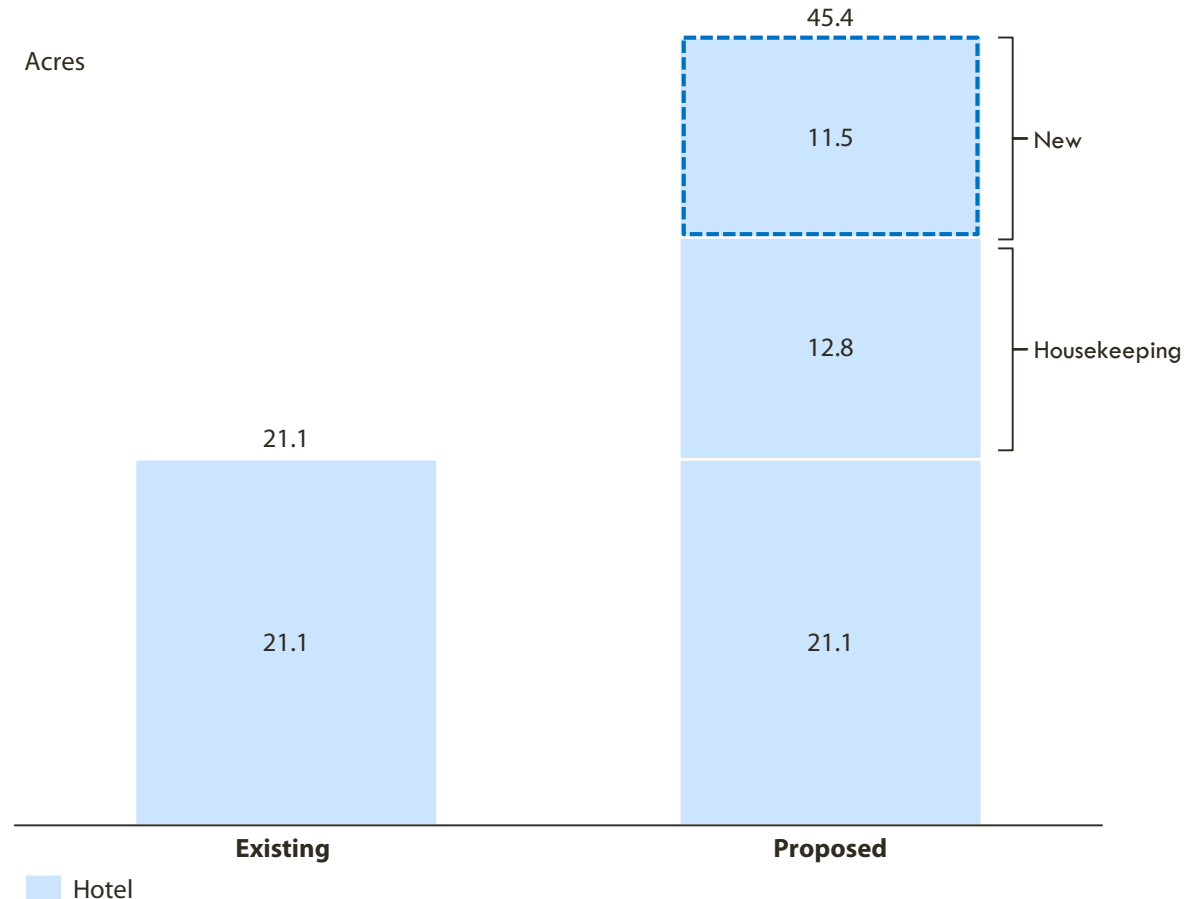
- Currently there are **12.8 acres of existing Hotel subdistrict uses that are not included** in the existing Hotel subdistrict
 - Hotel entrance and back hill side of hotel property
 - Miniature putting green course
 - Backside of Hotel subdistrict

Proposing **11.5 acres that are not included** in the Project District (PD) **be included**

- Potential future development **contemplates** the following; **however PD Phase II**

Applications will include site specific details

- Addition of spa hale structures similar to existing spa hale structures at Sensei Lāna'i
- Addition of two-bedroom villas, as an alternative room type



Majority of the area will remain the same, minor addition of acres for future development to meet guest preferences and demand

DUE TO THE REDUCED ACRES AND DENSITY IN THE PROJECT DISTRICT, WE RESPECTFULLY REQUEST THE REMOVAL OF CONDITION 9 IN THE CIZ APPLICATION

9. That the Applicant shall a) build a by-pass road, similar in concept to the road as shown in the **Lānaʻi Community Plan, Exhibit E, adopted April 5, 1983**, in conformance with the standards of the County, as approved by the Director of Public Works, and b) dedicate, in fee simple absolute, free and clear of all mortgage and lien encumbrances, the constructed by-pass road to the County, at no cost to the County, **within 2 years of the date that an occupancy rate of 50% of the total number of single family and multifamily units specified in the Kōʻele Project District is reached**; provided, however, that this condition may be eliminated by the County Council if a traffic engineer provides a report showing that the roadway system then existing (within two years of reaching 50% occupancy) in and around Lanai City is not determined to be operationally substandard under the level of rating criteria of the American Association of State Highway and Transportation Officials.

THE PROPOSED BY-PASS ROAD REFERENCES A 1983 CP THAT TRANSECTS EXISTING RESIDENTIAL AND THE HŌKŪAO 201H HOUSING PROJECT

1986: C&CR received approval to establish Lānaʻi Project District 2 (Kōʻele) (Ordinances 1580 and 1581)

1992: C&CR received approval for conditional zoning in PD-L/2 (Koele) Project District (Ordinances 2139 and 2140)

1992: C&CR received approval for a PH2 for Planned Development
Step 1 Docket No. 92/PH2-004 & 92/PD1-003

1990s: Single Family and Multi-Family homes were constructed by C&CR where the 1983 Community Plan by-pass road is identified

2012: Lānaʻi Resorts, LLC dba Pūlama Lānaʻi acquired interest

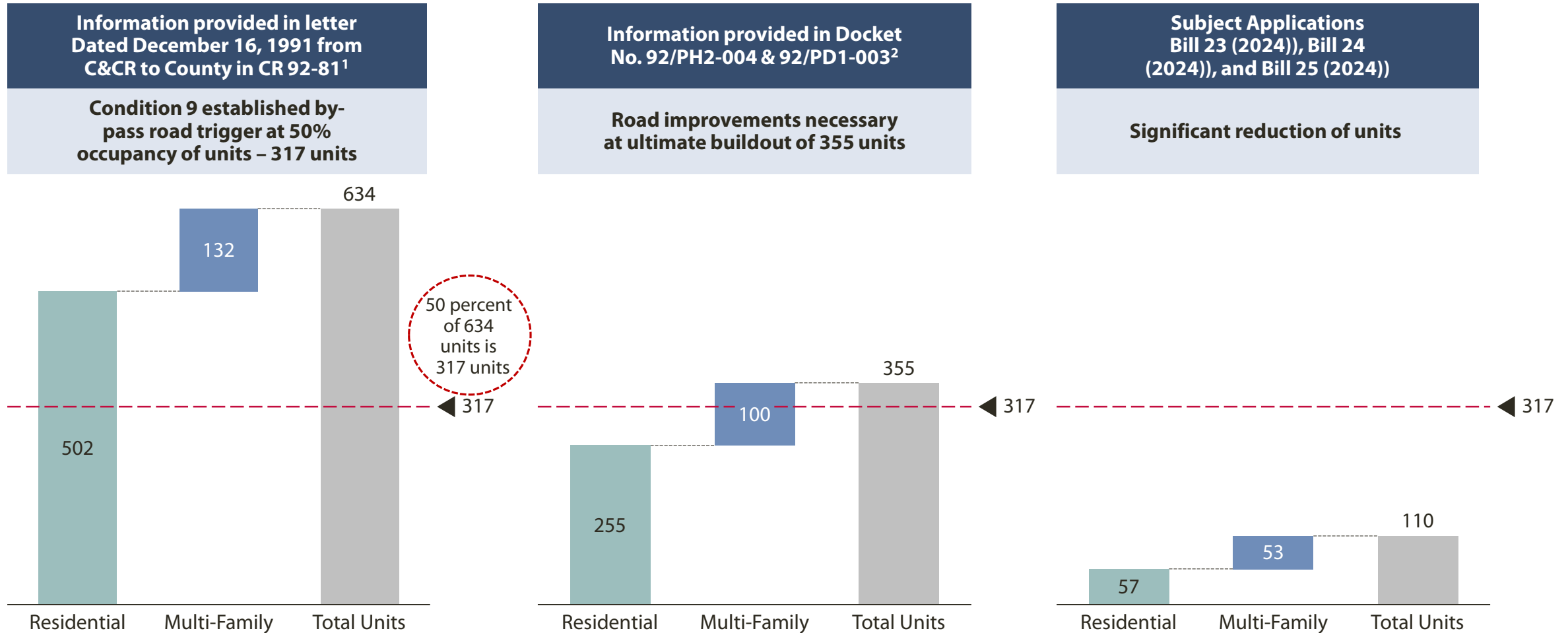
2016: Lānaʻi Community Plan was updated with a new route for the by-pass road

2022: Hōkūao 201H construction is underway, where the 1983 Community Plan by-pass road is identified



PROPOSED PROJECT DISTRICT WILL NEVER TRIGGER CONDITION 9, AS WRITTEN

UNIT COUNT HAS SIGNIFICANTLY DECREASED, TRAFFIC ASSESSMENT REPORT DETERMINED THAT A BY-PASS ROAD IS NOT WARRANTED



Source:

1. CADES memo dated May 16, 2022 to the Department of Planning Director, Enclosure 3 at page 16-17.
2. CADES memo dated May 16, 2022 to the Department of Planning Director, Enclosure 2 at Exhibit 5.

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Mahalo!