

(W)ANINI, KAUA`I: LAND USE CHANGES, PRINCEVILLE, & THE FUTURE

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TABLE OF CONTENTS

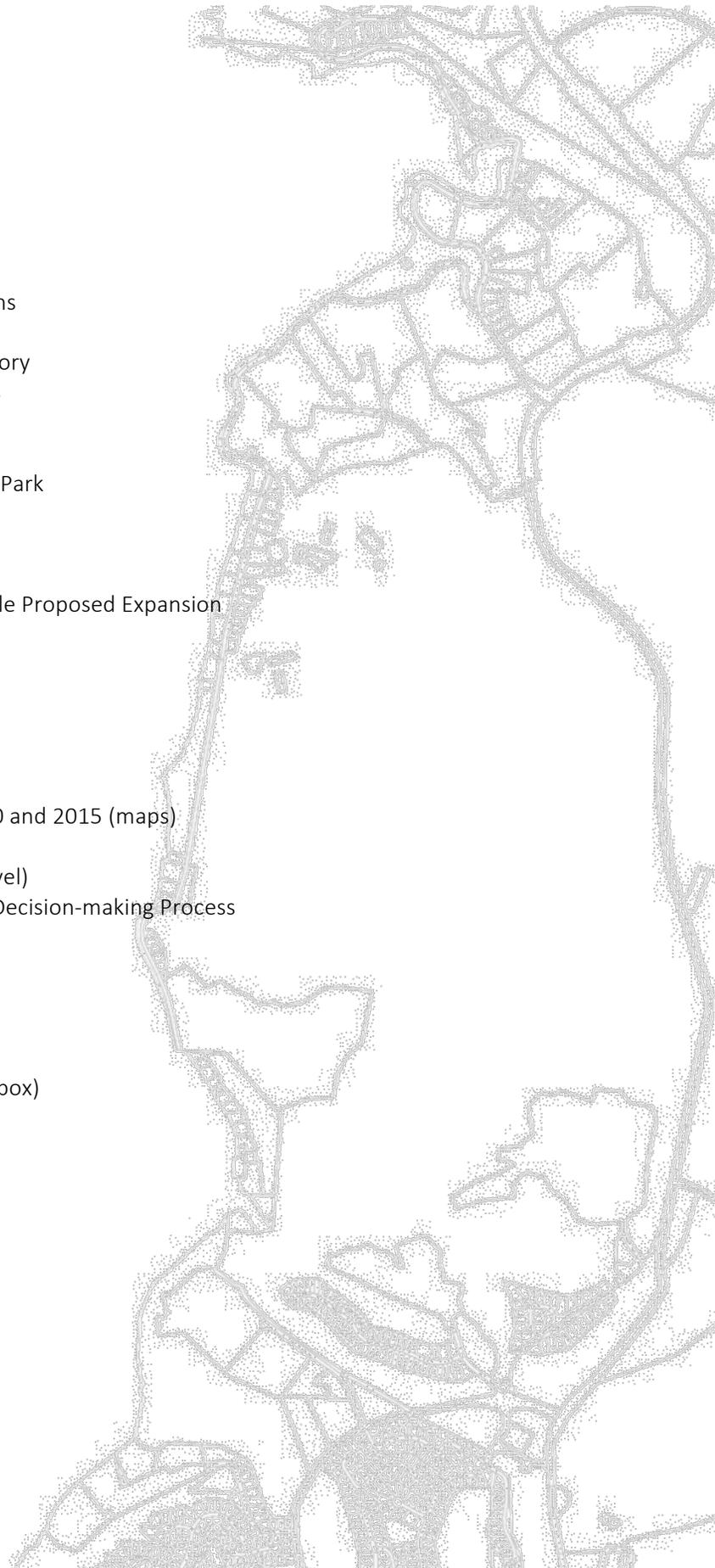
Introduction

Topics

1. Land use changes, 1810-today
 - 1.1 Brief Local History, 1810-1955
 - 1.2 County, State & Land Use Regulations
 - 1.3 Kuleana Lands
 - 1.4 Princeville Resort Development History
 - From Ranch to Resort: 1968
 - Phase I: 1986
 - Phase II: 1987+
 - 1.5 Sylvester Stallone & The Anini State Park
 - 1.6 Increasing Property Value & Tax
 - 1.7 Vacation Rentals
 - 1.8 Effects on Anini Families
 - 1.9 Hanalei Golf & Beach Club: Princeville Proposed Expansion
2. Interview Findings
3. Recommendations for the Future

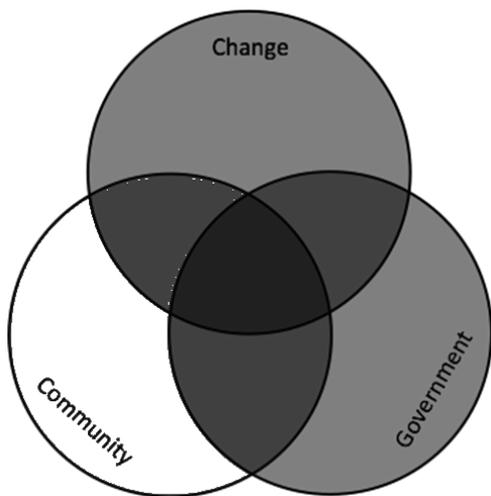
Appendix

- Process Document
- Tax classification changes between 2010 and 2015 (maps)
- Demographics
- Tourism: Facts, Figures, Maps (Island-level)
- State/County Government Structure & Decision-making Process
- Qualitative Data Analysis: Process
- Additional Materials:
 - Documents (Dropbox)
 - Additional Maps (Dropbox)
 - Websites (Dropbox)
 - Annotated Bibliographies (Dropbox)



INTRODUCTION

This paper fits within a larger Noho a Kupa Community Outreach project that aims to gather and document knowledge of the area known as “Anini” or “Wanini” so that it can be used to teach future generations about the area, protect Hawaiian family practices there, and guide community efforts and decision-making about the area, particularly in light of recently proposed development. One of the goals of this paper is to illustrate the intersections of local lived experience (as described in interviews with Anini community members), with large-scale state level mechanisms (such as laws, policies, regulations, government and private development) in the area. Our intention is to identify and situate personal, family and community level changes within a broader socio-political context from a number of vantage points. First, we compiled and summarized county and state level resources including reports, studies, websites, plans, and maps related to the Anini area. We also summarized a series of interviews conducted by our class in March 2015 with 21 people who have genealogical, familial, or personal/professional ties to Anini. Our engagement with these sources of knowledge—the people, the documents, and the place itself—has been driven by the following guiding questions:



1. Community Composition: How is land ownership divided in Anini? What island-wide macroeconomic forces have impacted or can reflect change in Anini?

2. Land Use Policies: What are the overarching decision-making mechanisms and processes that govern Anini in regard to land use? What current plans, policies, and regulations impact land use in the area?

3. Princeville: What is the pre-development history of what is now Princeville? What is the current development plan for the Princeville expansion? How might the expansion impact the community composition and environment of Anini?

These questions and the interviews conducted for this analysis revolve around three overlapping themes (change, community and government) (see figure). At the intersection of these themes is

the impending future of current plans, policies and regulations, especially in regards to the proposed Princeville Phase II expansion on the plateau above Anini.

We surveyed a variety of sources to address the above questions. For insight into community composition, we accessed demographic data; maps (i.e. Census Block Map and Tax Map Key); statistics on residential versus transient vacation rentals in the area, land ownership, and property value; along with resources on Kauai Island tourism and development. For insight into Land Use Policies, sources included county, state and federal government agency websites, reports, plans and policies used to guide about Anini. For insight into the history of Princeville and the current expansion, we referenced development plans, environmental impact statements, historical references, and newspaper articles. Considered together, the resources and data compiled here provide insight into the larger socio-political context and macro-economic forces at play in the Anini area, through an online archive of secondary literature, privately and publicly funded research, government data and reports. What follows is a detailed overview of each of the topics. To complement these sources, we include quotes and insights from community members throughout the paper to illustrate key points and provide personal reflections on key events or socio-political turning points in recent history. In addition, a whole section is dedicated solely to

interview findings. While this document serves as a foundational study, it is not conclusive. The concluding section—Looking Forward—lays out some new questions that have emerged due to this research and some that remain despite the breadth of the study.

The community of Anini, which is also referred to as Wanini, lies across the three ahupuaʻa of Kalihiwai, Kalihikai, and Hanalei on the North Shore of Kauaʻi. This project looks specifically at the area west of Kalihiwai Bay, east of Anini Stream, and makai of Kūhiō Highway. This area is referred to as “Anini” throughout the document. It includes Anini Beach Park, a handful of residential homes, numerous transient vacation rentals, the largest resort on the island—Princeville—and one of the largest coral reefs in the archipelago. While the county strives to maintain Anini’s “rural character,”¹ private investors and homeowners seek to capitalize on Kauaʻi’s expanding tourist industry, putting pressure on both the community and environment.

This paper is divided into four major sections: 1) Land Use Changes, 2) Interview Findings, 3) Recommendations for the Future, and an Appendix. Each section has a number of subsections that are organized chronologically. The first section—Land Use Changes—starts with a brief overview of local history from 1810 to 1955, illustrating key historical events that shaped community composition in the area during the 19th and 20th centuries, including events leading to the development of Princeville. We also track Princeville’s contemporary history from the late 1960s to today, identifying its changing impacts on the Anini community, including indirect effects such as increased development, the creation of the Anini State Park, the moving of kuleana parcels, increases in property value and taxation, and increasing tourism in the area. The Land Use Changes section closes with a more detailed overview of the current Princeville expansion.

The second major section—Interview Findings—summarizes social and policy changes in the area as told by local Anini residents and community members. Within the three overlapping themes of government, community and change mentioned above, we identified seven overlapping subthemes from the interview data: Relationship with Place, Indicators of Change, Development, Policy, Response, Composition, Princeville, and The Future. We close our paper with an overview of key recommendations that have emerged from our class’s analysis of the data (secondary and interviews), as well as from the interviewees themselves. Where possible, we forward recommendations that have come directly from the community. While this document serves as a compilation of a survey of the literature and a series of interviews, it is not conclusive. We hope that its content will be useful to members of the Anini community and others who wish to see the area protected from further development and ecological damage, and continue to be used in a way that aligns with the needs and desires of those who care for the area.

1. LAND USE CHANGES

1.1 Brief Local History, 1810-1955

In the late 1700s, Western contact brought a variety of different land uses to the area, beginning with sandalwood harvest in 1810 to fuel international demand for the timber’s sweet fragrance. By the 1840s,

¹ *Kauaʻi General Plan:*

<http://www.kauai.gov/Government/Departments/PlanningDepartment/TheKauaiGeneralPlan/tabid/130/Default.asp>

most of Halele'a's sandalwood supplies had been depleted. In 1842, British subject and sea captain Godfrey Rhodes along with Frenchman John Bernard obtained a 50-year Government lease of 90 acres of land on the east side of the Hanalei River and began the first commercial coffee plantation in the Hawaiian Islands. In 1853, Scotsman Robert Crichton Wylie, the Minister of Foreign Affairs for the Hawaiian Kingdom, paid \$1,300 for the Government (Crown) lands leased to the Rhodes & Co. Coffee Plantation, later expanded his estate to include a great deal of land to the east and above Hanalei Valley. When King Kamehameha IV, Queen Emma, and their son Prince Albert visited Hanalei Valley in 1860, Wylie named his coffee plantation "Princeville" to honor the young heir to the throne. Due to failing coffee crops, Wylie planted sugar on the plateau above Anini in 1862-3, diverting some of the area's streams to provide irrigation (Wilcox, 1999). However, the area proved to be too wet for sugar to flourish. The land passed through a number of owners, including Elisha Hunt Allen, former officer to both US Government and Hawaiian Kingdom, until A.S. Wilcox turned Princeville into a cattle ranch in the late 1890's. Ranching remained the area's major land use for over 75 years, until 1968 when Eagle County Development Corporation from Colorado purchased the entire 11,000 acre Princeville Ranch from Lihu'e Plantation (who acquired it in 1916) for the purposes of constructing the luxury resort community we see there today.

As a note, the majority of this Western-influenced agricultural development occurred on and near Princeville plateau, a place relatively unpopulated by Hawaiians in ancient times, as it was one of the driest places in an otherwise water-rich district. Although this development may have displaced forests, it did not likely displace many Hawaiians. Many Hawaiian families (kānaka) were able to remain on their ancestral lands in the well-watered areas of Kalihiwai, Kalihikai, Anini, and Hanalei. Despite economic, political and cultural changes brought on by Western influence, these families were able to perpetuate lifestyles sustained by the abundant resources of land and sea much the way their ancestors had for centuries. However, in Anini and across Hawai'i, this easygoing rural lifestyle became more difficult starting in the mid-20th century due to the post-statehood resort and residential development boom.

1.2 County, State & Land Use Regulations

Upon Statehood in 1959, Kaua'i officially became a county. In 1961, in an effort to stop urban sprawl, protect watersheds and preserve agricultural and open space, Hawaii became the first state to establish a statewide land use law. The land use law was intended to provide opportunities for construction of communities to which the government could cost-effectively provide services such as utilities and water with minimal tax burden. Land located between areas intended for more dense settlement was zoned open and agricultural in order to provide land for farming and to maintain the open space and vistas that attracted tourists and revenue to Hawai'i. (Keith Nitta, March 2015).

From 1961 to 1972 Kaua'i County operated under the Interim Zoning Ordinance (IZO), which referenced the State Land Use Designations of: Conservation, Agricultural, Urban and Rural. Landowners had flexibility and little bureaucracy to deal with. Single-family dwellings were handled through review permits and larger projects such as hotels were handled through variances. In 1971 the first General Plan was adopted by resolution to guide the establishment of zoning through designations such as Single-Family Residential, Multi-Family Residential, Industrial, Commercial, Park, etc. The eventual zoning would have to align with the designations put forth in the General Plan. Employees of the sugar and pineapple industries were the majority of the population and landowners, and therefore major contributors to the creation of the General Plan land designations. They wanted non-plantation career opportunities for

their children, and advocated for growth and thus job provision in commercial, resort and industrial sectors (Keith Nitta, March 2015). They were accustomed to the flexibility the IZO had offered since 1961. To obtain the “buy-in” of these powerful plantation worker constituencies, new zoning laws also allowed for a wide range of housing including a variety of lot sizes and a mixture of housing types and density in the agricultural zone (Keith Nitta, November 2014). In 1972 the Comprehensive Zoning Ordinance (CZO) was enacted that determined what is allowable in each of the zoning types set out in the General Plan. Shortly after in 1973 the Subdivision Ordinance was established to regulate how county agencies process the approval of subdivisions. In 1979 Special Management Area (SMA) rules and maps were adopted to regulate land use and development in coastal zones, allowing for adequate beach access, ocean visibility from roadways, and to minimize development that could adversely affect water quality.

Between 1974 and 1985 six local area development plans were adopted on Kauaʻi. The North Shore development plan modified and supplemented parts of the Comprehensive Zoning Ordinance (CZO) to make it more specific to the needs and geography of Hāʻena through Kilauea, including Anini. It also laid out capital improvement projects and directional goals for growth and development.

In 1984 the County General Plan was updated to manage the massive amount of growth that took place from the mid-1970s to the early 1980s. The County General Plan was adopted as law, but all zoning

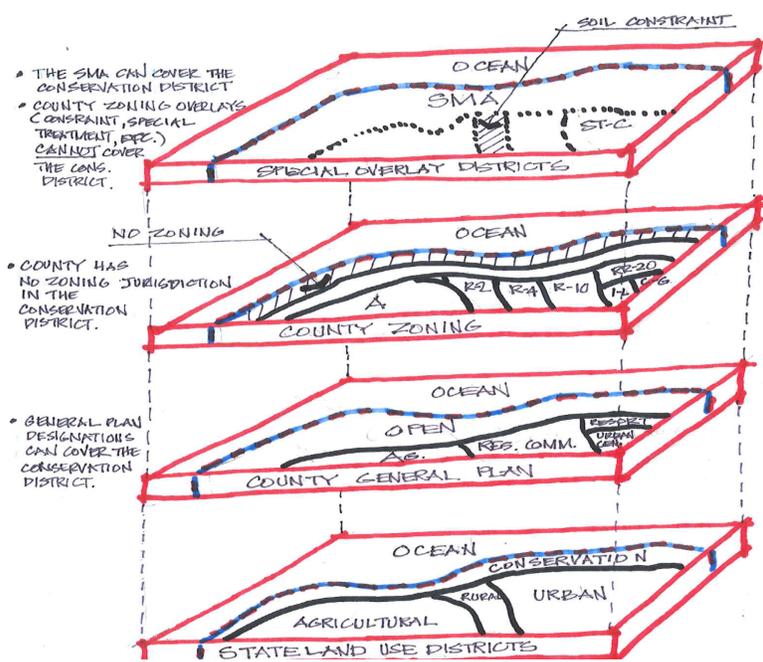


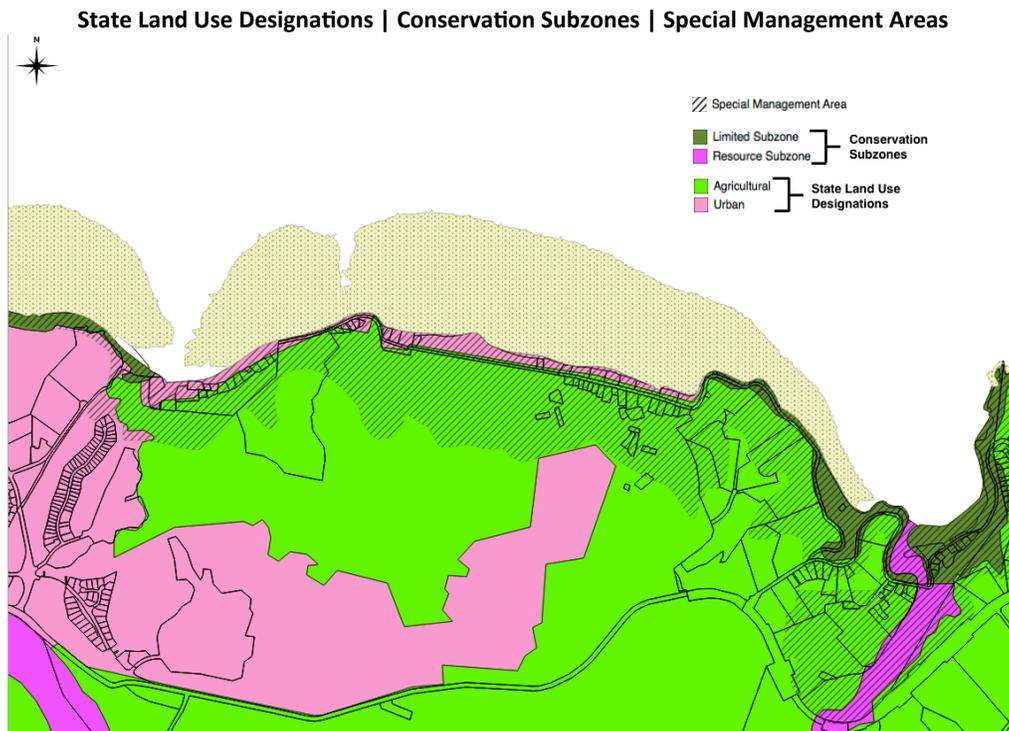
Figure 1: Land Use Layers – visual explanation by Keith Nitta

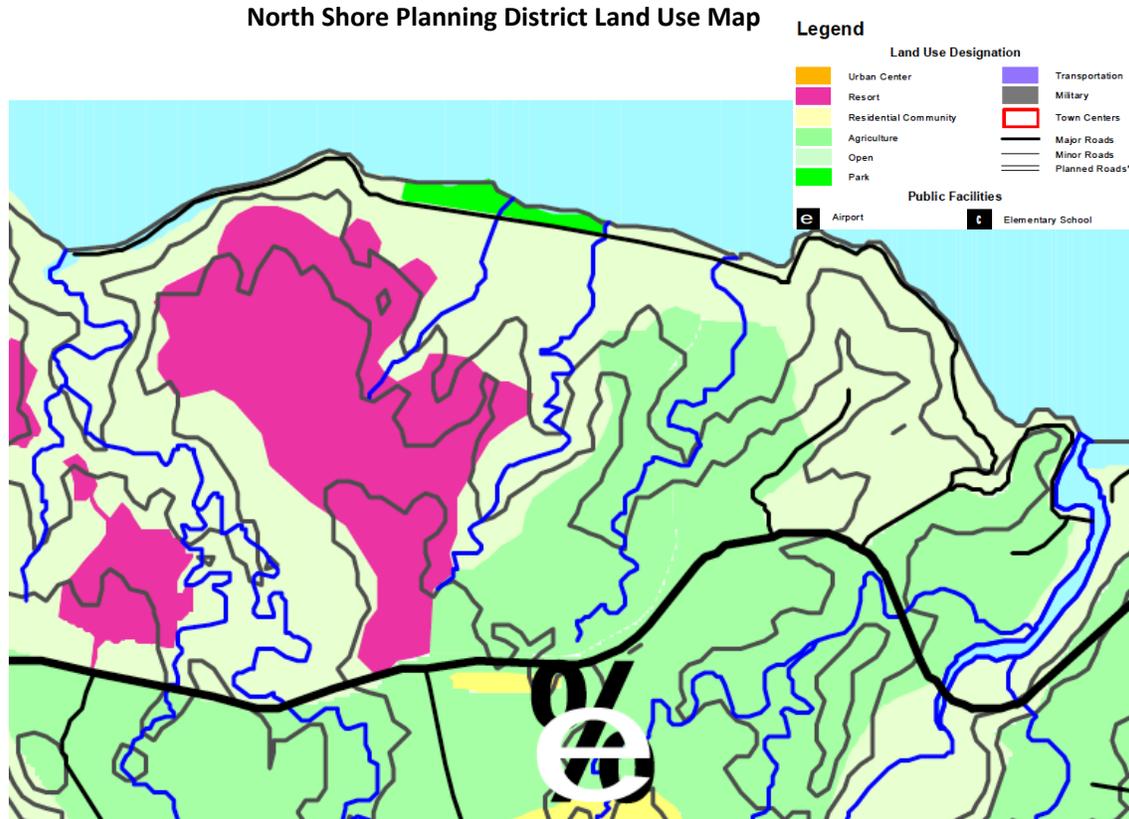
still had to be in alignment with State Land Use Districts (SLUD), so the State maintained some oversight over development in all counties. Around the same time, responsibility for real property taxes, and the authority to set tax rates and retain revenue transferred from the State to the counties. Under the State Tax Department, tax rates were tied to state land use designations (SLUD), increasing as soon as a property upgraded its SLUD, immediately fueling capital improvement projects. With taxes delegated to the county level, rates no longer correlated with SLUD or changed as quickly to accommodate them. Lacking immediate revenue for capital improvements, counties began to require developers to front the costs, ultimately driving higher housing prices for consumers.

In addition, the state and counties had differing perspectives on how land should be developed. Decisions were much more visceral for local level county decision-makers.² These conflicts are

² This dichotomous relationship between the state and counties was explained via a presentation and interview with former Kauaʻi County Director of Planning, Keith Nitta.

demonstrated in the following maps displaying conflicting state and county level land use designations for the coastline of Anini. The first state maps shows Anini’s coastline as Urban allowing for multiple uses that generate higher tax revenue. The second map shows the area specific county plan, in which the same Anini coastal area is designated Park and Open. Open zoning—the most restrictive county land use designation—is used to preserve the open character of an area by limiting buildings, paving, and other construction. The combination of urban zoning at the state level, and restrictive open zoning at the county level along Anini’s coastline, is contradictory and unusual with in Hawai’i. Much of the plateau lands above Anini are designated open or agricultural at both the county and state level. The western section of the plateau is designated urban at the state level.

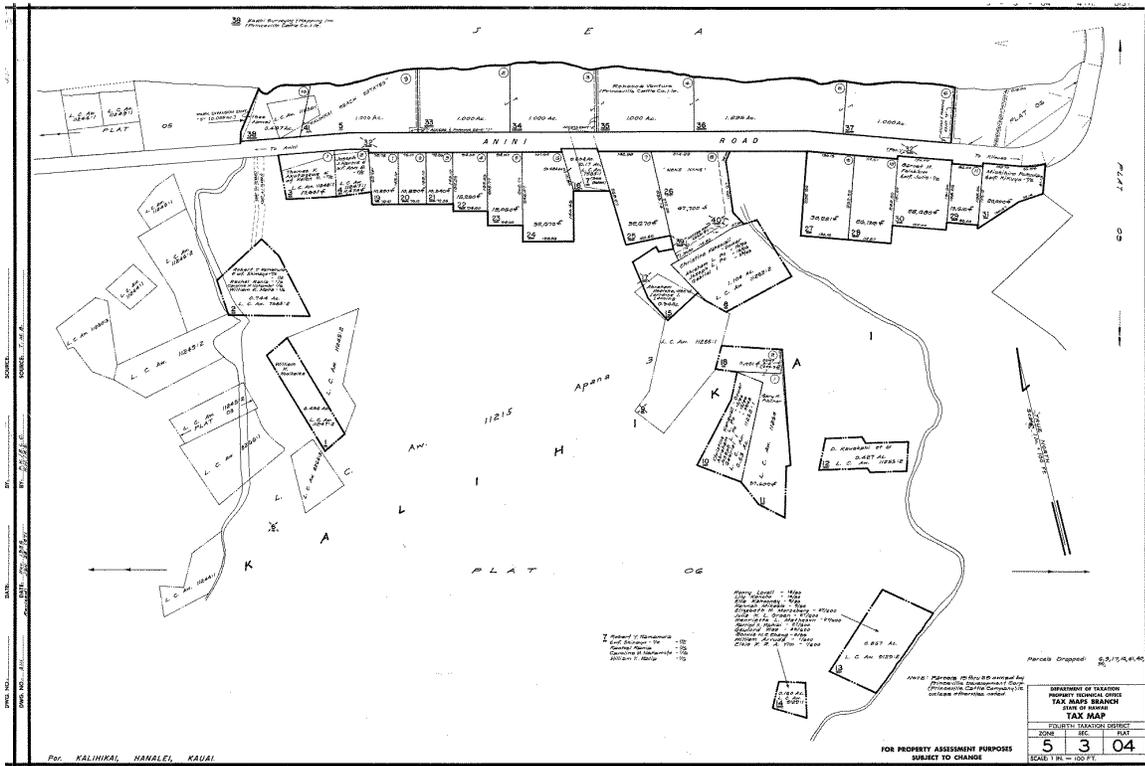




There are also instances where an area is designated Urban, but owners are paying agricultural tax rates. The counties face the dilemma of needing more tax revenue to provide services and operate autonomously from the state, while also being restricted by their need to develop thoughtfully.

1.3 Kuleana Lands

Thoughtful development is important because it is hard to reverse changes to the natural function of the land. Additionally, once we bury the memory of what used to exist in a particular area, we forget the true character of the land and what it has to offer. One example occurred in Anini during the 1980s when Princeville Development Corporation moved 11 parcels, mainly lo'i kalo, awarded during the 1850 *Kuleana Act*. They were moved from their original positions along streams and auwai (irrigation ditches) and lined up along the main road. According to Keith Nitta, former Kaua'i planning director, the County did not want the parcels to be landlocked, especially in a flood zone. The move provided easy access to the parcels and substantially increased their value. The original outline of these parcels is now erased from official tax maps, but preserved in the historic paper maps at the Kaua'i County Real Property Tax Office. The figure below shows the 11 original land locked kuleana (with lighter outlines) and their new roadside locations on the plots marked 19 through 29.



Additional kuleana parcels were moved from the nearby Kalihiwai valley floor, also likely lo‘i parcels, to create ridge the parcels with views which line the East side of Kalihiwai road just after you turn off the highway on the Hanalei side of Kalihiwai bridge. More research is needed to understand the historic significance of each of these Kalihikai and Kalihiwai parcels as well as the legality of moving kuleana lands, including whether and how the practice occurred in other parts of Hawai‘i. The only remaining record of what was on these moved kuleana parcels are the foreign and native testimonies submitted about these parcels by area kama‘aina between 1848 and 1850. These detailed descriptions are key to remembering the reciprocal relationship people once shared with the land. Much of this knowledge has already been lost or replaced with new narratives. Eight interviewees mentioned their hope to maintain a relationship with the ‘āina and protect its place names and natural legacy for future generations.

1.4 Princeville Resort Development History: From Ranch to Resort, 1968; Phase I, 1986; Phase II: 1987+

Soon after Eagle County’s 1968 purchase of Princeville Ranch lands, the corporation released its proposed long-term plan for the development of the coastal bluffs as an expansive resort community, which was then-envisioned to include a diverse array of resort-residential, commercial, and hotel land uses, as illustrated by the image below.

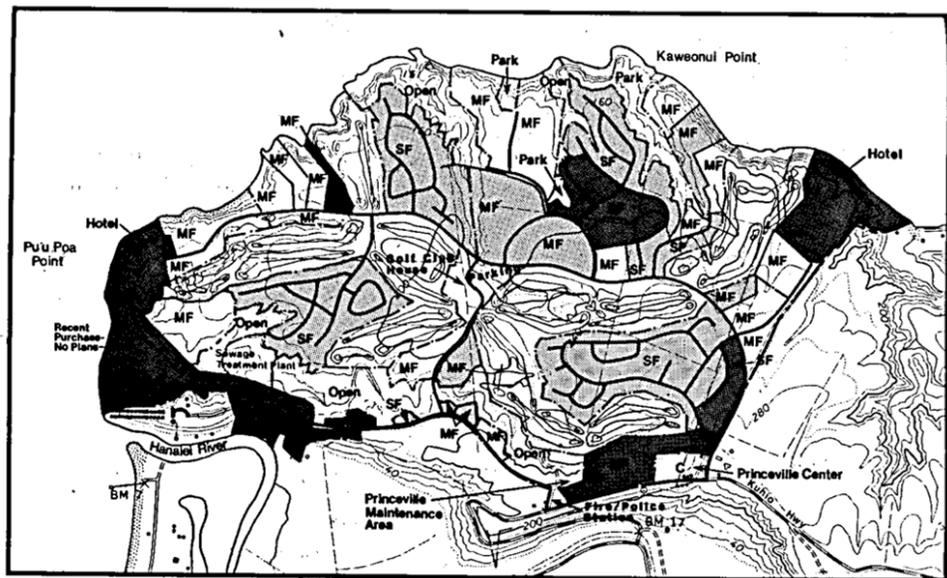
In 1969, Eagle County received state approval for the urban re-districting of the 995 westernmost acres of the property (Princeville Phase I, those lands adjacent to Hanalei Bay, site of the current day Princeville resort development). This urban usage included 532 acres of mixed residential, commercial, and hotel

development. The remaining acreage of this plot was allocated as a 27-hole golf course and “open space” consisting of narrow gulches and other generally un-developable areas.

Over the course of the 1970s, this parcel was mostly built-out. In 1971, the Makai Golf Course opened with three nine-hole courses named Lakes, Woods, and Ocean. In 1972, Eagle County delivered on their promise to continue taro farming in Hanalei by selling 905 acres of Hanalei valley land to the US Fish and Wildlife service. In 1977, the Princeville Center opened with 27,000 square feet of retail space for rent.

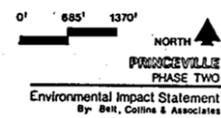
By the early 1980’s, the majority of Princeville’s phase one residential units were either built or sold by Eagle County Development’s Princeville Development Corporation (PDC). PDC was in the process of filing an Environmental Impact Statement (EIS) for a new phase of development to include a luxury resort at Pu’upō’ā point on the east side of Hanalei bay (until this time, no hotels had been built on the property). The Phase II plan also included a proposal for the development of the acreage east of the phase one parcel, on the plateaus directly mauka of Anini and Kalihikai and makai of Kūhiō Highway. The EIS even vaguely alluded to including some development on the coastal areas of Anini and Kalihikai.

PDC ultimately succeeded in completing the 300 room Sheraton Princeville Hotel at Pu’upō’ā point, the first hotel to be built on the Princeville property. A year later, development of the Prince Golf Course began, parts of which extended onto the Phase Two parcel.



II-3 Phase One Development Status

	Completed	SF	Single Family
	Sold, But Not Yet Built	MF	Multi Family
	Unsold	C	Commercial
		---	Boundary of Phase One



In 1987, PDC sold its interests in the Princeville parcels to Australian-based Quintex Group, which decided to take its ownership private. Quintex initiated an extensive refurbishment of the Sheraton Princeville Hotel and its amenities, including the construction of a new 60,000 square-foot clubhouse to serve the Prince Golf Course. However, Quintex’s tenure in Princeville was not long-lived. In 1989 the company sold its interests to Japanese firms Suntory Inc. (51% shareholder), and Mitsui & Co. Ltd. and Nippon Shinpan & Co. (who evenly split the remaining shares). These new Japanese owners completed the hotel’s refurbishment and upgrade to a 5-star standard. It reopened in May 1991 as the Sheraton Mirage Princeville.

1.5 Princeville, Stallone & The Anini State Park

In 1988 Sylvester Stallone, an American actor famous for his motion picture roles as Rambo and the champion boxer Rocky, was the first person to develop property makai of the road in Anini. Multiple

interviewees reminisced that before this time all of the coastal land from Koali point to the old, smaller county park was hau bushes, haukimo (whose solid wood was used for poles to propel flat bottom boats along the reef) and kamani trees. At least 5 of the 21 interviews mentioned the significance of this first luxury home that paved the way for neighboring coastal development. According to an October 1988 LA Times article, much of this early growth was financed by Stallone, his business manager, Lloyd Zeiderman, and Kaua'i real estate advisors Pat Harrington and John Ferry³. As Huanani Pacheco put it, the area went from "nobody to everybody." (Huanani Pacheco, 3/6/2015). The entire coastline was supposed to have been preserved as an expanded public park, but according to interviewee, Gary Smith, "the county kind of waffled on their purchase of the land, and Sylvester Stallone came in and bought it." (Gary Smith, 3/6/2015). Princeville was the original owner of this coastal land, and deeded it to the county as part of the conditions placed on their Phase II development proposal, for provision of public lands. According to Land Use Commission docket number A83-553: "Pursuant to two agreements entered into by the Petitioner and the County, Petitioner has conveyed approximately 10.9 acres of his beachfront property in Anini to the county of Kauai for the County's Anini beachfront expansion." Gary Smith explained that when the county stalled on their purchase of land to extend the park, Stallone put down an offer that the county could not match.

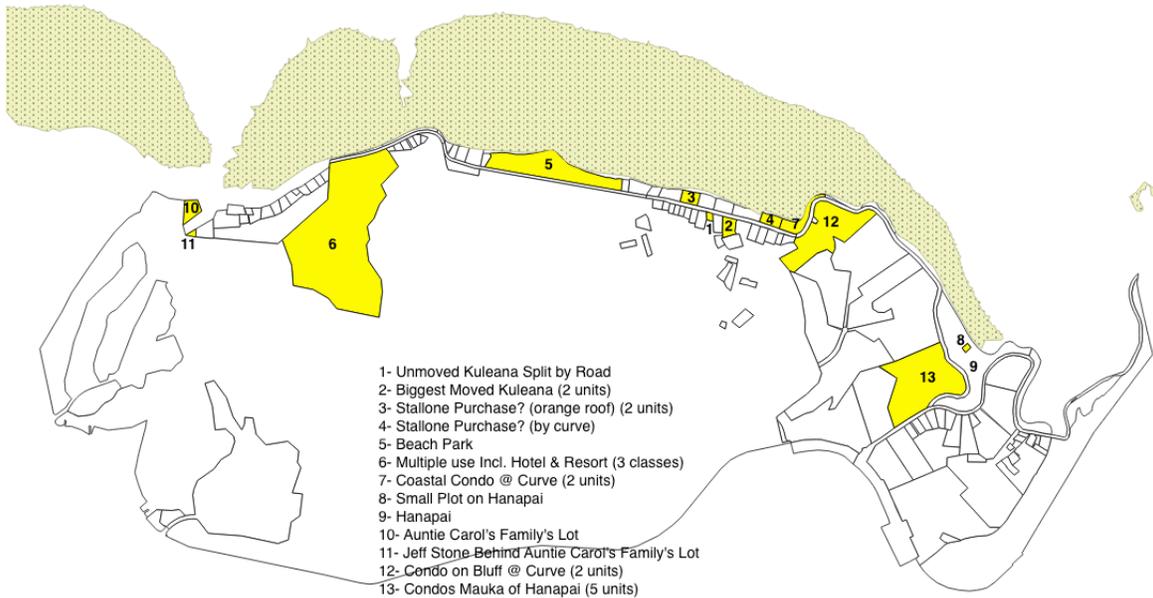
1.6 Increasing Property Value & Tax

Since the coastal area sold to Stallone was designated Urban at the state level, the plots could be classified as Residential for tax purposes. This allowed for the development of luxury homes that raised the assessed value of surrounding homes owned by long time residents. Property taxes for Anini's existing families also began to rise precipitously, since they were calculated as a fraction of each \$1,000 of net assessed value. For this study, we selected thirteen of the 126 tax map key plots in the Anini area, representing a range of sizes and types of properties, to analyze increases in property taxes and assessed values of homes (by tax classification).

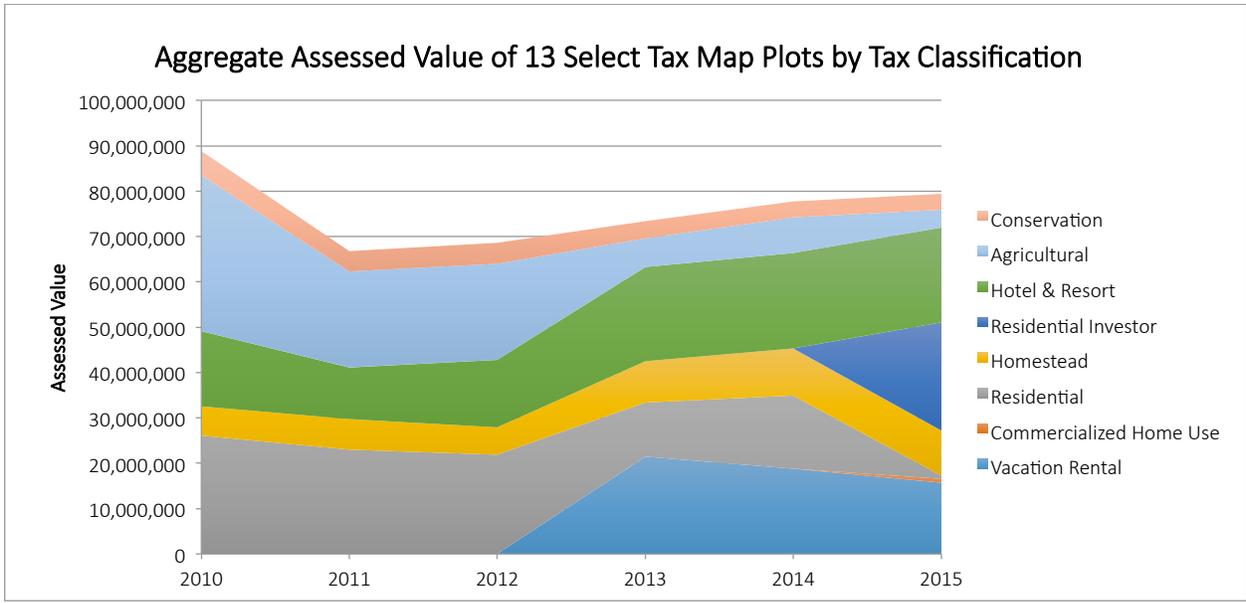
Thirteen out of 126 Tax Map Plots⁴

³ http://articles.latimes.com/1988-10-09/realestate/re-5368_1_home-fronts

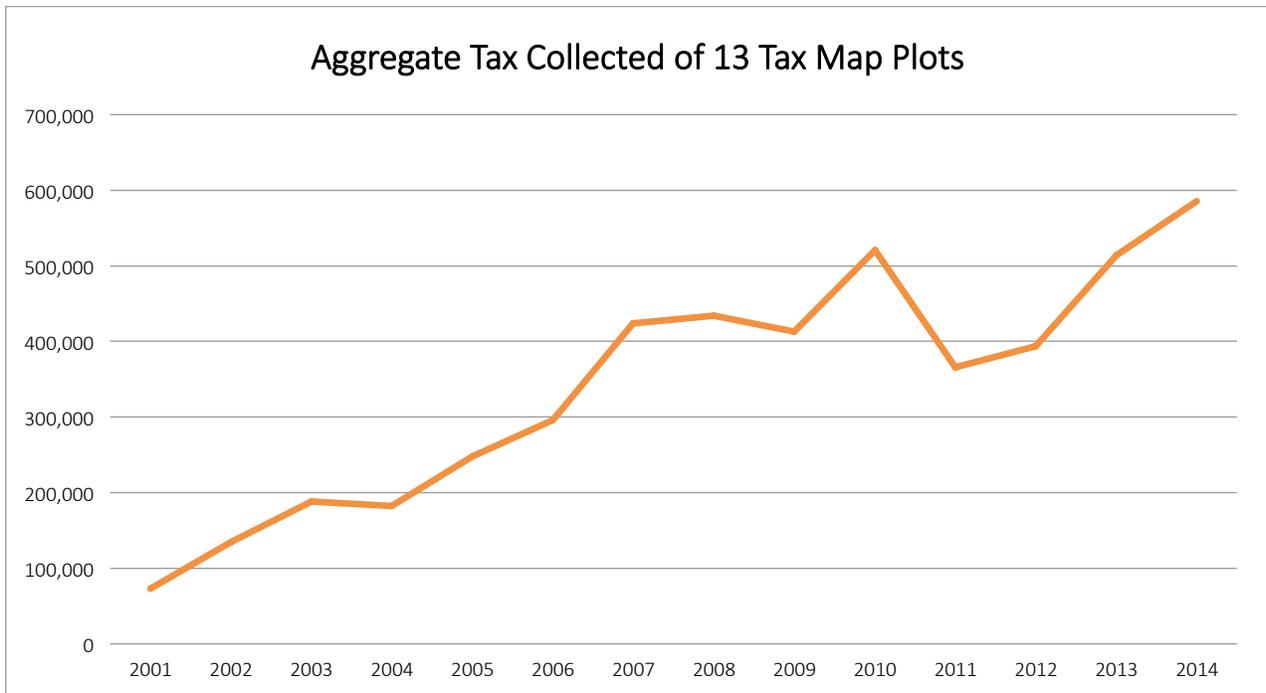
⁴ These 13 tax map plots actually represent 23 separate value streams based on the multiple units and tax classes on some plots. They were selected to encapsulate variety in the types of properties in the Anini area.



Below is a graph of the aggregated assessed values (before tax exemptions) by tax classification from 2010 to 2015. Below that is a line graph of the aggregated taxes collected from 2001 to 2014. When comparing the two graphs, note that the assessed values in 2015 did not exceed the 2010 value. However, the 2014⁵ taxes collected did exceed the 2010 collections.



⁵ Note 2015 taxes have not yet been collected. The rates for Residential Investor and Commercialized Home Use will not be decided until June 20, 2015.



Changes in Kaua'i county tax collection policies in 2013 account for this rise in tax revenue. One change is that tax was no longer collected separately for building and land, but as a single tax rate. This created an overall larger tax base. Also, owner-occupied houses could be deemed long-term affordable rentals making them eligible for the Homestead tax rate. To qualify, properties must be leased for one year or longer at levels that don't exceed 80 percent of the Kaua'i median household income, which are established annually by the U.S. Department of Housing and Urban Development. Additionally in 2013, the classification for Vacation Rental replaced a previous classification called Apartment. This led a number of subdivided agricultural plots to be partially designated at the higher Vacation Rental rate as well as a number of coastal and *kuleana* plots. The change in tax classification types can be seen in the series of six maps showing tax classification changes between 2010 and 2015.⁶ New categories of classification added colors. Plots with thicker lines indicate plots that are subdivided and are taxed at multiple rates.

In 2015 two additional new classifications were created: Residential Investor and Commercial Home Use. The rates for these two classes will be set on June 20, 2015. The Residential Investor class was designed to create additional revenue from plots assessed at \$2,000,000 or greater with owners that did not qualify for the home exemption, but improved dwellings on non-vacant land. An August 30, 2014 *Garden Isle* newspaper article speculated that the tax rate will be \$1 more than the current Residential tax rate of \$6.05 per \$1,000 net assessed value. This tax class can be observed on a few large subdivided agricultural plots on the eastern side of Anini and on previously designated Residential coastal lots, particularly those west of Anini Beach Park on the above 2015 tax classification by plot map. This new class replaced some plots designated as Agriculture and a lot that were formerly classified as Residential.

⁶ See Appendix

The Commercial Home Use class was designed to help more homeowners earn money through their home business. According to a September 28, 2014 Garden Isle newspaper article⁷, Steven Hunt, the County Finance Director, said that county officials intend “to propose a rate lower than the current residential rate and higher than the homestead rate.” (Garden Isle, 2014). The 2015 tax classification map included in the appendices shows that only seven plots out of the 126 in Anini have taken advantage of this new tax class⁸.

The map below shows that most of the parcels at Anini do not qualify for tax relief through homeowner exemption status. To qualify, property owners must own and occupy the property as their principal home as evidenced by occupying the home for more than 181 calendar days, registering to vote and filing an income tax return as a resident of the County of Kaua’i (County of Kaua’i, 2014). Properties that qualify receive a tax exemption of \$160,000 (\$180,000 between the ages of 60 to 70 and \$200,000 over the age of 70).

Homeowner Exemption Status⁹ (as of 2012)



The 2014 Tax rates are as follows:

2014 Tax Rates (per \$1,000 net assessed value of property)

Homestead	\$3.05
Residential	\$6.05
Agriculture	\$6.75
Conservation	\$6.75
Commercial	\$8.10
Industrial	\$8.10
Vacation Rental	\$8.85

⁷ http://thegardenisland.com/business/local/there-s-a-class-for-this/article_e2c15fba-46e2-11e4-927c-c76ef168a953.html

⁸ http://qpublic9.qpublic.net/ga_search_dw.php?county=hi_kauai

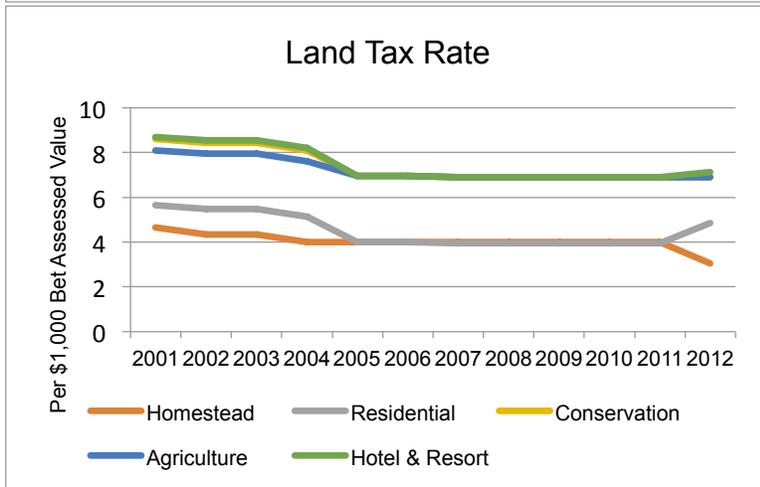
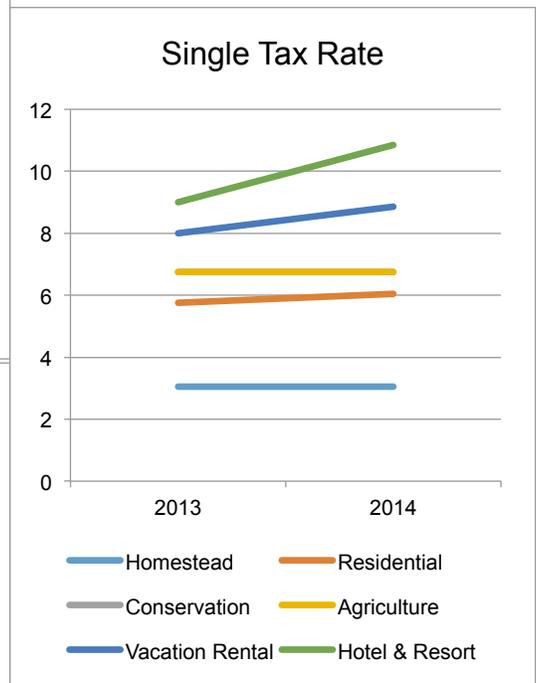
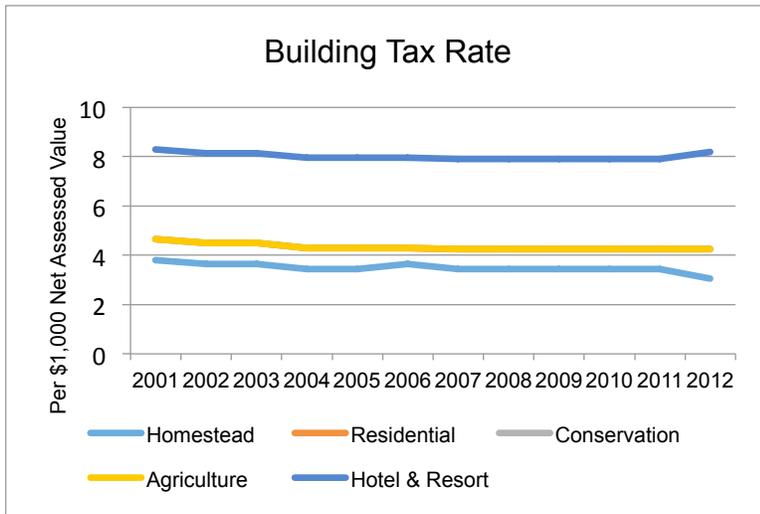
⁹ <http://files.hawaii.gov/dbedt/op/gis/data/NIParcels.pdf>

Hotel & Resort	\$10.85
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The graphs below show that the tax rates have not dramatically changed over the past decade. However, recently updated tax classes have had a significant impact on tax revenue collection and on specific groups of taxpayers.

Tax Rate Change from 2001 to 2014

NOTE: Rate changed to a single rate in 2013 and Conservation, Residential and Agriculture rates were equal up until 2013.



Property taxation and zoning laws impact a variety of stakeholders: large landowners securing rights and entitlements, homeowner seeking to maintain their property, regulators implementing plans for development and resource protection, long range planners who are considering population density and intensity of use, and the public that has the ability to weigh in during tax legislation and in the development of General Development Plans. In order to preserve the relationship people have with the ‘āina while still allowing for access to subsistence and employment opportunities, planning tools such as

taxation and land use laws must be well understood by all stakeholders to design a future that fits their needs.

1.7 Vacation Rentals

Private development in the Anini area has increased since Statehood (1959) and significantly over the past quarter century through increased vacation accommodations in the area. According to the 2004 Market Segment Assessment on Vacation Rentals in Kaua'i, "Multiplied vacation rental impacts generate 1600 jobs and 30% of lodging dollars. In 2004, this \$100 million segment of the economy served over 30,000 visitors per year, provided nearly 1000 direct jobs and paid \$1.5 million in state and local taxes." (The Kauaian Institute, 2004).

Table 13. Ranking of community needs by respondents in Hanalei

Community needs	All residents ranking	
Keep agriculture as an important activity in Hanalei	1	High priority
Keep the scenic beauty	2	
Better housing	3	
Ease in getting to shopping and medical services	4	Medium priority
Opportunities for family outdoor recreation	5	
Chance for residents to meet and discuss community needs	6	
Opportunity for youth to stay in area after high school	7	
Opportunities for youth recreation	8	Low priority
Keep the population the same	9	
Resort development even if some agricultural land is given up	10	Undesirable

Vacation rentals came up repeatedly in the interviews as both positive and negative. On one hand, they make property in Anini more affordable for homeowners because the visitors subsidize property taxes, allowing some families to keep homes they would otherwise not be able to afford. On the other hand, increasing vacation rentals also drive up land values—and taxes—making it more difficult for local people to afford property in the area.

1.8 Effects of Development on Area Residents

Some of the best-documented insight on resident perspectives on development comes from a 1972 study initiated by the University of Hawai'i (UH) College of Tropical Agriculture. The study's focus area was the ahupua'a of Halele'a, including all towns from Kalihiwai on the district's eastern end to Hā'ena in the west, thus including all of our project's study area (Kalihiwai-Kalihikai-Anini-Princeville). The study surveyed 309 residents of the area, about half of the area's documented population at that time. Participants were characterized based on their age, sex, ethnicity, schooling, occupation, household income level, and length of tenure in the area. They were then asked a variety of questions regarding, for example, their homeowner status (own, rent, other), their likelihood to leave Halele'a, their rating of the community as a desirable place to live, their general attitudes toward and ability to cope with change, as well as their perception of the changes that had occurred in the Hanalei area over the course of the past few years.

Perhaps the most interesting finding from this study is based off an exercise in which survey participants were asked to prioritize the importance of each of 10 pre-determined community needs. Across all

demographic sub-groups, “Keep agriculture as an important activity in Hanalei” consistently ranked within respondents’ top three community needs and ended up ranking first overall. “Keep the scenic beauty of Hanalei” also typically ranked within respondents’ top three priorities; except, interestingly enough, among lifelong Hanalei residents, who ranked it ninth.

The highest priority for life long residents was the practical issue of increasing economic “opportunities for youth to stay in Hanalei after high school.” However, this same group ranked resort development as their lowest priority and undesirable for the area, even though it was an industry that could potentially provide such economic opportunity. Like all other residents, this lifelong resident group highly valued agriculture as an important activity. These responses may indicate long term residents’ desire for their youth to have opportunities to stay in the place as their ancestors did, within an economic system that valued the bountiful abundance of their environment over its superficial physical appearance. Princeville’s development, which began just two years before this study was conducted, epitomizes this shift from an agricultural and subsistence-based value system for the people of Halele’a to a resort and cash-based economy that capitalizes on outsiders’ prioritization of physical beauty and leisure.

The interviews our class conducted on our trip to Anini earlier this semester echoed life long residents’ concerns and priorities captured in the UH CTAHR study more than four decades earlier. Like their predecessors, these long-time residents who have managed to remain in Anini or nearby areas also expressed concern for the effects of resort development and emphasized the value of area resources for sustenance over fleeting visual beauty as illustrated in the three quotes below:

“In my lifetime, look what I’ve seen, from nobody to everybody, right? The front here, all this place over here was hau bushes and kamani trees.”

“...The proposed Princeville expansion... caters to the super rich or people who want to live the facade that they’re rich... And so like here, oh we going have our private polo club, and all the things that just make Hawai’i what it’s not supposed to be.”

“What I see right now is too many rich people who have no love for the place. Just buying it for speculation... And they don’t appreciate the resources there for what they are. They can enjoy the swimming and snorkeling, but they don’t appreciate it for the... reefs that they can eat and the springs that feed the mountain apples.”

Many interviewees also spoke about the impact of escalating property values, taxes and planned future development on local families’ ability to retain their lands. One family’s 100-year lease with Princeville that ended last year and was not renewed (3/6/2015). Another family is being impacted by inclusion of their parcel in the new residential investor tax class created in 2015. After the new rates were set, the family’s tax bill to the county went from zero, with no money owed, to \$600,000 owed, the cost of their new annual assessment for 2015 (HP personal communication 8/2015). Their property was assigned to this classification with no discussion or notice based solely upon its value and potential for use as an investment property even though their family’s intention is not to develop it but to continue to live there as long as possible.

Interviewees also shared concerns about Princeville buying interests in the remaining kuleana lands near Wanini stream within the past year, positioning them to force partition and sale upon the many

descendant owners. High property taxes make kuleana landowners particularly susceptible to takeover of these lands by wealthy investors or developers. In one case Princeville conveyed interest in a kuleana parcel to the corporation by paying outstanding county tax property bills rather than having to acquire the parcel for \$50,000 more at auction (Personal communication corroborated by county real property tax assessment records, August 2015). These examples illustrate the challenges Anini families face in holding on to the lands which have been in their families for generations, in continuing to live in the area or making it possible for their children and grandchildren to raise their families in this place.

1.9 Hanalei Golf & Beach Club: Princeville Proposed Expansion

Suntory Inc. remained the majority shareholder of the resort until 2005, when The Resort Group, a Hawai'i-based real estate development firm owned by Jeff Stone, and Morgan Stanley jointly acquired the entire 9,000-acre resort property. Over the course of the next decade, these two partners invested hundreds of millions in renovating the resort's premier hotel, which they rebranded as the St. Regis Princeville. They constructed a second hotel, the Westin Princeville Ocean Resort Villas in 2008 and renovated both the Prince and Makai golf courses as well as the Princeville Shopping center. The Resort Group has also departed from past owners by selling off various parts of Princeville such as the resorts and the golf courses to separate owners, rather than maintaining the whole development as one entity (Interview Data).

In 2014, The Resort Group and Chinese firm Reignwood International jointly acquired 1,103 acres of the Princeville property for \$343 million through a restructuring agreement.¹⁰ The plot includes the "phase two" portion makai of Kūhiō Hwy that had been slated for development since the early 80s, but never fully built.

The purchase also included acreage mauka of the highway. In 2014, Jeff Stone, CEO of The Resort Group, also announced plans to develop an exclusive, membership-based resort community for the parcel, in cooperation with Scottsdale Arizona based developer Discovery Land. Discovery Land already managed two other Hawai'i resorts: kukio on the Big Island and Makena on Maui.



¹⁰ Shimogawa, Duane. "Kaua'i's Princeville Resort may add boutique hotel as part of \$500M redevelopment." *Pacific Business News*. 19 November 2014. Accessed 2 Feb 2015. <<http://www.bizjournals.com/pacific/news/2014/11/19/kauais-princeville-resort-may-add-boutique-hotel.html>>.

This proposal for Princeville expansion included 20 Anini Beach homes, 75 Makai estates on the plateaus mauka of Anini and Kalihikai and makai of Kūhiō Highway, approximately 25 “ranches” mauka of Kūhiō Highway, and 180 condominium units located between the tributaries of Anini stream makai of the highway. The plan also included a diverse array of dining and retail features; a golf club; pools and a spa; a kids club; a recording studio; a private airport (which already exists but is not currently being used); a kayaking, beach club including stand up paddling center and beach grill on the Western side of Anini stream; a private boating facility and ramp; “jumping off points” where residents could shower, eat and access recreational equipment such as bikes and surfboards in Hanalei town and at Anini; hiking trails; and an organic farm on Princeville’s taro lands in Hanalei (CITE article? Or Plan and site visit to proposed development with Discovery Lands and Resort Group employees May 20, 2015).

A conceptual illustration of the currently proposed Princeville development. Source: “Private Prince.” The Garden Island. Web. Published 15 Nov 2014.

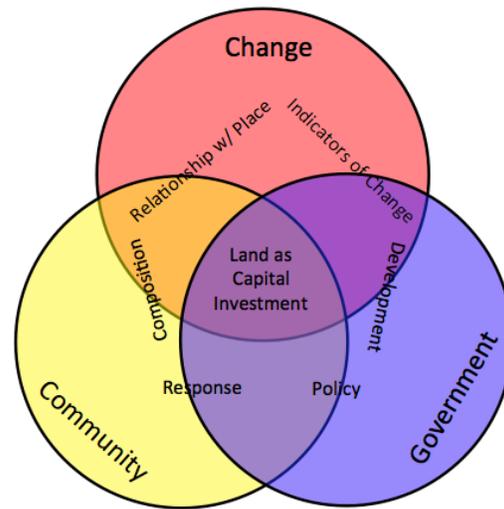
According to Jeff Stone in his late 2014 interview with the Garden Isle, the pricing to be a member of the Hanalei Golf and Beach club would “likely be comparable to that of the Yellowstone Club.” The Garden Isle, based on its own research, reported that the Yellowstone Club’s membership dues consist of a \$300,000 initial fee and a \$30,000 annual fee thereafter. This is, of course, in addition to the requirement of buying a property within the club. Units for the Hanalei Golf and Beach club were estimated to range in cost from \$2.5 million for a condominium to over \$10 million for a ranchette property.

On September 15 2015, Hawai’i Business News reported that Discovery Lands company would no longer be developing the \$500 million dollar Princeville at Hanalei resort redevelopment. A partner for Discovery land was cited as saying that “the company did not pull out of the project, and that it is still trying to figure out exactly what happened.” It is unknown at this time whether remaining partners Reignwood International and The Resort Group will attempt to proceed with the development. According to both the current Kaua’i planning director and mayor, no formal plans for the property had been brought to the county for review or approval as of August 2015.

Research into development entitlements on the property particularly at the level of the state land use commission, along with a comprehensive time line of land use decisions regarding the Phase II project are included in another document. In summary however, our research showed that proposed development at Anini would require additional levels of county approval through its authority to administer the SMA, special management area. County officials were not inclined to issue such approvals. Questions also remain regarding the Princeville plateau lands above Anini and makai of the highway, as the more recently proposed projects differ substantially from those which obtained state land use commission approval and zoning in 1985. A number of interviewees and land use experts suggested that future projects might require additional review and return to both the land use commission and county council. In addition, our research clarified that only the western portion of the plateau has state level urban land use, with no zoning for resorts at the county level. The eastern plateau has always remained agricultural, while the central plateau was granted incremental urban zoning by the LUC in 1985. This zoning was removed by the LUC in 1991 since Princeville did not conform with a timeline set in 1985 to develop substantial infrastructure on the Western plateau. It appears that this 1991 decision returned the central plateau to agriculture (State LUC Docket #A83-553 and #A83-557, 1985 and 1991).

2 INTERVIEW FINDINGS

Private and state-backed development in the Anini area has increased since Statehood (1959). This, along with a growing tourism industry continues to put pressure on both the community and the environment. Interviewees included former and long-time residents of Anini and surrounding communities. We also interviewed seven individuals who were involved in land use and policy issues affecting the Anini area, including Keith Nitta, the former Kaua'i County Director of Planning, who gave insight into past state and county policies that affected the area. Three themes emerged from all of our interviews 1) Government, 2) Community and 3) Change. Seven sub-themes were identified: relationship to place, indicators of change, development, policy, community response and composition—as illustrated in the venn diagram seen here. We describe our process for uncovering these overlapping sub-themes, share findings associated with each, and offer conclusions along with future directions for community and government to address these issues.



CHANGE:

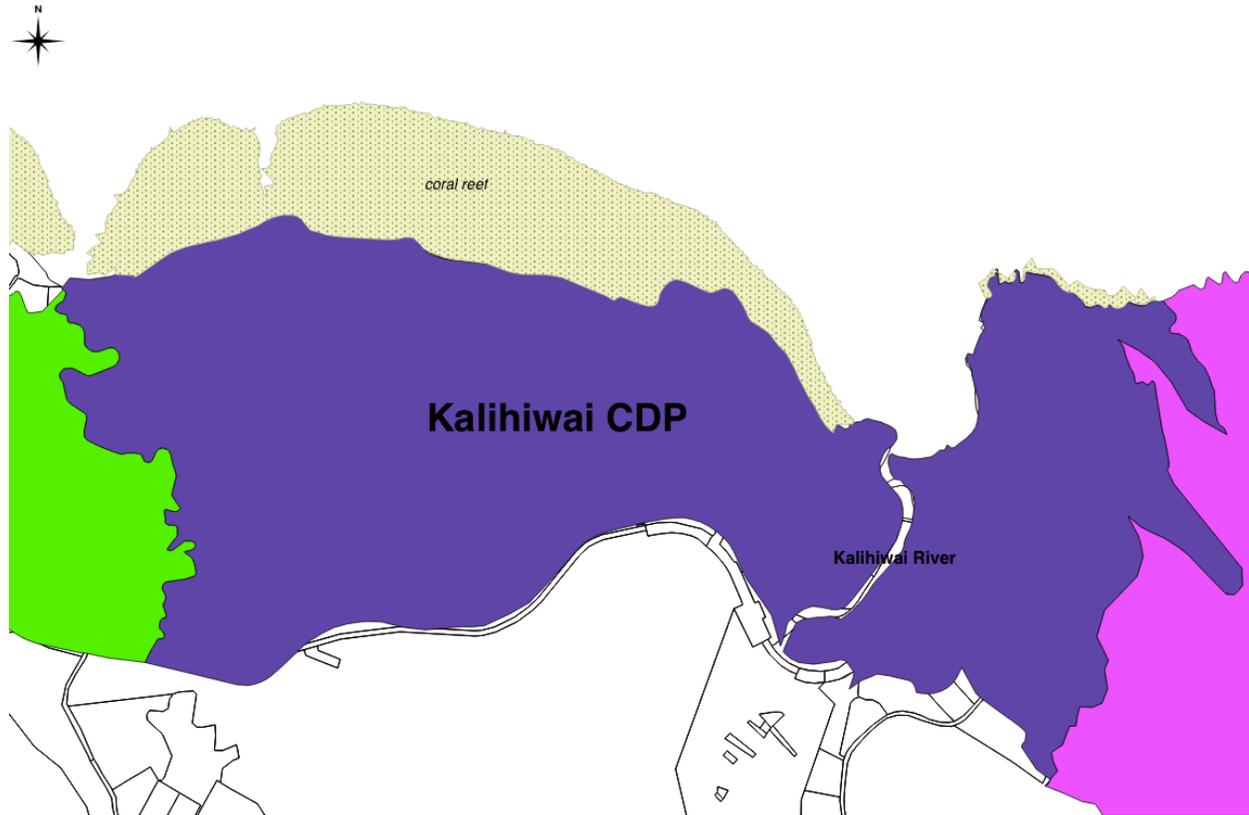
The interviews illustrate the impact of macroeconomic changes on community members' lives. Drawing upon personal and familial memories, stories, and experiences, the interviewees describe the impacts of changes such as property tax increases, leases, vacation rentals, and land transfers. Many of the interviewees focused on how an increase in development (private: Princeville, public: Anini State Park) and land transfers to wealthy, mostly off-island buyers have resulted in local families being “priced out” (SC 3/31/15)..

A number of interviewees shared stories of losing property, largely due to property tax increases. Gary Smith explained this best:

“The degradation is being exacerbated by all the money that people have from elsewhere, who come here and buy and develop all this [...] They're living the Hawaiian life, where the rest of Hawaii is no long living that. And, they're not only living that lifestyle, they are aided and abetted by our county tax system.” (Gary Smith, 3/6/2015).

The impact of property tax is a theme that connects all three of our research questions—some of which have been addressed throughout the paper already. The story of one family's 100-year lease with Princeville that ended last year and was not renewed exemplifies the impact of expanding development and increasing property value. Vacation rentals came up repeatedly in the interviews. The interviews reveal mixed responses to vacation rentals in Anini. A few Anini community members own vacation rentals in Anini. They explained that this is one of the only ways to afford property in the area now. But vacation rental properties are also making it difficult for local residents/families to afford property in the

area. According to the 2010 U.S. Census the Kalihiwai Census Designated Place includes 229 units. Of these 229, 97 are occupied by the owner while 132 are rented or vacant. Thirty-seven of the vacant units or 16% of all 229 units, are set aside for seasonal, recreational or occasional use. Gary Smith reflects on how these properties are used “intermittently” and only by those “who can afford to live the lifestyle.”



The Kalihiwai Census Designated Place as defined by the U.S. Census Bureau is the area in dark purple. The dotted area in yellow represents coral reef. Note: This area extends east Kalihiwai River which is the eastern boundary of our study area.

The interviews we reviewed provide two different vantage points. The first comes from interviews with community members that grew up in Anini or have familial connection to the `āina. Their vantage point illustrates how decisions, law, and policy at the state-level permeated down and played out in particular ways on the personal, familial and community level. Here, we explore a few of these key events in more detail. For example, Statehood was cited as having profound impacts on community dynamics and ways of engaging with and caring for the land. Multiple interviewees spoke of a responsibility- or kuleana-based relationship to the land that they witnessed and partook in growing up. The Konohiki system was one form of this relationship. A few cited Statehood as a key influence on the Konohiki system changing and ultimately coming to an end.

The creation of Anini Beach Park is also singled out as a pivotal moment in local history because of the unique circumstances its designation. Gary Smith spoke most about this, but others—Haunanai Pacheco, Jim Spencer and Jeremy Harris—also Four interviewees reflected on the process and its impact. In the early 1980s the beach park extended from the boat ramp to the Kalihikai stream (the bridge just Kilauea side of the park). The expanded beach park, including the area stretching from the boat ramp almost to Ka Lae Honu point (Site of the old tsunami warning siren), including the camping areas, second bathroom

and third pavilion, were all created as a condition of council approval of The Princeville Phase II development. The Kaona 'ohana's home was just west of the boat ramp and relocated to the end of the expanded park at this time. However, the expanded park was originally intended to be much larger. According to Gary Smith, "All this land here [pointing to the makai side of Anini road before the Beach Park] was [...] supposed to have been park. But the county kind of waffled on their purchase of the land and then.... Sylvester Stallone came in and bought it... (The) land was deeded to the county as part of Princeville Development's requirement for public lands, because they own thousands of acres." (Gary Smith, 3/6/2015). When the County stalled in purchasing the land from Princeville to extend the park, Stallone made an offer the County couldn't match. The land was purchased by Stallone, who built the first luxury home in Anini, and the first on the makai side of the road.

The second vantage gives perspective on the decision-making mechanisms and processes that govern land use in Anini. Interviews with Keith Nitta, former Kaua'i County Planning Director; Jeremy Harris, former Mayor of Honolulu and resident of Anini; and Susan Wilson, Princeville resident, real estate agent and community advocate, as well as meetings with staff at the State Land Use Commission, Kaua'i's current mayor and planning director provided insight on decision-making mechanisms and processes that govern Anini. One key issue is the tension between government and state level decision making regarding land use. Jeremy Harris pointed out that the "State Constitution delineates county powers and responsibilities and they strictly limit taxation to real property tax." (Jeremy Harris, 3/26/2015). Keith Nitta added that the coast of Anini is in the urban district according to the State Land Use Commission, allowing for maximum revenue earning potential. However, the county general plan has zoned it as 'Open,' the most restrictive type of zoning. He likened it to giving your kid a Lexus, but no keys. He felt the county should have more power, but essentially it doesn't generate enough tax dollars.

Susan Wilson recounted the efforts of the Community Group, Concerned Citizens of Anini, which formed to contest Princeville's Phase II expansion. The group included many residents of the Anini area, as well as Kilauea residents, and a diverse mix of longtime and newer residents. They divided up key issues such as cultural impacts and changes in the reef, assigning different members to research and become experts in these areas. Wilson described the immense amount of strategy and organization it required for these community members, untrained in the land use process, to intervene in hearings before the state land use commission. These hearings were mostly held on other islands, and community members participated while working other jobs and raising their families. They also attended meetings in Lihue more than an hour away, and would sometimes meet until two o'clock in the morning. Though all volunteers, including three young mothers who conducted most of the oral arguments and cross examination of witnesses before the land use commission on their own, the Concerned Citizens achieved substantial gains at both the state and county decision making level. Urban zoning was limited to the Western Plateau after being rescinded on the Central Plateau before the LUC in 1991 and many concessions resulted from the group's efforts, including the county park, protected view planes, and maintenance of the old government road as a trail. At one point, the citizens group raised money to hire a lawyer from Honolulu to help them fight their case, but found that they knew much more about the issues than their lawyer so they had to not only pay him, but educate him as well.

Haunani Pacheco points out how hard obtaining legal representation can be for community groups and Hawaiian families facing quiet title and other issues that may cause them to use their land, "In essence, that's what's happening to a lot of Hawaiians—is some of them just (do) not want to deal with the fight because they don't have the resources to do so or they don't know where to go, to do so." (Haunani Pacheco, 3/6/2015). Other interviewees pointed out that it is hard for Hawaiian families to keep their

lands because if one member of the many descendant owners disagrees, it can be sold. She explained that families might rather sell the land than argue with 'ohana.

3 RECOMMENDATIONS FOR THE FUTURE

Here we draw upon the interviewees' perspectives to inform some recommendations for moving forward.

Change

- Preserve and celebrate natural characteristics of the land and reef by restoring place names and relationships with the 'āina.
- Teach newcomers and developers about Anini and make them aware that it should be preserved as a legacy for future generations.
- Be aware that new money (from wealthy individuals investing in residences on Kaua'i) can be used to limit density and provide jobs.

Community

- Maintain a presence. "Get more genealogical 'ohana to go back and fulfill responsibility. Take their kids there. Their keiki should learn to swim there, fish there, etc." (Kainani Kahaunaele, 3/4/2015)
- Look to predecessors such as the Kilauea Neighborhood Association, Concerned Citizens of Anini, Kaua'i Public Land Trust, and other hui for insight into innovative ways to be the voice of the 'āina and protect lands in the face of development.
- Know how to intervene in policy changes and development plans by doing homework to get educated about issues (use the class reports). Act collaboratively to influence future development of the area.
- Engage others through community activities such as Waipā Poi Day or lawai'a camps for Anini area 'ohana.
- Teach future generations how to care for the reef through programs like Jeremy Harris' Sea Grant Program.
- Understand land use laws for Open and Agricultural county designated lands, Special Management Areas and the Coastal Zone to know when these laws are being violated and to use them to protect the Anini area. (An overview of these land use laws is available in the Appendix.)

Government

- Support tax and zoning legislation that allows longtime families and full-time residents who care for the land to stay.
- Empower the community and future generations through education, funding and outreach programs to become modern Konohiki that monitor and care for the area from ridge to reef. Engage all land owners and community members to effectively co-manage resources with the State and County and keep development from degrading long-term environmental quality.
- Enforce legislation that protects environmental quality through Shoreline Setback Rules, oversight of on-site sewage disposal systems, and containment of pollutants such as golf balls and fertilizer to keep them out of streams and off the reef.

Princeville:

- Explore whether further review by the State Land Use Commission is required before any project on Princeville's Phase II lands moves ahead.
- Investigate county level considerations including the open zone as most restrictive zoning.
- Intervene in processes of approval for Princeville expansion.
- Identify and challenge aspects of past Phase I and II proposals that have not been attained for various reasons to-date.

“My wish for the future is
to have our children grow up
with that sense of responsibility
being the forefront.” (Nani Paik Kuehu, 3/7/2015).

APPENDIX

Process Document

Topic 1—Community Composition:

To compile the presented information for the community composition portion of this paper Geographic Information System (GIS) layers were gathered from the State of Hawaii. The most useful was the Tax Map Key which allowed us to identify our study area which is bounded by the Anini and Kalihiwai Streams and Kūhiō Highway. A Stream and Westland layer were also used to help determine the boundaries. Two densely populated subdivisions were excluded because they were determined to lie outside on the Anini stream boundary. This layer provided information regarding plot size, ownership and tax designation. More detailed information regarding historical value and tax status change can be found at the Kaua'i County Real Property Tax website. This data is harder to gather as it does not come in one single database, but must be searched plot by plot. Additionally the U.S. Census Block layer provided population by Census block, but the boundaries do not coincide exactly with our study area. This is particularly true for the one partially included block that also contains the excluded subdivisions. Piecing out macroeconomic data for a specific non-governmentally bounded area like Anini can be difficult. However, island wide data can show impacts or reflect the change. To gather this information County of Kaua'i and Department of Business, Economic Development & Tourism (DBEDT) data compiled by the University of Hawai'i Economic Research Organization (UHERO) on an unpublished dashboard created for the County of Kaua'i. More specific Anini level data can be gathered from the Hawaii Tourism Authority.

Topic 2—Land Use Policies:

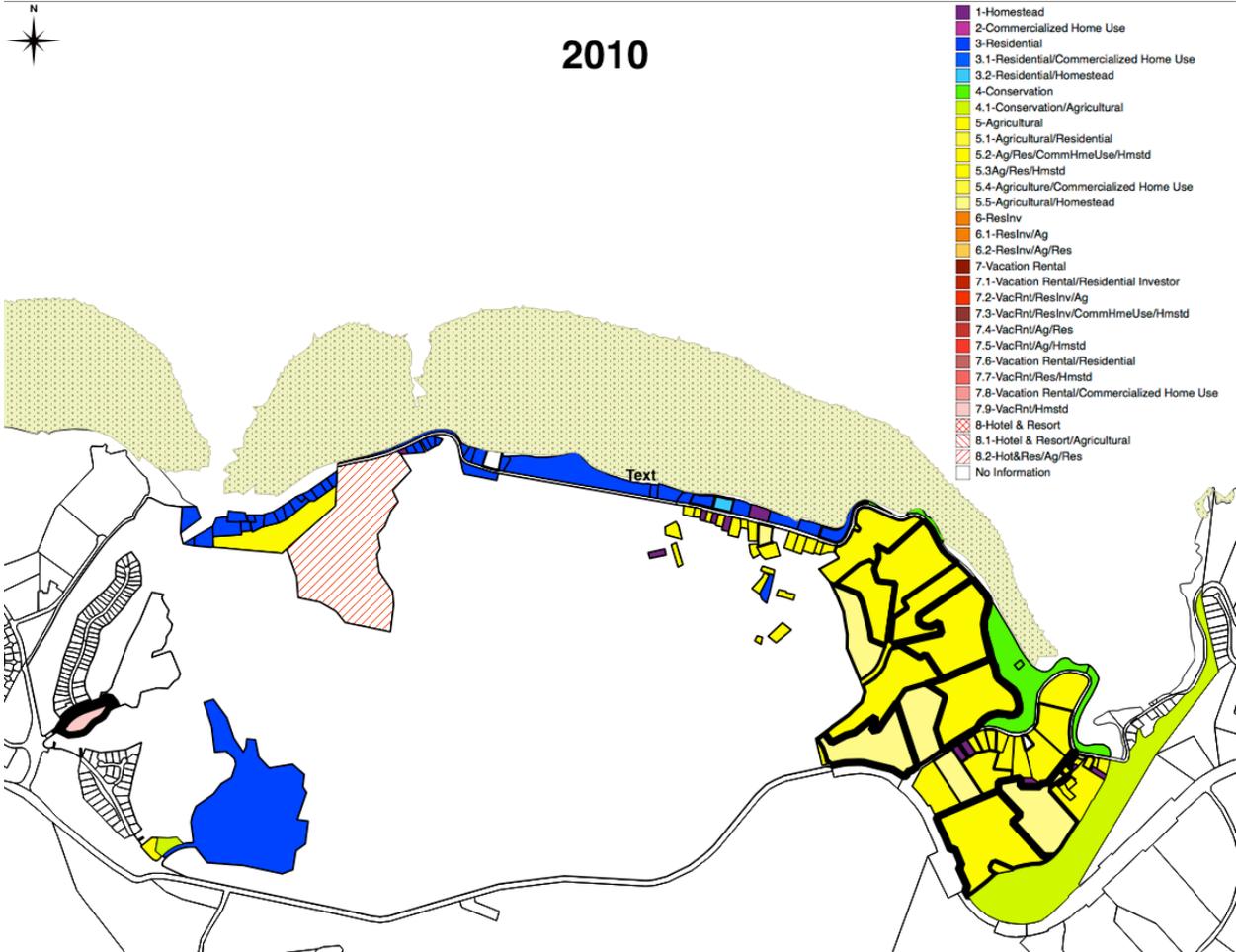
Research for this section started with getting familiar with the County and State governing bodies in the area and their online resources. We spent a lot of time on the County of Kaua'i website, as well as the

Office of the Mayor for Kauaʻi. I read meeting minutes and a various departmental annual reports for the fiscal year. These documents proved to be very fruitful as usually the departments describe the context within which they're working and make statements about what has happened or will happen (projections) based on their own internal data. Once I got a general sense of government language and terminology and the ways in which they report out about their area, it became easier to track different initiatives, programs and plans. While I have a general sense of the inner-workings of the local governing systems based on what I could glean from online sources, my section is missing a human interpretation of all of this information and insight into the day-to-day workings as well as priorities. For this, I would turn to interviews or job-shadowing opportunities with civil servants working in the focus areas most pertinent to the Anini Community. I would also turn to the Anini Community (interviews, etc) for insight into where they're accessing the county governing system and where they're running into barriers. Garnering employees' and community members' input would essentially bring the Land Use Policy section to life and we could then better understand the everyday impacts of these policies.

Topic 3—Princeville

For my study of Princeville, I primarily referenced sources available at the University of Hawaiʻi at Mānoa Hamilton Library Hawaiian Collection, where I found development plans, environmental impact and similar mitigation statements, and pre-resort historical information. A variety of web resources including Hawaiʻi-based online publications of Pacific Business News and The Garden Island, as well as the “Hanalei History” pages of Daniel Harrington’s well-cited Hawaiian Encyclopedia website.

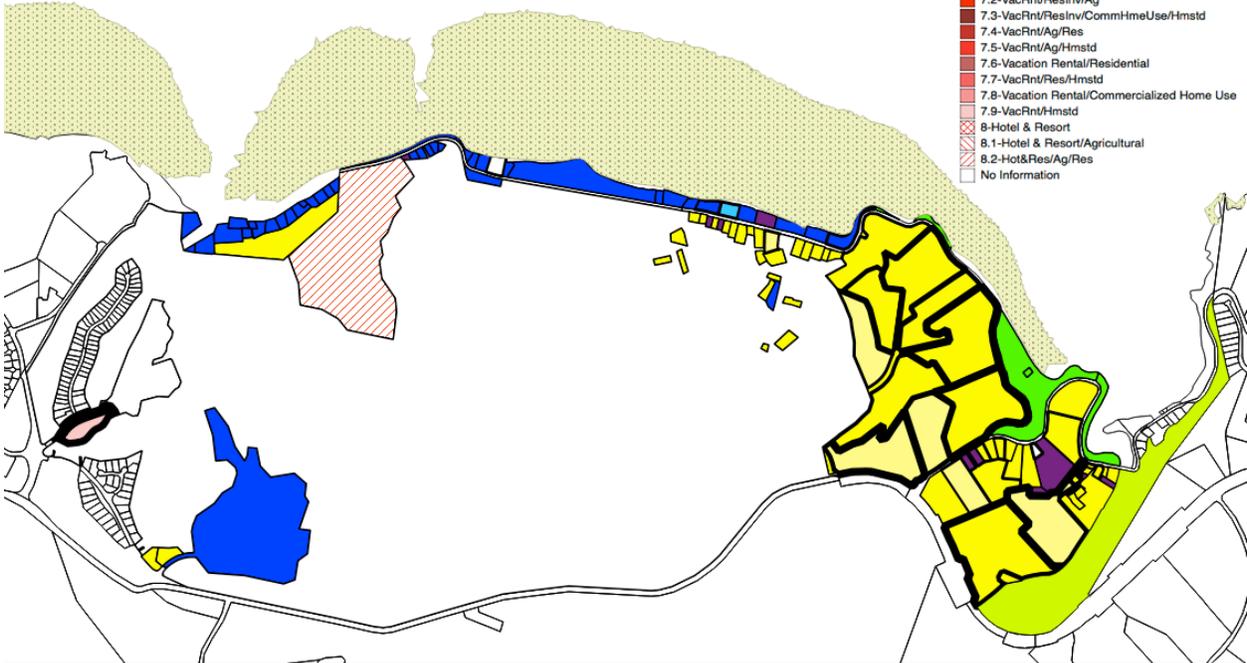
Tax classification changes between 2010 and 2015

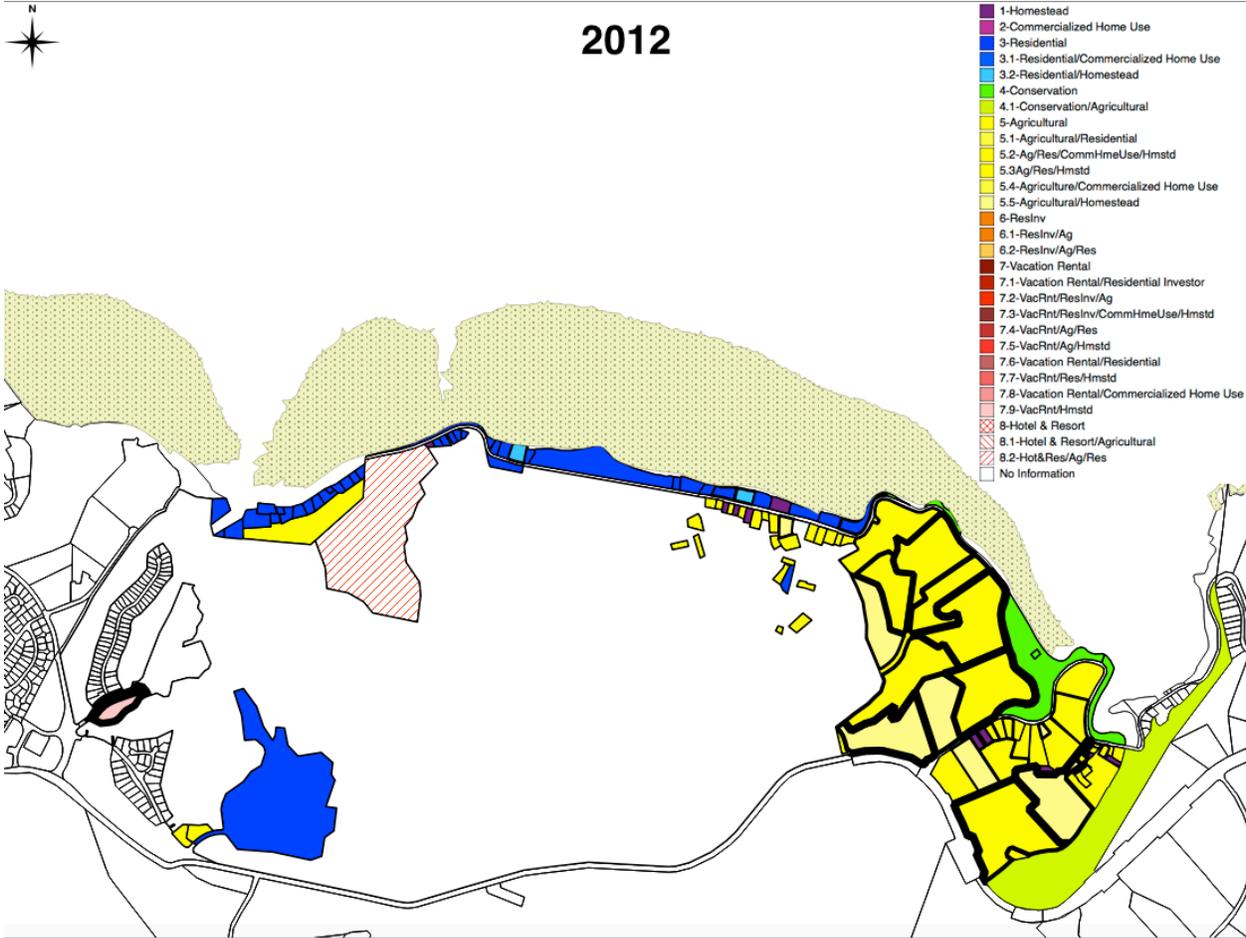


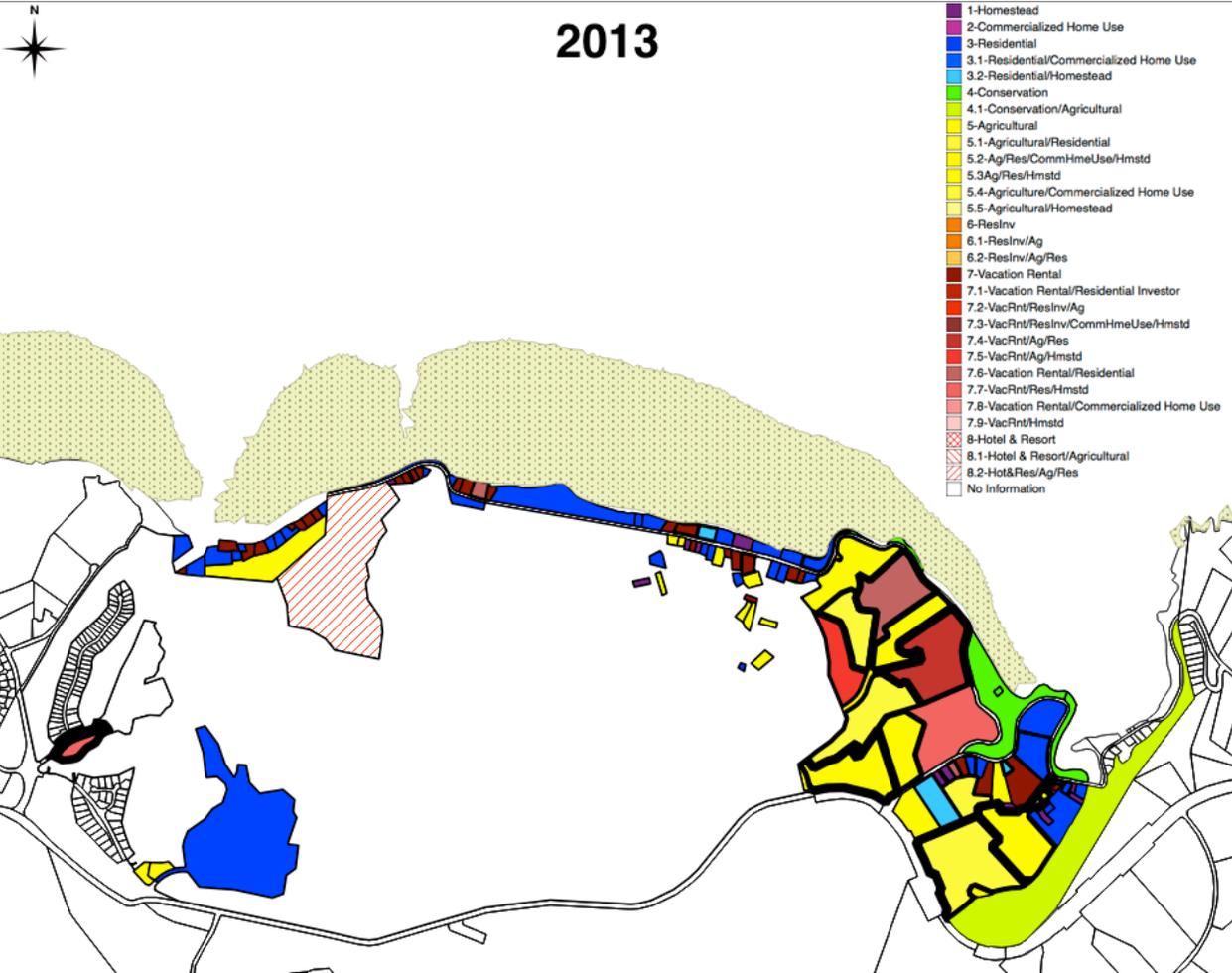


2011

- 1-Homestead
- 2-Commercialized Home Use
- 3-Residential
- 3.1-Residential/Commercialized Home Use
- 3.2-Residential/Homestead
- 4-Conservation
- 4.1-Conservation/Agricultural
- 5-Agricultural
- 5.1-Agricultural/Residential
- 5.2-Ag/Res/CommHmeUse/Hmstd
- 5.3Ag/Res/Hmstd
- 5.4-Agriculture/Commercialized Home Use
- 5.5-Agricultural/Homestead
- 6-ResInv
- 6.1-ResInv/Ag
- 6.2-ResInv/Ag/Res
- 7-Vacation Rental
- 7.1-Vacation Rental/Residential Investor
- 7.2-VacRnt/ResInv/Ag
- 7.3-VacRnt/ResInv/CommHmeUse/Hmstd
- 7.4-VacRnt/Ag/Res
- 7.5-VacRnt/Ag/Hmstd
- 7.6-Vacation Rental/Residential
- 7.7-VacRnt/Res/Hmstd
- 7.8-Vacation Rental/Commercialized Home Use
- 7.9-VacRnt/Hmstd
- 8-Hotel & Resort
- 8.1-Hotel & Resort/Agricultural
- 8.2-Hot&Res/Ag/Res
- No Information



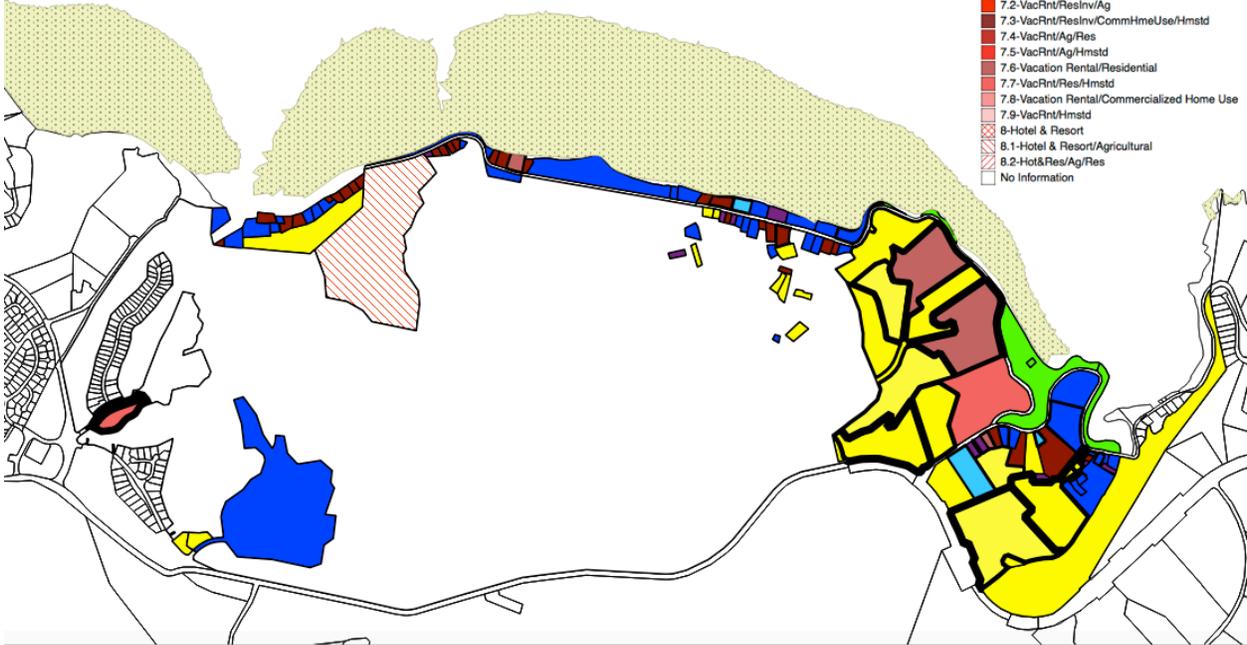


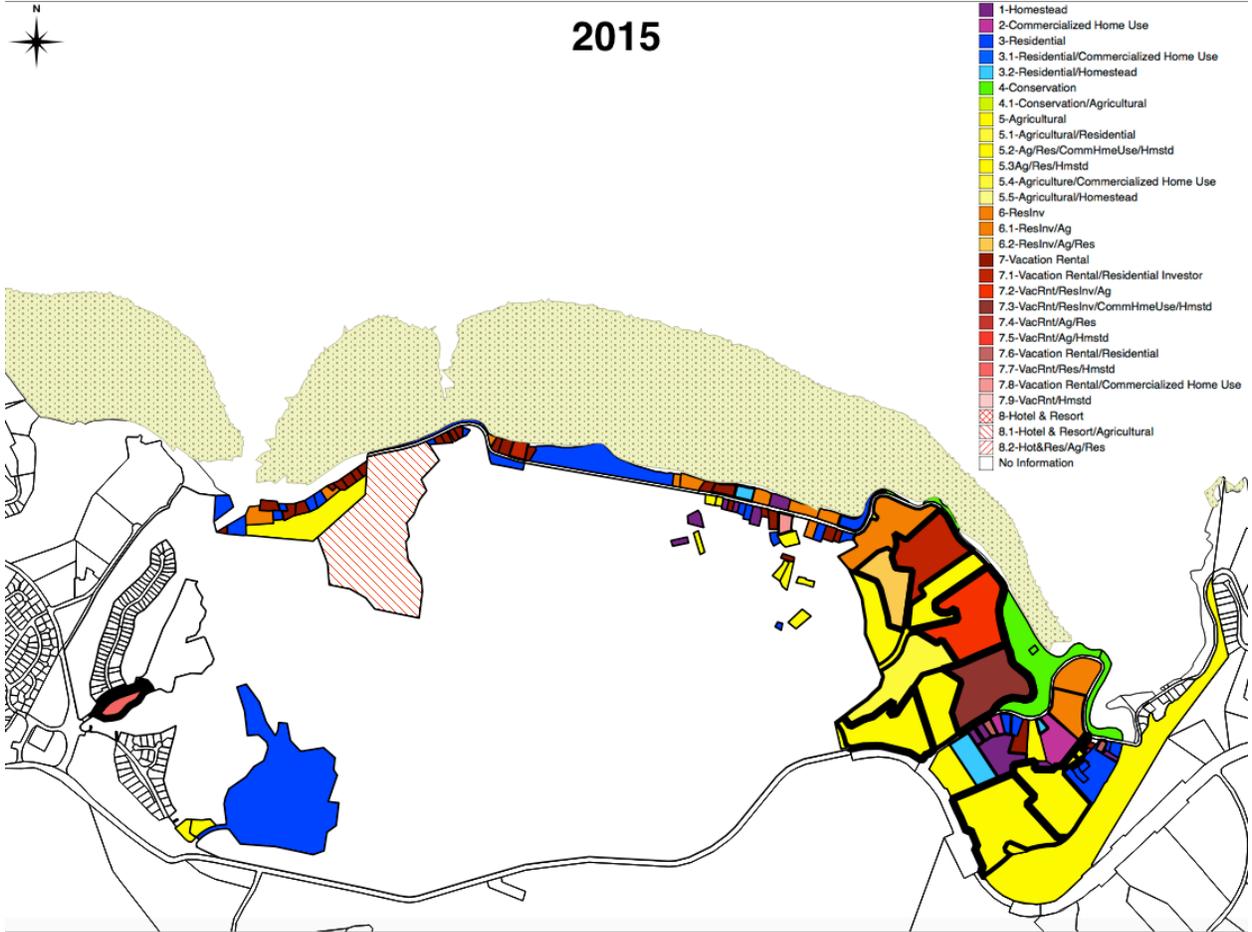




2014

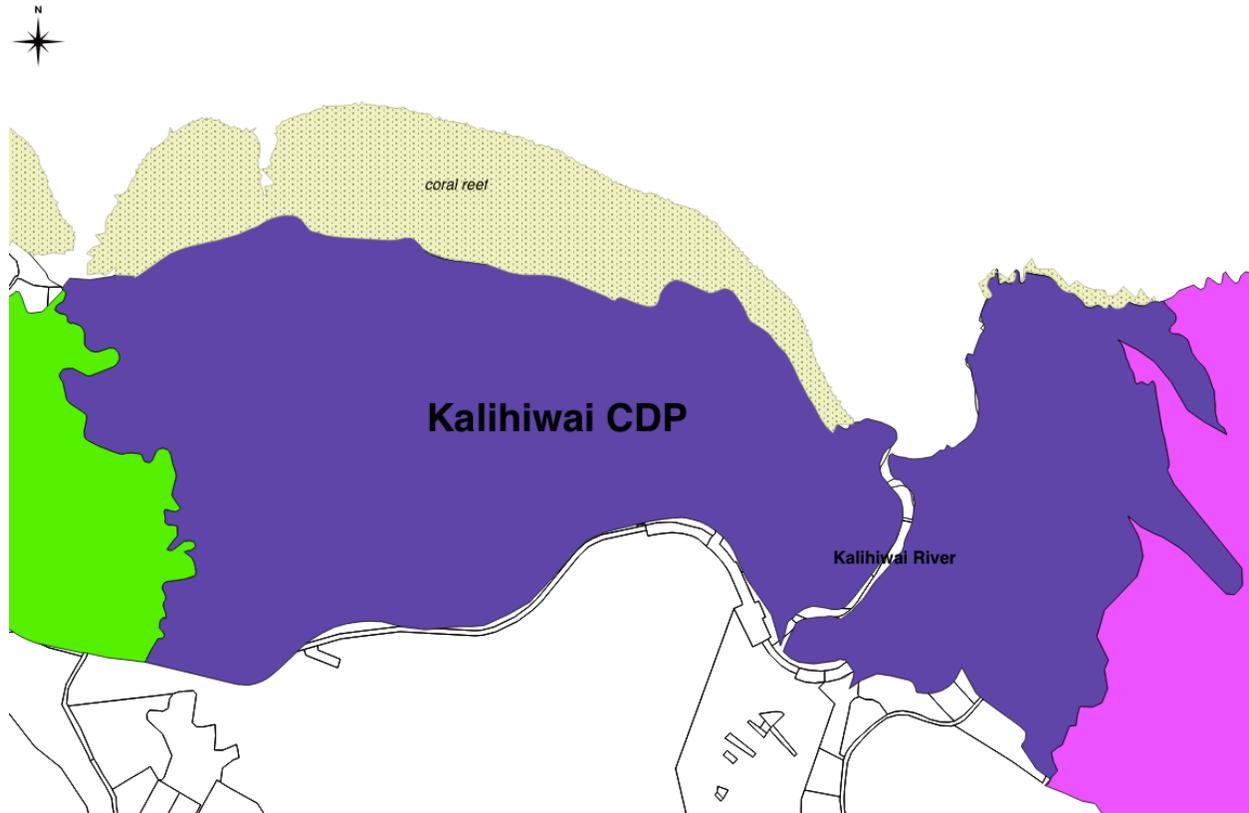
- 1-Homestead
- 2-Commercialized Home Use
- 3-Residential
- 3.1-Residential/Commercialized Home Use
- 3.2-Residential/Homestead
- 4-Conservation
- 4.1-Conservation/Agricultural
- 5-Agricultural
- 5.1-Agricultural/Residential
- 5.2-Ag/Res/CommHmeUse/Hmstd
- 5.3Ag/Res/Hmstd
- 5.4-Agriculture/Commercialized Home Use
- 5.5-Agricultural/Homestead
- 6-ResInv
- 6.1-ResInv/Ag
- 6.2-ResInv/Ag/Res
- 7-Vacation Rental
- 7.1-Vacation Rental/Residential Investor
- 7.2-VacRnt/ResInv/Ag
- 7.3-VacRnt/ResInv/CommHmeUse/Hmstd
- 7.4-VacRnt/Ag/Res
- 7.5-VacRnt/Ag/Hmstd
- 7.6-Vacation Rental/Residential
- 7.7-VacRnt/Res/Hmstd
- 7.8-Vacation Rental/Commercialized Home Use
- 7.9-VacRnt/Hmstd
- 8-Hotel & Resort
- 8.1-Hotel & Resort/Agricultural
- 8.2-Hot&Res/Ag/Res
- No Information





Demographics: Visitors and Residents

According to the 2010 U.S. Census the Kalihiwai Census Designated Place includes 229 units. Of these 229, 97 are occupied by the owner while 132 are rented or vacant. Thirty-seven of the vacant units or 16% of all 229 units, are set aside for seasonal, recreational or occasional use.

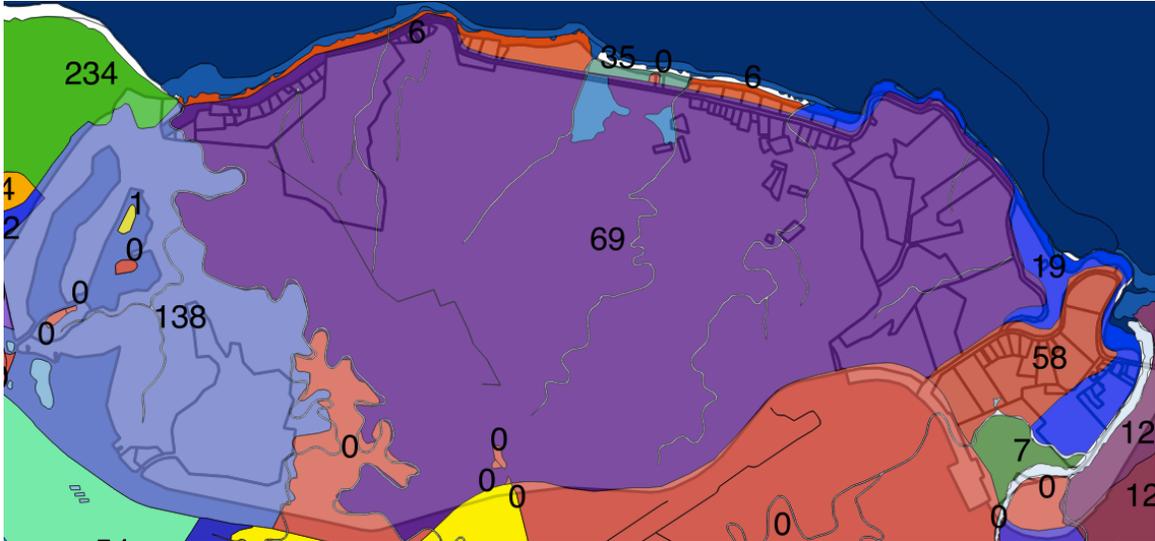


The Kalihiwai Census Designated Place as defined by the U.S. Census Bureau is the area in dark purple. The dotted area in yellow represents coral reef. Note: This area extends east Kalihiwai River which is the eastern boundary of our study area.

According to the 2010 U.S. Census block GIS layer, 200 people reside within the Census blocks that overlap into our study area of (W)anini. The 138 people in the western Census block (right side), are not included as the majority of people lie east of the Anini Stream.

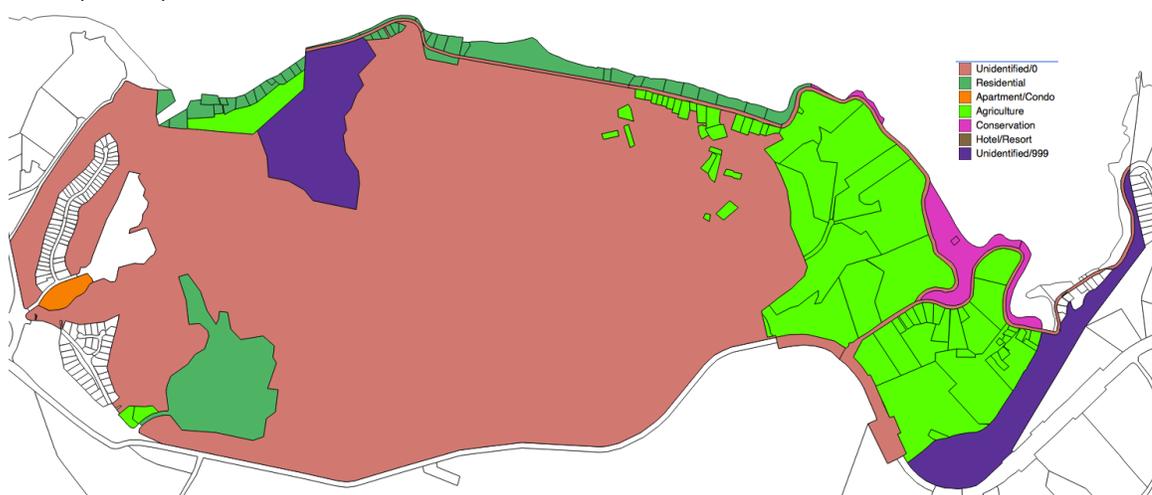
Figure 1. Census Block Populations¹¹

¹¹ <http://files.hawaii.gov/dbedt/op/gis/data/blocks10.shp.zip>



There are 130 Tax Map Key (TMK) plots in our study area of (W)anini. Five identified PITT codes exist among these plots. PITT codes indicate a property’s use for purposes of tax assessment. There are 44 “Residential” plots concentrated along the coastline. One plot is assigned “Apartment/Condo” on the western side (left side) of the study area, and a concentration of 74 “Agriculture” plots lie on the eastern side (right side). A strip of three “Conservation” plots border the “Agriculture” plots along the coast. There is one TMK identified as “Hotel/Resort” that is not visible. The three large “Unidentified” plots need to be investigated further.

Figure 2. TMK plots by PITT Code¹²



Out of 130 TMK plots 107 do not have a homeowner exemption status while only 18. Property owners who own and occupy the property as their principal home can receive a property tax exemption of \$160,000 (\$180,000 between the ages of 60 to 70 and \$200,000 over the age of 70). Ownership as the principal home can be evidenced by occupying the home for more than 181 calendar days, registering to vote and filing an income tax return as a resident of the County of Kaua’i. Six of the 130 plots do not have any homeowner exemption status at all (plots in black).

¹² <http://files.hawaii.gov/dbedt/op/gis/data/NIParcels.pdf>

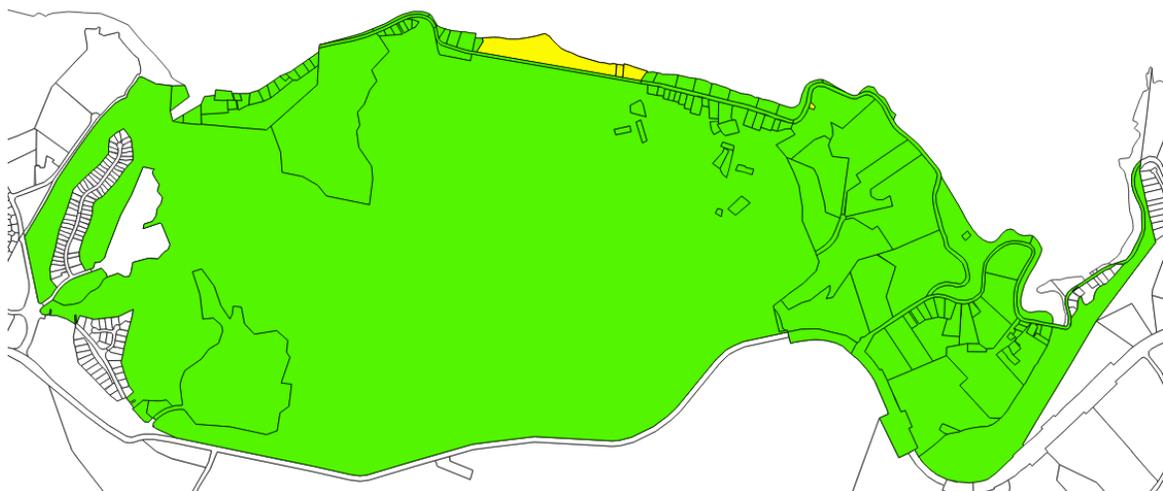
One plot without homeowner status is about 961 acres. These six plots also have no identified PITT codes, and need to be investigated further.

Figure 3. Homeowner Exemption Status¹³



Four coastal plots are owned by the County of Kauai. These are colored yellow in the figure below.¹⁴

Figure 4. County of Kaua'i Ownership¹⁵



Two plots are owned by the State of Hawai'i. These are colored yellow in the figure below.

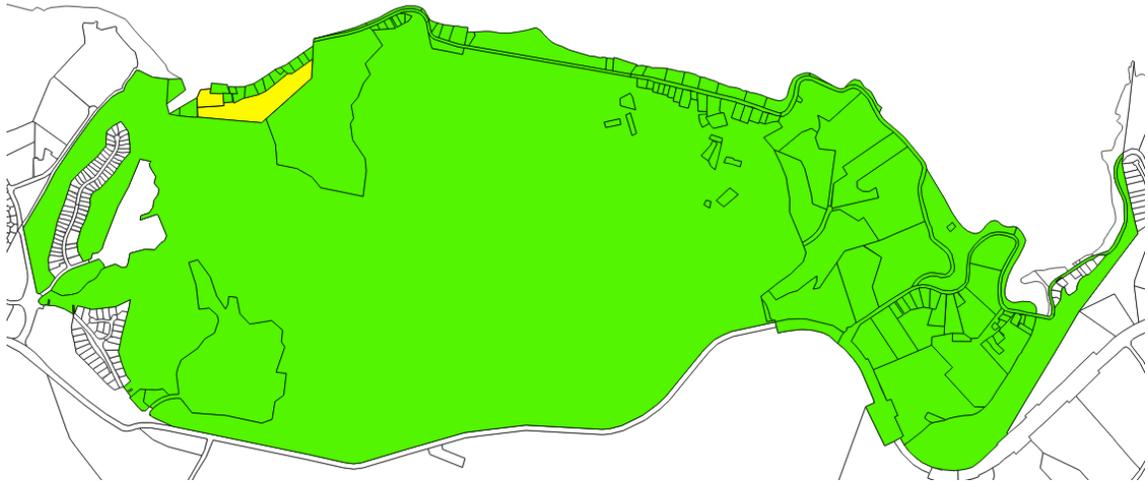
Figure 5. State of Hawai'i Ownership¹⁶

¹³ <http://files.hawaii.gov/dbedt/op/gis/data/NIParcels.pdf>

¹⁴ <http://files.hawaii.gov/dbedt/op/gis/data/NIParcels.pdf>

¹⁵ <http://files.hawaii.gov/dbedt/op/gis/data/NIParcels.pdf>

¹⁶ <http://files.hawaii.gov/dbedt/op/gis/data/NIParcels.pdf>



Forty-one plots are assumed to have no buildings since no building values are recorded. These plots are colored yellow in the figure below.

Figure 6. Plots without Buildings

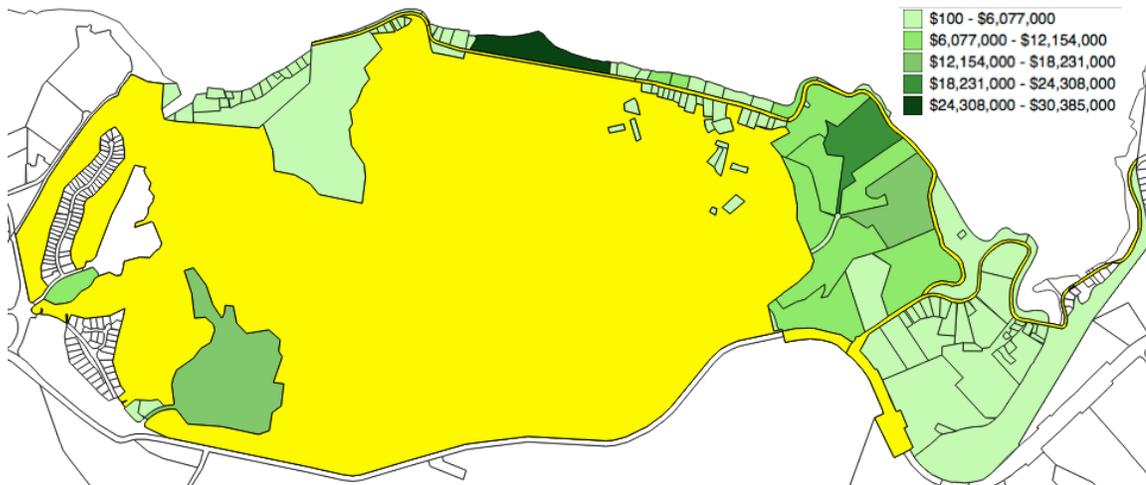


1.2 Property: Land and Building Value

Land values range from \$100 to \$30,385,000. In the figure below yellow plots have a land value of \$0. These are the same 6 plots with no homeowner status or PITT code. There are 15 plots that have a land value that is completely exempt, while 2 plots have land value exemptions of 19% and 51%. These exemptions need to be studied further.

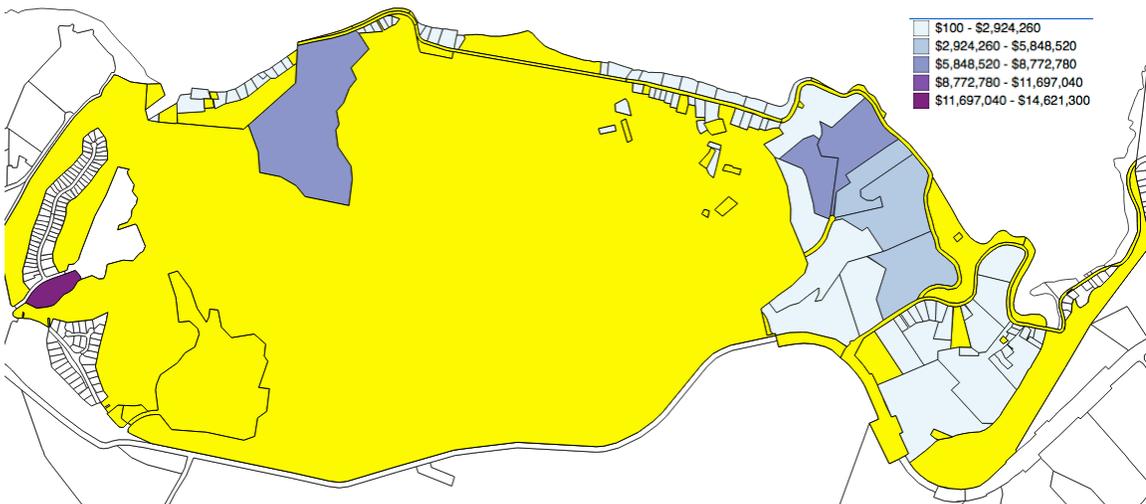
Figure 7. TMK Plot Land Values¹⁷

¹⁷ <http://files.hawaii.gov/dbedt/op/gis/data/NIParcels.pdf>



Building values range from \$100 to \$14,621,300. There are 41 plots without building values which are marked in yellow in the below figure. There are seven buildings with complete building value tax exemptions, and 25 buildings that have an exemption between 4% and 90%. Of these partial exemptions three are partially exempt \$192,000, three are partially exemption \$120,000, two are partially exempt \$103,000, none are partially exempt \$96,000, and four are partially exempt \$48,000. These partial exemptions need to be investigated further.

Figure 8. TMK Plot Building Values¹⁸



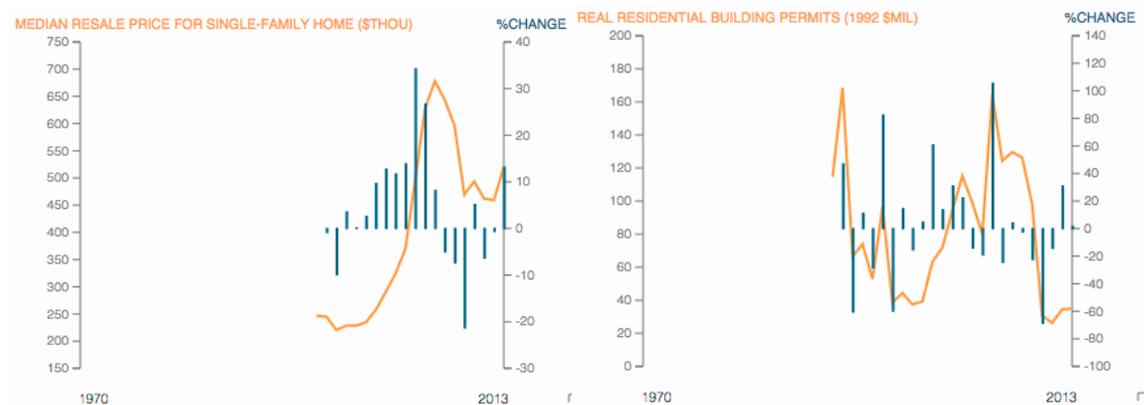
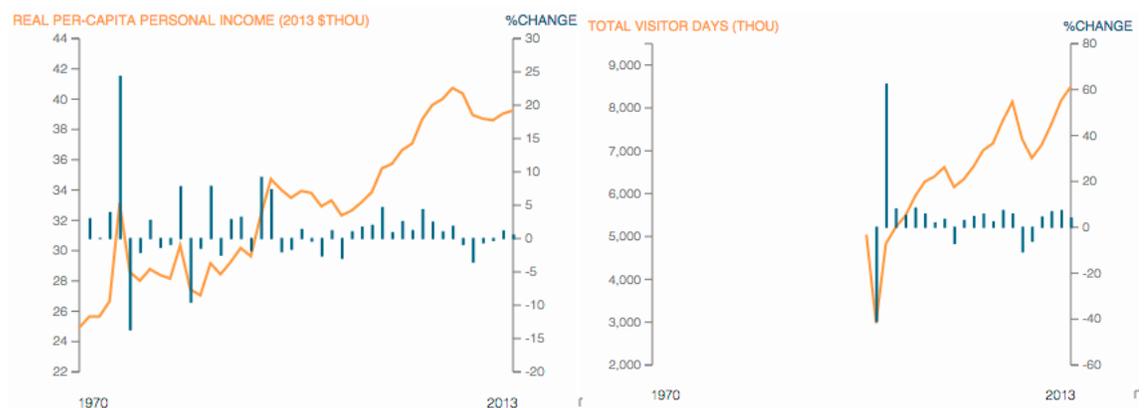
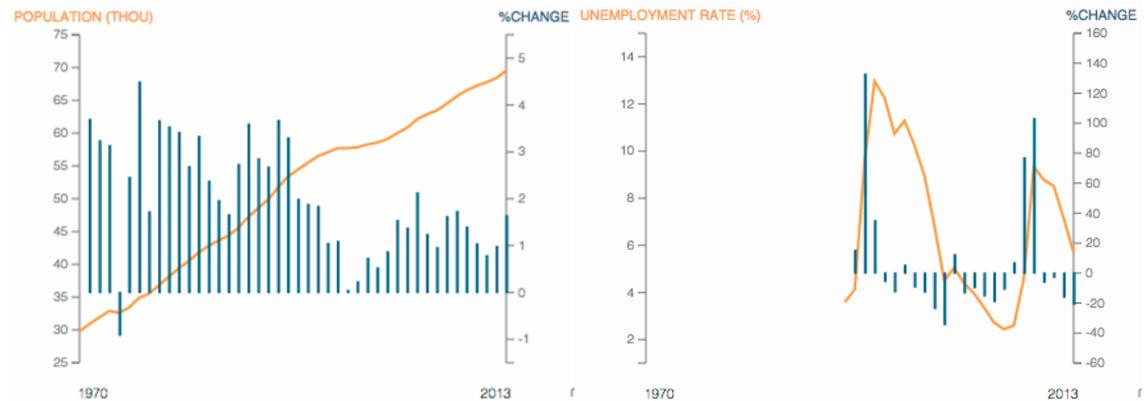
Socio-Political Impacts on Community Composition: Tourism and Development (Island-level)

According to a 2005 Hawaii Travel Authority summary of vacation units by area Anini has 38 vacation units with 1 Bed & Breakfast, Kalihiwai has 3 vacation units, and Princeville has 365 vacation units with 27 Bed & Breakfasts. More current data need to be investigated, along with historical land value and tax trends for the area.

(W)anini-specific macroeconomic data for jobs, income, visitors, construction and housing are difficult to pinpoint. As more general indicators Kaua'i island level data is provided below.¹⁹ These

¹⁸ <http://files.hawaii.gov/dbedt/op/gis/data/NIParcels.pdf>

Kaua'i County level indicators can be tracked against land and tax value changes once they are investigated further.



Island wide population has steadily grown 133% since 1970, starting at 30 thousand in 1970 to 70 thousand in 2013. Growth was



¹⁹ All graphs are provided by the UHERO-County of Kaua'i Dashboard (unpublished)

especially strong between the late 1970s and early 1980s as well as between the late 1980s and early 1990s. Percentage growth began to decline at the turn of the century. Unemployment saw record highs between in the early to mid 1990s, with a high of 13% in 1993. There was a steady decline up until the 2008 financial crisis. Real Personal Income and Real Per-Capita Personal Income grew steadily along with population and almost tripled between 2013 and 1969. Total Visitor Arrivals are slightly lower than they were in 1990, but Total Visitor Days has increased 69% meaning slightly less visitors, but they are spending a longer amount of time. Visitor numbers hit an all-time low that corresponded with the spike in unemployment in the early 1990s, and hit an all-time peak in 2007 right before the financial crisis.

Median Resale Price for Single-Family Homes ramped up from 1994 with a sharp increase, as the investment market got hot between 2000 and 2006, A sharp decline followed hitting a low in 2009. Currently they are on a rise with a 12% increase in price in 2013. Despite the recent increase in price the construction industry is still in a lull as reflected in Real Residential Building Permits and Jobs.

State/County Government Structure & Decision Making Processes

The following section is divided up into four parts: Local Government Structure and Decision Making; Zoning and Permit Processes; State Land Categories; and Current Research, Studies and Plans. Each part includes information that can be used to help answer two driving questions: What are the overarching the decision-making mechanisms and processes that govern the Anini area in regards to land use. What current plans, policies, regulations are in effect and impact land use in the area? The first part—Local Government Structure & Decision Making—provides an overview of governing bodies that hold decision-making power for the Anini area. These bodies are representative of both County and State governing institutions that have jurisdiction in Anini. Section two—Zoning and Permit—looks specifically at the County’s Comprehensive Zoning Ordinance (CZO), which the county’s official zoning policy that determines the use of buildings, structures and land in the county. All information pertaining to permits and zoning in the county is included in the CZO document. The third section—State Land Categories—looks at three major land categories and the legislation, policy and programs that accompany the designations. Land that falls under Coastal Zone Management Act and the Special Management Areas designation are subject to specific policies and regulations for use. Details about the legislation and subsequent policy are included in this section. The final section—Current Research, Studies, and Plans—provides an overview of current research, studies and plans by the State, County, University of Hawai`i and other interest groups that pertains to Anini. When considered together, The Land Use Policies section aims to bring a variety of information and research together in order to provide insight into decision-making mechanisms and processes that govern the Anini area and identify some of the plans, policies and regulations that are in effect.

The Office of Planning—State of Hawai`i

The Office of Planning, the State’s planning agency, is responsible for statewide comprehensive and regional planning, including representing the State’s interests in land use matters before the State Land Use Commission, such as the reclassification of land. The Office works closely with counties and other state agencies to evaluate whether proposed projects and reclassifications

heard by the Land Use Commission “preserve, protect and encourage the development of the lands in the State for those uses to which they are best suited for the public welfare.” (L. 1961, c 187, § 1) For more information visit <http://planning.hawaii.gov/lud/> or call (808) 587-2885.

Kaua`i County Council Department of Planning

The Planning Department advises the Mayor, Planning Commission, and the County Council on planning and land use matters for the County of Kauai. The Department is also responsible for the administration and enforcement of the Zoning and Subdivision Ordinances, as well as the County's planning program, which includes long-range and regulatory policy documents like the General Plan and Comprehensive Zoning Ordinances.

Website:

<http://www.kauai.gov/Government/Departments/PlanningDepartment/tabid/61/Default.aspx>

The Planning Commission

- Article XIV of the County Charter provides that The Planning Commission shall:
 - a. Advise the Mayor, Council, and Planning Director in matters concerning the planning program for the County.
 - b. Review the general plan and development plans as well as zoning and subdivision ordinances and amendments thereto developed and recommended by the Planning Director and transmit such plans and ordinances, with its recommendations thereon, through the Mayor, to the XII-2 Council for its consideration and action
- Rules of Practice and Procedure of the Kaua`i County Planning Commission:²⁰ The intent and purpose of the Rules of Practice and Procedures of the Kaua`i County Planning Commission is to provide a systematic and democratic method of conducting meetings and hearings in order to insure that all persons and parties will have an opportunity to participate in an open and orderly manner.
- Included in the Rules of Practice are various instructions and procedures for public proceedings or hearings with the Planning Commission:
 - 1-2-16 Petitions and Submittals to the Commission (page 10)
 - a. Any Person may petition the Commission pursuant to these Rules. Petitions and other submittals shall be in writing, signed by the Petitioners or Persons presenting.
 - b. Petitions, submittals and other matters addressed to the Commission, pursuant to these Rules, shall be appropriately disposed of by the Chair including the referral to the proper committee, unless otherwise directed by the Commission.
 - c. Every petition, submittal or other matter must be filled pursuant to Chapter 91, Administrative Procedures Act and Chapter 92, HRS, and all other applicable state and county laws and provisions established herein. All Commission business must be filed with the Clerk.
 - 1-2-21 Order of Business, subsection (a)(1): Public testimony on all agenda items as required by law (page 12)
 - Chapter 3 provides detail on appearances before The Commission. (page 14-15)
 - Chapter 4 provides details on Interventions: All Persons who have hold interest in the land, who lawfully reside on the land, or who otherwise can demonstrate that they will be so directly and immediately affected by the proposed application that their interest in the Proceeding is clearly distinguishable from that of the general public,

²⁰ See Dropbox for full document

shall be admitted as Parties-Intervenors upon timely written application for intervention. In no such case shall intervention be allowed for appeals of actions from the Director pursuant to Chapter 9 of these Rules. (page 16)

- Chapter 5 provides details on Public Hearings (page 18-19)
- Chapter 7 outlines procedures guiding access to public documents (page 30)
- Chapter 9 outlines appeal processes (page 33-34)
- Chapter 12 applies to all zoning permits, variances, use permits, subdivision approvals, special management area permits, special permits, state land use district boundary amendments, general plan amendments, zoning amendments and any other permit or approval within the jurisdiction of the Commission. (page 39-41)
- Chapter 13 pertains to Special Permits (page 42-46)

Park Maintenance Division²¹

Misc. Information:

Anini Beach Park—12.53 Acres—Type II Beach Park

TYPE II – High Use and Visibility (District and Beach Park)

Facility Custodial Maintenance – Daily

Policing of Grounds – 5 Times/Week

Refuse Removal – 5 Times/Week

Mowing – Once/Week

Trimming – Once/Week

Watering – 3 Times/Week

Field Preparation – 5 Times/Week

Zoning and Permits

Comprehensive Zoning Ordinance (CZO): County of Kaua'i (Ordinance No. 935)²²

Background: The County of Kaua'i adopted the first General Plan in 1971 (updated in 1984 and 2000). Subsequently, the County of Kaua'i adopted the Comprehensive Zoning Ordinance (CZO) in September 1, 1972. Since its adoption, the County of Kaua'i has approved several amendments²³ to specific provisions of the CZO. However, the CZO has not been updated in a comprehensive manner since its adoption. The County of Kaua'i Planning Department is currently updating the CZO and has divided the project into two phases, with the first phase focusing on organization and format changes. This involves mainly moving or relocating existing provisions to more appropriate locations in the code and re-codifying ordinance amendments made to the CZO. The second phase will show the newly reformatted document with more substantive changes to the code which is slated to occur after the first phase has been completed. On December 3, 2012, the County approved the first phase of the CZO Update by adopting Ordinance No. 935. Ordinance No. 935 is the newly adopted zoning code for the County of Kaua'i and will serve as the official zoning code until the County of Kaua'i completes the second phase of the project.

²¹ Parks and Recreation: Annual Report for Fiscal Year 2012-2013

²² For the full text, see *Comprehensive Zoning Ordinance (CZO): County of Kaua'i* (Ordinance No. 935) in the Dropbox or online:

<http://www.kauai.gov/Portals/0/Planning/CZO/Ord%20%20No%20%20935%20Updated%20CZO%20.pdf>

²³ A list of the Amendments can be found here:

<http://www.kauai.gov/Government/Departments/PlanningDepartment/LongRangeDivision/CZOUpdate/tabid/393/Default.aspx>

Key Points:

Article 1: General Provisions

Sec. 8-1.2 Purpose (page 6-7)

This Chapter is adopted for the purpose of:

- a. Implementing the intent and purpose of the adopted General Plan.
- b. Regulating the use of buildings, structures and land for different purposes.
- c. Regulating location, height, bulk and size of buildings and structures, the size of yards, courts and other open spaces.
- d. To maintain the concept of Kaua'i as "The Garden Isle," thus assuring that any growth will be consistent with the unique landscape and environmental character of the Island.
- e. To insure that all physical growth is carried out so as to maintain the natural ecology of the Island to the extent feasible.
- f. To create opportunities for a greater fulfillment of life through the development of a broad spectrum of educational and cultural pursuits.
- g. To promote and protect the health, safety and welfare of all residents.
- h. To provide opportunities for desirable living quarters for all residents in all income levels.

Sec. 8-1.3 Nature Of County Zoning Ordinance

- This Zoning Ordinance consists of the establishment of six (6) major Use Districts in conjunction with two (2) Special Districts within the territory of the County of Kaua'i
- This Chapter includes regulations concerning the uses permissible within each of the six (6) Use Districts and concerning the special conditions under which the uses may be developed or created within each of the two (2) special districts (page 7-8)

Sec. 8-2.1 Districts

- To carry out the purposes of this Chapter, the major and minor districts into which the County of Kaua'i may be divided and their official abbreviated designations—i.e. Residential, Resort, Commercial, Special Treatment, Constraint (page 25-26)

Sec. 8-2.3 Zoning Maps

- To carry out the purpose of the Chapter, zoning maps are created and maintained by the Planning Commission (page 28)
- An up-to-date copy of which shall be kept for public display in the office of the Planning Department. (page 28)
 - ZM-HA 700 (Hanalei Town)
 - ZM-PR700 (Princeville)

Sec. 8-3.1 Zoning Permits

- No person shall undertake any construction or development or carry on any activity or use, for which a zoning permit is required by this Chapter, or obtain a building permit for construction, development, activity or use regulated by this Chapter, without first obtaining the required zoning permit. (page 39)
- This section outlines different kinds of permits (Class I-IV) and the fees and regulations associated with applying for them (page 39-44)

Sec. 8-3.2 Use Permits.

- No person shall undertake any construction or development, or carry on any activity or use for which a Use Permit is required by this Chapter, or obtain a building permit for

- construction, development, activity or use for which a Use Permit is required by this Chapter, without first obtaining a Use Permit. (page 44)
- Sub-section “e”: Standards includes conditions in which the Planning Commission may grant or impose conditions on Use Permit applications (page 45)
 - Procedures of note: sub-section f-1-A: All Use Permits for development or use in a Residential District, and all Use Permits for a Project Development, shall require a public hearing in accordance with the procedure specified for Class IV Zoning Permits (page45)

Sec. 8-3.4 Amendments

- “The Commission shall hold at least one (1) public hearing on any proposed amendment.” (page 48-51)

Article 2 to 17 detail use and restrictions on the various designations and zones. Articles of note: Article 4: Residential Districts; Article 5: Resort Districts; Article 9: Open Districts; Article 12: Constraint Districts; Article 14: Kaua`i Historic Preservation Review Committee; Article 17: Time Share and Transient Vacation Rentals. Sections within each of the Articles outline the policies and procedures that pertain to the particular designation and/or zone.

State Land Categories

Coastal Zone Management (CZM)—State of Hawai`i

Hawai`i Coastal Zone Management Act:²⁴

Findings and purposes: The legislature finds that, special controls on developments within an area along the shoreline are necessary to avoid permanent losses of valuable resources and the foreclosure of management options, and to ensure that adequate access, by dedication or other means, to public owned or used beaches, recreation areas, and natural reserves is provided. The legislature finds and declares that it is the state policy to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawaii.

Coastal Zone Management (CZM) Program:

Background: The Coastal Zone Management Program is responsible for administering ongoing monitoring and enforcement for ensured compliance with the Hawai'i Coastal Zone Management program sub-grant agreement between the State of Hawai'i²⁵ and the County of Kaua'i and for implementing the objectives, policies and guidelines in Chapter 205A, Hawai'i Revised Statutes to guide and regulate public and private uses in the designated Special Management Area of the County. (p. XII-8 to XII-9). Budget for the program is funded 100% by a Federal/State grant in the amount of approximately \$287,721.00.

Program Objectives: The program objectives are to guide and regulate public and private land use development in compliance with the scope of services the coastal zone management area by:

1. Administering development permit activities within the Special Management Area (SMA) through major and minor permits and shoreline setback determinations to ensure the protection of coastal resources and the provision of public access to those resources.

²⁴ Hawai`i Coastal Zone Management Act: http://www.capitol.hawaii.gov/hrscurrent/Vol04_Ch0201-0257/HRS0205A/HRS_0205A-.htm

²⁵ State of Hawai`i program website: <http://planning.hawaii.gov/czm/>

2. Administer ongoing monitoring and enforcement programs to assure compliance with Chapter 205A, SMA and shoreline setback ordinance requirements and to prevent or minimize environmental and ecological degradation.
3. Support by attendance and participation in CZM related meetings, workshops and seminars.

Key Points: “Unlike single-purpose programs, the Hawaii CZM Program focuses its work on the complex resource management problems of coastal areas in the part of the State that is under the highest stress. Within a framework of cooperation among federal, state, and local levels, the Hawaii CZM Program employs a wide variety of regulatory and non-regulatory techniques to address coastal issues and uphold environmental law.”²⁶ In Kauai`i, the CZM Program is managed and administered by the County of Kaua`i Planning

2.3.2 Special Management Areas—State of Hawai`i

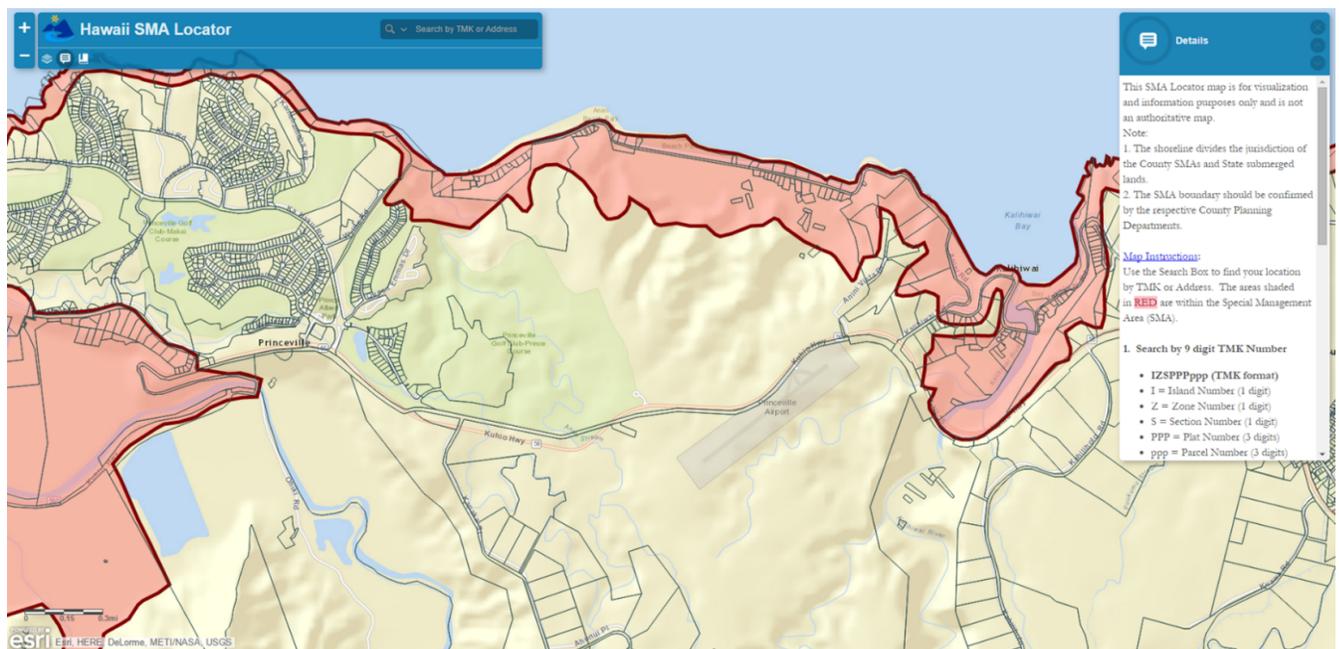


Figure 2: Hawaii Special Management Area Locator, Interactive Map, website:
<http://hlistategis.maps.arcgis.com/apps/Viewer/index.html?appid=c3a4914ff4604c098bbeaeaed32b9e0>

Special Management Area Rules and Regulations of the County of Hawai`i

Background: All designated Special Management Areas (SMA) are subject to the Special Management Area Rules and Regulations of the County of Hawai`i²⁷ pursuant to the authority conferred by Chapter 205A of the Hawai`i Revised Statutes (HRS). “It is the State policy to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawai`i. Therefore, special controls on development within an area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management

²⁶ <http://planning.hawaii.gov/czm/czm-program/>

²⁷ See Dropbox Folder for the full document

options, and to insure that adequate public access is provided to publicly-owned and used beaches, recreation areas, and natural reserves, by dedication or other means.”²⁸

Key Points: SMA Rules and Regulations outline objectives and policies for the CZM Act, guidelines for SMA, application procedures, determination procedures, appeals, etc. Note: developments proposed within SMA are subject to review in accordance with the Rules and Regulations that are overseen by the Director of the Planning Commission. Section 4: Special Management Area Guidelines (page 10-12) could be used to ensure an area is being protected in accordance with the CZM Act. Note: Princeville and its proposed expansion lays outside SMA boundaries and is not subject to the SMA Rules and Regulations.

Consultation and Development: Any person contemplating development within the SMA may contact the Planning Department for procedures and general information. According to the Rules and Regulations: “Any person proposing a use, activity, or development in the SMA must first comply with the procedure for initial evaluation and assessment as explained in Section 7.0, and then, if necessary, must follow the application procedures set forth in Section 8.0. If, however, a person determines that the person’s proposed development is in excess of \$500,000 or will have a significant adverse effect on the Special Management Area, the person may apply directly for a permit pursuant to Section 8.0 and waive the Assessment Procedures in Section 7.0. Otherwise the proposal shall be subject to assessment.”²⁹

Special Management Area Permits (SMA)—State of Hawai‘i.

Background: The Office of Planning (OP) administers Hawai‘i Revised Statutes (HRS) Chapter 205A, the Coastal Zone Management (CZM) law. The purpose of HRS Chapter 205A is to “provide for the effective management, beneficial use, protection, and development of the Coastal Zone.” Special Management Area (SMA) permitting system is part of the CZM Program approved by Federal and State agencies. The SMA permit was established in 1975 with the enactment of Act 176, known as the Shoreline Protection Act. When CZM, first became law in 1975, the legislature established the SMA regulatory function at the county level. The county authorities administer SMA permits and shoreline setback provisions (Kaua‘i Planning Commission).

CURRENT RESEARCH, STUDIES AND PLANS

Kaua‘i General Plan

The General Plan fulfills legal mandates of State law and the Charter of the County of Kaua‘i. More importantly, it provides guidance for land use regulations, the location and character of new development and facilities, and planning for County and State facilities and services. The General Plan states the County’s 20-year vision for Kaua‘i and sets policies for achieving that vision. The General Plan is a direction-setting, policy document. It is not intended to be regulatory in the sense of a zoning code or other land use regulation. The 2000 General Plan was developed by the Planning Department in collaboration with a 34-member Citizens Advisory Committee (CAC).

Important Agricultural Lands (IAL) Study (2014)

²⁸ County of Kaua‘i—State of Hawai‘i, *Special Management Area Rules and Regulations* (As amended October 2011), 4.

²⁹ County of Kaua‘i—State of Hawai‘i, *Special Management Area Rules and Regulations* (As amended October 2011), 12-13.

The purpose of this project is to identify “important agricultural lands” pursuant to Act 183 of the Hawai‘i State Legislature as well as to examine the diversity of agricultural use/activities in the County through discussion with various stakeholders, partner agencies, and members of the public. A map of agricultural lands meeting the threshold of “28” to be considered for County designation was developed based on the threshold analysis. The map does not include State-managed agricultural lands.³⁰ The Department of Agriculture, in collaboration with the Department of Land and Natural Resources are responsible for the identification and designation of State-managed (“public”) agricultural lands.³¹

The county-managed agricultural land in and around Anini did not meet the criteria for IAL designation (threshold of 28).³² It has been categorized in the “0-28” bracket.³³ Nowhere in the Anini area addressed in this study has been designated as IAL. The IAL Study makes recommendation as to how IAL land should be treated in reference to urban explanation. The IAL study recommends refinements to an Urban Growth Model developed during the Kaua‘i Pilot Study³⁴: “The basic assumption of the model is that growth first occurs in developed urban areas, and once this area is saturated, it moves out to more rural areas, and eventually to open/agricultural areas.”³⁵ Stakeholders and committee members’ opinions were split between strict containment and IAL with limited development of non-IAL agricultural lands, where appropriate on the North Shore. The IAL Study recommends that “once initial IAL designation maps are approved by resolution and by the LUC, the impact of designations (immediate and future) can be considered using the Urban Growth Model.”³⁶ Finally, the IAL Study also outlines how land owners can go about apply for IAL designation.³⁷

Certified Local Government Program:

Since 1986, Kaua‘i County has been a Certified Local Government (CLG) under provisions of the National Historic Preservation Act of 1966, as amended. The CLG program provides funds and standards for historic preservation from the Department of Interior via the State Dept. of Land & Nat. Resources to local governments. Both the funds and standards are used to assist local governments in promoting historic preservation endeavors. To qualify as a CLG, local government preservation activities must include public participation and use of a qualified local review commission (Kaua‘i Historic Preservation Review Commission), survey and inventory of historic resources and participation in State/Federal preservation activities. Kaua‘i County alternates with Maui County in receiving the Hawaii CLG grant funds. (p. XII-9)

Program Objectives

- a. To provide recommendations to the Planning Department and Commission regarding projects that may impact historic resources.
- b. To expand the listing of historic resources in the County of Kaua‘i.
- c. To promote historic preservation and provide information and educational opportunities.

³⁰ See: “Designated Important Agricultural Lands – by Island” in Dropbox for more information

³¹ Overview of Legislation: <https://sites.google.com/site/kauaiial/home/legislation>

³² See Dropbox for copies of the Threshold Maps from the IAL Study

³³ See “Overview Map of Agricultural Lands Meeting the Threshold for Designation,” in *County of Kaua‘i—Important Agriculture Lands Study*, University of Hawai‘i Department of Urban & Regional Planning (DURP) and the University of Hawai‘i Economic and Research Organization (UHERO) (December 2014), 5.

³⁴ See page 41-46 and Appendix 1 of the IAL Study

³⁵ DURP and UHERO, *Important Agriculture Lands Study*, 41.

³⁶ *Ibid.*, 41.

³⁷ See page 13 of the IAL Study

- d. To facilitate listing of historic structures on the State and National Registers of Historic Places.

Coastal Erosion Study

This project is being conducted by the University of Hawaii Coastal Geology Group, under the supervision of Dr. Charles H. Fletcher, III. It consists of a three-phased approach for providing the necessary scientific data to support new and/or revised setback rules regulating construction and setback lines adjacent to Kaua'i's shoreline. (p. XII-5)

Qualitative Data Analysis: Process

Methods: Twenty-five interviews were conducted by at least two, but sometimes three project participants. For each interview they conducted project participants wrote reflections about their initial reflections of the interviews, compiled notes from the interviews and finally looked over full transcriptions of the interviews. Before full transcriptions were completed project participants used their notes to collectively list interesting finding under 20 themes that derived from interview questions and initial impressions (see Table 1).

Table 1- Initial Themes (from wall stickies)

Stories	Key Resources
Place Names	How Harvested/Used
Connection to Place	How Cared For
Effects of Policies/Governance	Lifecycle/Cultural Family Practices
Recommendations for the Future	What Was it Like in the Past
Thoughts on Proposed Development	Community
Resource Health Changes/Causes	Family/Community Values
Marine Resources & Changes	Quotes
Freshwater Resources & Changes	Rights/Responsibilities
Land Resources & Changes	Great Stories
Key Resources	

Once the transcriptions were finalized project participants read through each categorized section that corresponded with codes for three sub-groups of project participants: 1) Cultural Sub-Group, 2) Ecology Sub-Group and 3) Policy Sub-Group. This paper will focus on the interview sections that fall under ten Policy Sub-Group codes (see Table 2)

Table 2 - Policy Sub-Group Codes Round I

Comments on <i>konohiki</i> system

Discussion of rights and/or responsibilities
Information on Zoning, land use etc./Effects of policy & governance
Recommendations for future
Thoughts on Proposed development
History of past developments and community efforts related to them
Want grandchildren to know
Other

Once interviews were broken into sections fitting under the codes in Table 2, they were read, re-read and confirmed by other project participants to find meaningful topics. For each topic the initials of the interviewee were listed to see how often the topic was mentioned across interviews. The following table, Table 3, was created based on codes and general themes.

Table 3- Meaningful Topics and Overarching Themes

Transition and Change		State Intervention & Development		Community Responses	
Relationship with Place (historically based on memory and experience)	Stories and Indicators of Change	Development (Private Sector)	<u>State Policies re: Land</u>	Community Response to State Interventions and development (historical and contemporary)	Future
<p><u>Konohiki System</u> -boundaries of management (JF) (Kainani) (Sproat) -Role, Responsibility, and process (Kainani) (Sproat) - Control Fishing and rules for reef (VL) -Akana (JF) (SC) -Changes to Konohiki System (e.g. Statehood) (Sproat) (SC) Rights/Responsibilities - Sharing (KK)</p>	<p>Burials and Bones (HP)(KN) -Cleaning and protecting graves (Sproats) -Moved Kuleanas (to road) (GS)(KN) Like whole peninsula to be referred to as Kawha Nui (SW) Roads Shoreline setbacks/Gov't road (which gov't)(SC)/Road&Bridge Moving (GS)</p>	<p>Princeville (JS/JM) (TP) (JK) (SC) (Nani and AnnaB) *Princeville Future - Recommendation (Sproat) - obliged to provide Anini Beach Park Land (GS) - Land Transfer (GS) (HP) (JF) - Jeff Stone (GS)(Nani and AnnaB) *- Renaming of Area (JF) Competition Private sector((Nani) (AnnaB)(HP)(JS)(GS) -thoughts on</p>	<p>Statehood (SC) Beach Park (JS) (KN) Princeville must Provide Park Land (GS) Sylvester Stallone (HP)(GS)(JS) Zoning - Urban Zoning (KN) - LUC (KN) - General Plan vs. Development Plan (KN) -Turning blind eye to charter service in SMA, "Gentleman Estates", Golf Courses (JS)(GS)(SC)</p>	<p>Fighting the State (HP)(SW)(SC) People want to get away from dev/change(SC)/Hanging on to staying(KK) Criticisms of county/State (GS) (JS) Concerned Citizens of Anini (granted intervenor status at state level) (SW) Sit in on hearings/meetings to intervene (Sproats)(SW)</p>	<p>Land <i>No Kuleana Land Tax (GS)</i> Think of property as legacy (SW) Like whole peninsula to be referred to as Kawha Nui (SW) Ahupua`a management, mountain to sea (Sproats) Graves (Nani) Water Control Fishing and rules for reef (VL) Protect Area (Sproats)(KK) Boat Ramp Signage</p>

Anini: Community Composition, Land Use Policies, and Princeville: 47

	<p>Community Composition -Homeless (JS) -Waioli Church Relocation (HP)</p>	<p>Development: "I hate it" (GS) "I don't like it (JK) "No hotels" (SC) "Too many buildings around here" (Shorty) "From nobody to everybody" (HP) Intergenerational Land Transfer Problems (HP) Beachfront estates/Vacation rentals (GS) (JS) (Goo's)(KN) - Hard Work (GS) - Hotels don't like them (GS) Leases (Nani and AnnaB) Affordable Housing -Lack of (TP)(GP) -Pricing Out (SC) (GS)</p>	<p>- Blood Quantum Taxes -Taxes and Housing Assessments Increases/Affordable Housing (GS)(HP)(SC) (JS) -Inflation and Taxation (JS) State Interventions - Aftermath and Confusion (Woodwards) Boat Ramp (JS) -Haole Bob & Boat Ramp (Nani and AnnaB) (JS)</p>	<p>Stopping C. Brewer Developments (when plantation closed) (Sproats) People start consultations for development (TP) Go door-to-door to engage people (SC) Stopped plantation dumping (Anabelle) Public Land Trust (GS) Lawyer (Boyce Brown) to help stop Princeville dev (SW) Fought to maintain Kilauea after plantation closed/Make Poi at Waipa (Sproats) Response to Development (TP) - "I hate it" (GS) - "I don't like it (JK) - "Too many buildings around here" (Shorty) - "From nobody to everybody" (HP) Connection to place (Kainani)</p>	<p>(JS) Management Practices (re: golf balls) (JS) How? Community - Konohiki (Sproats) - Know resource (KK) -People Who Love the Land (SM) -Stay/Protect Area (Sproats) (SM)(KK) -Maintain a presence (Nani) Rich people (Zuckerberg) can be favorable as far as density and jobs (TP) - Assimilate to host culture (SW) - People interact with the reef (SW) Thoughts on Kind of development - Trophy House (SC) - Gated Community? (JK) - Exclusive (TP) Want to keep the house so they can live there (GS)</p>
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