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Plans for two Lanai resorts advance

WAILUKU — Resort development plans for Lanai took a step forward yesterday, although the journey is far from over.

The Maui County Council Planning Committee approved for first reading four bills that set up zoning and create two resort "project districts."

The bills would create a 410-acre resort at Manele-Hulopoe bays on Lanai's south coast and a 478-acre resort and residential complex at Koele near Lanai City.

Planning Chairwoman Velma Santos said her committee's review took into consideration concerns of Lanai residents, including protection of beach accesses, providing for housing and requiring training for resort workers.

Santos also noted the bills to set up the project districts are not the last word on Lanai development. The landowner, Oceanic Properties, still must prepare detailed site development plans that will be reviewed by the Maui Planning Commission.

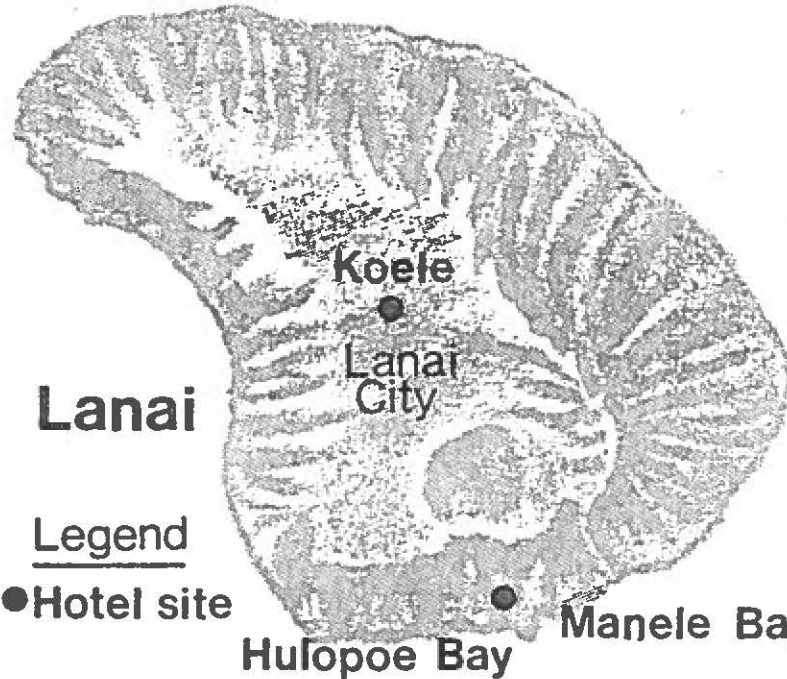
Developments near the shoreline, including a proposed hotel at Hulopoe Bay, also will require commission approval for special management area permits.

The committee wrote into the bills language that requires the Planning Commission to hold hearings on Lanai on the detailed site development plans, Santos said.

"I think the project district concept allowed us to really respond to the special needs and concerns of the area," Santos said.

The committee vote yesterday was a step forward on the proposed Lanai developments, but Oceanic Properties manager Ron Hedani said any hotel projects still are a long way off.

Hedani said the company probably will move first on



developing a new residential subdivision aimed at providing employee housing. The subdivision would be constructed on vacant fields next to the company's Lalakoa subdivision.

With the zoning changes and designations allowed in the bills, the resorts would include:

- At Manele-Hulopoe — 50 acres for hotel, 137 acres for residential, 18.6 acres for multi-family, 5.25 acres for commercial, 66 acres for a park at Hulopoe Bay and 114 acres for open space.
- At Koele — 21 acres for hotel, 201 acres for residential, 22 acres for multi-family and 213 acres for open space, including areas that may be developed for a golf course.