

CADES SCHUTTE  
A Limited Liability Law Partnership

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Attorneys for Petitioner  
PŪLAMA LĀNA'I

BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of

PŪLAMA LĀNA'I,

To Amend The Agriculture Land Use District Boundaries Into the Urban Land Use District for approximately 76 acres of land, consisting of a portion of Tax Map Key No. (2) 4-9-002:061 (por.); (2) 4-9-014:001 (por.); (2) 4-9-014:009 (por.) at Lāna'i City, Island of Lāna'i, County of Maui, State of Hawai'i.

DOCKET NO. A21-810

NOTICE OF INTENT TO FILE A  
LAND USE DISTRICT BOUNDARY  
AMENDMENT

CERTIFICATE OF SERVICE

**NOTICE OF INTENT TO FILE A  
LAND USE DISTRICT BOUNDARY AMENDMENT PETITION**

NOTICE IS HEREBY GIVEN that Petitioner, LĀNA'I RESORTS, LLC dba Pūlama Lāna'i ("Petitioner") by and through its attorneys, CADES SCHUTTE LLP, intends to file a Land Use District Boundary Amendment Petition with the



Land Use Commission of the State of Hawai'i on October 18, 2021, as provided for in Sections 205-4 and 201H-38, Hawai'i Revised Statutes ("HRS"), as amended, and Section 15-15-97(b) of the Hawai'i Administrative Rules ("HAR"), Title 15, Subtitle 3, Chapter 15, Subchapter 13, as amended.

**I. IDENTIFICATION OF PETITIONER**

LĀNA'I RESORTS, LLC dba Pūlama Lāna'i  
733 Bishop Street, Suite 1500  
Honolulu, Hawai'i 96813

**II. PETITIONER'S PROPERTY INTEREST**

The subject property is comprised of portions of three separate parcels identified as Tax Map Key Nos. (2) 4-9-002:061 (por.); (2) 4-9-014:001 (por.); and (2) 4-9-014:009 (por.) (together, the "Petition Area"). Petitioner is the sole fee owner of each of these parcels.

**III. PROPOSED RECLASSIFICATION**

Petitioner requests to reclassify the Petition Area from the State Land Use Agricultural District to the State Land Use Urban District.

**IV. LOCATION**

The Petition Area is located in Lāna'i City, Lāna'i Island, County of Maui, State of Hawai'i.

**V. ACREAGE**

The Petition Area consists of approximately 76 acres.

**VI. EXISTING LAND USE**

The Petition Area is largely vacant. Most of the Petition Area consists of abandoned pineapple fields. A portion of the Petition Area is a graded yard used to store shipping containers. Historically, a Maui Electric Company Power plant—now

demolished—was also located within the Petition Area. The land has lain fallow for decades with no plans forwarded for replanting with any crop.

## **VII. PROJECT DESCRIPTION**

Petitioner proposes a sustainable residential development to repurpose and revitalize the Petition Area to provide affordable, desirable homes for the people of Lānaʻi. The Hōkūao 201H Housing Project (“Hōkūao”), when fully built-out, will consist of approximately 150 single-family homes for rent. Seventy-six of the units will be available exclusively for rent to households falling within the HUD low-income guidelines, adjusted for Lānaʻi by the County of Maui Department of Housing and Human Concerns. The remaining units will be offered for rent at market rate. Lot sizes will be approximately 8,000-square feet. Hōkūao will also include a one-acre park, pedestrian and bicycle path with three small pocket parks along the edge of the project, a 1,500 square-foot community center for use by the Lānaʻi community, and a 60 stall parking area. Ninth and Twelfth Streets, which are currently dirt roads, will be improved as part of this proposed development. Hōkūao qualifies as an affordable housing project under Chapter 201H, HRS. Petitioner is seeking exemption from State and County land use regulations and is proceeding under the fast-track procedures provided under HRS section 201H-38.

## **VIII. DATE OF FILING OF PETITION**

October 18, 2021.

## **IX. RIGHTS OF INTERESTED PERSONS**

All persons who have a property interest in the Petition Area, or who otherwise can demonstrate that they will be so directly and immediately affected by the proposed change that their interest in the proceeding is clearly distinguishable from that of the general public, may submit a petition to intervene to the Land Use Commission. All other persons may apply for leave to intervene, subject to the limitations of HAR Section 15-15-97(d). Petitions to intervene may be filed within

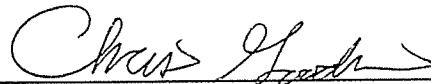
fifteen (15) days after this Notice of Intent is published pursuant to HAR Sections 15-15-97(b)(2) and 15-15-97(e). The Commission will publish the notice of hearing at a later date.

Any questions or requests for additional information may be referred to:

CALVERT G. CHIPCHASE  
1000 Bishop Street, Suite 1200  
Honolulu, Hawai'i 96813  
Telephone: (808) 521-9220

DATED: Honolulu, Hawai'i, August 19, 2021.

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DOCKET NO. A21-810

**CERTIFICATE OF SERVICE**

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The undersigned hereby certify that on this date, a copy of the foregoing document was duly served on the following persons at their last known address by depositing a copy in the U.S. mail, postage prepaid:

*County of Maui Corporation Counsel*

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2200 Main Street  
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*State Office of Planning and Sustainable Development*


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DATED: Honolulu, Hawai'i, August 19, 2021.

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