BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI‘I

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 56.436 acres of land, consisting of a portion of Tax Map Key No. (2) 4-9-002:061 (por.) and (2) 4-9-014:001 (por.) Lāna‘i City, Island of Lāna‘i, County of Maui, State of Hawai‘i.

DOCKET NO. A21-810

PETITIONER’S RESPONSE TO THE DEPARTMENT OF PLANNING’S POSITION STATEMENT

Hearing:
Date: November 10, 2021
Time: 9:00 a.m.

The Maui County Department ofPlanning (“Department”) filed its Position Statement Regarding Petitioner’s Request for the State Land Use District Boundary Amendment (“PD Statement”) with the State Land Use Commission (“Commission”)...
sion”) on October 21, 2021. Petitioner LĀNA‘I RESORTS, LLC, dba PŪLAMA LĀNA‘I, a Hawai‘i limited liability company (“Pūlama Lāna‘i” or “Petitioner”), respectfully submits this response.

In its statement, the Department confirmed that it supports Pūlama Lāna‘i’s Petition for Land Use District Boundary Amendment, filed on October 18, 2021 (“Petition”) for approximately 56.436 acres of land, comprised of a portion of Tax Map Key Nos. (2) 4-9-002:061 (por.) and (2) 4-9-014:001 (por.), situated at Lāna‘i City, County of Maui, State of Hawai‘i (the “Petition Area”), to allow construction of the Hōkūao 201H Housing Project (“Project” or “Hōkūao”).

I. RESPONSE

As a commenting agency, the Department had the opportunity to review the Project and provide input during the environmental review process and the Maui County Council’s (“Council”) consideration of Petitioner’s 201H Application. The Department also coordinated the Lāna‘i Planning Commission’s (“LPC”) review of the Project’s Environmental Assessment and 201H Application.

As the Department noted, throughout the review process, it “has consistently supported th[e] Project for the construction of 150 single-family homes consisting of both workforce housing units and market-rate units as fulfilling part of the critical housing shortage for Lanai residents.” PD Statement at 1. The Department added that approval should be “subject to conditions.” Id. The Department subsequently advised Petitioner that the reference to conditions relates only to the conditions imposed by the Council via Resolution 21-136. Petition concurs with those conditions.

Petitioner appreciates and recognizes the considerable time and effort that the Department has expended throughout the approval process. Petitioner is grateful for the Department’s support of its Petition.

II. CONCLUSION

For these reasons and the reasons expressed in the Petition, Petitioner respectfully asks the Commission to grant the Petition. In accordance with the support
expressed by the Department and consistent with the law and record, the Petition Area should be reclassified from the Agricultural District to the Urban District.

DATED: Honolulu, Hawai‘i, October 27, 2021.

CADES SCHUTTE
A Limited Liability Law Partnership

[Signature]

CALVERT G. CHIPCHASE
CHRISTOPHER T. GOODIN
STACEY F. GRAY
MOLLY A. OLDS
Attorneys for Petitioner
PŪLAMA LĀNA‘I
BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI'I

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 56.436 acres
of land, consisting of a portion of Tax Map
Key No. (2) 4-9-002:061 (por.) and (2) 4-9-
014:001 (por.) at Lāna'i City, Island of
Lāna'i, County of Maui, State of Hawai'i.

DOCKET NO. A21-810

CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE

The undersigned hereby certify that on this date, a copy of the foregoing doc-
ument 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

MOANA LUTEY
Corporation Counsel
MICHAEL HOPPER
Deputy Corporation Counsel
200 S. High St
Kalana O Maui Bldg, 3rd Fl
Wailuku, HI 96793
Email: michael.hopper@co.maui.hi.us

County of Maui Planning Department

MICHELE McLEAN
Director
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793
Email: michele.mclean@co.maui.us
MARY ALICE EVANS
Director
RODNEY FUNAKOSHI
Administrator I
Office of Planning
P.O. Box 2359
Honolulu, HI 96804-2359
Email: maryalice.evans@hawaii.gov
rodnev.y.funakoshi@hawaii.gov

Office of the Attorney General

ALISON KATO
Deputy Attorney General
425 Queen Street
Honolulu, HI 96813
Email: alison.s.kato@hawaii.gov

Department of Hawaiian Homelands

CRAIGY. IHA
RYAN KP. KANAKA'OLE
ALYSSA-MARIE KAU
Deputy Attorneys General
425 Queen Street
Honolulu, HI 96813
Email: craigy.iha@hawaii.gov
ryan.kp.kanakaole@hawaii.gov
alyssamarie.kau@hawaii.gov
DATED: Honolulu, Hawai‘i, October 27, 2021.

CADES SCHUTTE
A Limited Liability Law Partnership

[Signature]

CALVERT G. CHIPCHASE
CHRISTOPHER T. GOODIN
STACEY F. GRAY
MOLLY A. OLDS
Attorneys for Petitioner
PŪLAMA LĀNA‘I