

CADES SCHUTTE  
A Limited Liability Law Partnership

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Attorneys for Petitioner  
PŪLAMA LĀNAʻI



BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of  
PŪLAMA LĀNAʻI,

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.) Lānaʻi City,  
Island of Lānaʻi, County of Maui, State  
of Hawaiʻi.

DOCKET NO. A21-810

**PETITIONER'S RESPONSE TO  
THE DEPARTMENT OF PLAN-  
NING, COUNTY OF MAUI'S  
POSITION STATEMENT, FILED  
OCTOBER 21, 2021**

**CERTIFICATE OF SERVICE**

Hearing:

Date: November 10, 2021

Time: 9:00 a.m.

**PETITIONER'S RESPONSE TO THE DEPARTMENT OF PLANNING'S  
POSITION STATEMENT**

The Maui County Department of Planning (“**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 (“**Commis-**

sion”) on October 21, 2021. Petitioner LĀNAI RESORTS, LLC, dba PŪLAMA LĀNAI, 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.

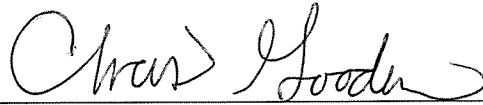
## II. CONCLUSION

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.

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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.

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**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:

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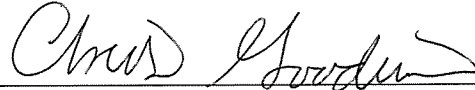
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DATED: Honolulu, Hawai'i, October 27, 2021.

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