

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

**NOTICE OF HEARING ON A LAND  
USE DISTRICT BOUNDARY  
AMENDMENT PETITION**

**CERTIFICATE OF SERVICE**

**NOTICE OF HEARING ON A  
LAND USE DISTRICT BOUNDARY AMENDMENT PETITION**

NOTICE IS HEREBY GIVEN pursuant to Chapter 91, Hawaiʻi Revised  
Statutes ("HRS"), and Sections 15-15-51 and 15-15-97, Hawaiʻi Administrative  
Rules ("HAR"), Title 15, Subtitle 3, Chapter 15, as amended, the Land Use

Commission (“Commission”) will conduct a hearing to consider a petition for a change of district boundaries as provided for in Section 205-4 and Section 201H-38, HRS, as amended:

**I. DATE, TIME AND PLACE**

November 10, 2021, 9:00 a.m.

**Via ZOOM Virtual Video Conferencing Technology on November 10, 2021, at 9:00 a.m. (Interested parties should look to the LUC Meeting Notice Agenda for November 10, 2021 posted on the LUC website (luc.hawaii.gov) for a final determination of location).**

**II. IDENTIFICATION OF PETITIONER**

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

**III. TAX MAP KEY NOS.**

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

**IV. PROPOSED RECLASSIFICATION**

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

**V. ACREAGE**

The Petition Area consists of approximately 56.436 acres.

**VI. PROJECT DESCRIPTION**

Petitioner requests a reclassification of 56.436 acres situated at Lāna‘i City, Lāna‘i Island, County of Maui, State of Hawai‘i, from the State Land Use

Agricultural District to the State Land Use Urban District to allow for a sustainable residential development to repurpose and revitalize the Petition Area. 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 Lāna‘i by the County of Maui Department of Housing and Human Concerns. The remaining units will be offered for rent at market rates. 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 Lāna‘i 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.

A copy of the Petition for District Boundary Amendment will be available on the State Land Use Commission’s website ([luc.hawaii.gov](http://luc.hawaii.gov)) on or after October 18, 2021. A copy of the petition may also be inspected on or after October 18, 2021, at the offices of the State Land Use Commission, 235 South Beretania Street, Room 406, Honolulu, Hawai‘i 96813 during office hours from 8:00 a.m. to 4:00 p.m. (except legal holidays), subject to the requirements for entrance to State facilities outlined in the governor’s emergency proclamation order.

All persons or individuals wishing to present testimony, orally or in writing, are requested to notify the Commission prior to the commencement of the hearing. Together with other witnesses that the Commission may desire to hear at the hearing, a representative of a citizen or a community group wishing to express the views of such citizen or community group concerning the above matter is requested to notify the Commission prior to the commencement of the hearing and may be requested to submit written evidence of authorization to represent the citizen or community group. It is suggested that such notification be submitted to the

Commission by October 21, 2021.

Any party to the proceeding may be represented by legal counsel. An individual may appear on the individual's own behalf, or a member of a partnership may represent the partnership, or an officer or authorized employee of a corporation, trust, or association may represent the corporation, trust, or association.

For persons requesting special accommodations due to disabilities, please contact the Commission at 587-3822 or notify the Commission in writing at P.O. Box 2359, Honolulu, Hawai'i, 96804-2359, at least 10 days before the scheduled meeting.

LAND USE COMMISSION

JONATHAN LIKEKE SCHEUER, Chairperson

By DANIEL E. ORODENKER, Executive Officer

DATED: Honolulu, Hawai'i, October 7, 2021.

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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 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*

MOANA LUTEY  
Corporation Counsel  
MICHAEL HOPPER  
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*County of Maui Planning Department*

MICHELE McLEAN  
Director  
2200 Main Street  
One Main Plaza, Suite 315  
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*State Office of Planning and Sustainable Development*

MARY ALICE EVANS

Director

Office of Planning

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*Office of the Attorney General*

ALISON KATO

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*Maui Planning Commission*

CHRISTIAN TACKETT

Chairperson

Planning Department

2200 Main Street

One Main Plaza, Suite 315

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*Lānaʻi Planning Commission*

SHELLY PREZA

Chairperson

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*Department of Hawaiian Homelands*

CRAIG Y. IHA

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DATED: Honolulu, Hawai'i, October 7, 2021.

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