

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 200 acres of land, consisting of a portion of Tax Map Key No. (2) 4-9-002:061 (por.) at Lānaʻi City, Island of Lānaʻi, County of Maui, State of Hawaiʻi.

DOCKET NO. A19-809

**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 Section 15-15-51, 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, HRS, as amended:

**I. DATE, TIME AND PLACE**

November 16, 2022, 9:00 a.m.

**Interested parties should look to the LUC Meeting Notice Agenda for November 16, 2022 posted on the LUC website ([luc.hawaii.gov](http://luc.hawaii.gov)) for a final determination of location.**

**II. IDENTIFICATION OF PETITIONER**

LĀNAʻI RESORTS, LLC dba Pūlama Lānaʻi  
733 Bishop Street, Suite 1500  
Honolulu, Hawaiʻi 96813

**III. TAX MAP KEY NOS.**

The subject property is comprised of portion of the parcel identified as Tax Map Key No. (2) 4-9-002:061 (por.) (the “**Petition Area**”). Petitioner is the sole fee owner of the parcel.

**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 200 acres.

**VI. PROJECT DESCRIPTION**

Petitioner requests a reclassification of approximately 200 acres situated at Lānaʻi City, Lānaʻi Island, County of Maui, State of Hawaiʻi, from the State Land Use Agricultural District to the State Land Use Urban District to allow for the Miki Basin Industrial Park Project (“**Miki Basin Industrial Park**”), which will provide light and heavy industrial use space for rent. One hundred and twenty-seven (127) acres

will be utilized for renewable energy projects (*e.g.*, photovoltaic plus battery storage), twenty (20) acres for infrastructure purposes (roads common areas and other related uses), 12.5 acres for the relocation of an existing asphalt plant from its current location near Kaumālapa‘u Harbor and twenty-six acres for new industrial uses. The remaining fourteen and a half (14.5) acres will be used for the relocation of an existing concrete batch plant, recycling and rock crushing facility and for the storage and stockpiling of aggregate and construction materials.

A copy of the Petition for District Boundary Amendment is available on the State Land Use Commission’s website ([luc.hawaii.gov](http://luc.hawaii.gov)). A copy of the petition may also be inspected 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).

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 November 2, 2022.

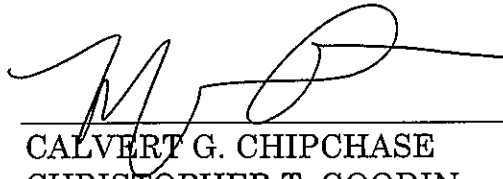
Any party to the proceeding may be represented by legal counsel. An individual may appear on the individual’s own behalf, a member of a partnership may represent the partnership, or an officer or authorized employee of a corporation, trust, or association may represent the corporation, trust, or association.

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  
DAN GIOVANNI, Chairperson  
By DANIEL E. ORODENKER, Executive Officer

DATED: Honolulu, Hawai'i, October 21, 2022.

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land, consisting of a portion of Tax Map  
Key No. (2) 4-9-002:061 at Lānaʻi City,  
Island of Lānaʻi, County of Maui, State of  
Hawaiʻi.

DOCKET NO. A19-809

**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 by hand delivery: Office of the Attorney General and the State Office of Planning and Sustainable Development. A copy of the foregoing document was duly served to the County of Maui Corporation Counsel, County of Maui Planning Department and the County of Maui Planning Commission, the County of Lānaʻi Planning Commission, and Lānaʻi Sustainable Research LLC 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.  
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*County of Maui Planning Department*

MICHELE McLEAN  
Director  
2200 Main St.  
One Main Plaza, Suite 315  
Wailuku, HI 96793  
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*Maui Planning Commission*

P. Denise La Costa, Chairperson  
c/o Maui Planning Department  
MICHELE McLEAN  
Director  
2200 Main St.  
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Wailuku, HI 96793  
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*Lāna‘i Planning Commission*

Reynold Gima, Chairperson  
c/o Maui Planning Department  
MICHELE McLEAN  
Director  
2200 Main St.  
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Email: [planning@mauicounty.gov](mailto:planning@mauicounty.gov)

*State Office of Planning and Sustainable Development*

MARY ALICE EVANS

Director

Office of Planning

P.O. Box 2359

Honolulu, HI 96804-2359

Email: [maryalice.evans@hawaii.gov](mailto:maryalice.evans@hawaii.gov)

*Office of the Attorney General*

BRYAN YEE

Deputy Attorney General

425 Queen Street

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Email: [bryan.c.yee@hawaii.gov](mailto:bryan.c.yee@hawaii.gov)

*Department of Hawaiian Homelands*

CRAIGY. IHA  
RYAN KP. KANAKA'OLE  
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*Lāna'i Sustainability Research, LLC*

HARRILYNN KAMEENUI  
1311 FRASER AVENUE  
LĀNA'I CITY, HI 96763

DATED: Honolulu, Hawai'i, October 21, 2022.

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