

## AH Committee

---

**From:** Maui\_County Council\_mailbox  
**Sent:** Thursday, August 19, 2021 4:26 PM  
**To:** AH Committee  
**Subject:** FW: Service of Notice of Intent to File a Land Use District Boundary Amendment  
**Attachments:** Notice of Intent to File and Certificate of Service .pdf

---

**From:** Sophia Carrillo <[scarrillo@cades.com](mailto:scarrillo@cades.com)>  
**Sent:** Thursday, August 19, 2021 3:58 PM  
**To:** Sophia Carrillo <[scarrillo@cades.com](mailto:scarrillo@cades.com)>  
**Subject:** Service of Notice of Intent to File a Land Use District Boundary Amendment

You don't often get email from [scarrillo@cades.com](mailto:scarrillo@cades.com). [Learn why this is important](#)

Aloha,

Attached, please find the Notice of Intent to File a Land Use District Boundary Amendment Petition filed today, August 19, 2021, with the State Land Use Commission on behalf of LĀNA'I RESORTS, LLC dba Pūlama Lāna'i in connection with the proposed Hōkūao 201H Housing Project.

**Sophia Carrillo**  
*Legal Assistant*

**Cades Schutte LLP**  
Cades Schutte Building  
1000 Bishop Street, Suite 1200  
Honolulu, HI 96813  
(t) 808.521.9301 | (f) 808.521.9210  
[scarrillo@cades.com](mailto:scarrillo@cades.com) | [www.cades.com](http://www.cades.com)

-----  
This e-mail, including its attachments, is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you are not the intended recipient, please do not forward, disseminate, disclose, distribute, use, or copy this e-mail or its attachments. Instead, please notify us immediately by reply e-mail or by telephone (808) 521-9200, and delete the original e-mail and its attachments, and all copies.

CADES SCHUTTE  
A Limited Liability Law Partnership

CALVERT G. CHIPCHASE	7757
CHRISTOPHER T. GOODIN	8562
STACEY F. GRAY	11125
MOLLY A. OLDS	11330

Cades Schutte Building  
1000 Bishop Street, Suite 1200  
Honolulu, HI 96813-4212  
Telephone: (808) 521-9200  
Fax: (808) 521-9210  
Email: [cchipchase@cades.com](mailto:cchipchase@cades.com)  
[cgoodin@cades.com](mailto:cgoodin@cades.com)  
[sgray@cades.com](mailto:sgray@cades.com)  
[molds@cades.com](mailto:molds@cades.com)

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

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, LĀNAʻI RESORTS, LLC  
dba Pūlama Lānaʻi ("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

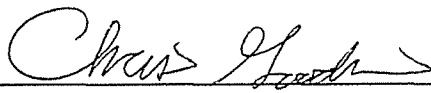
fifteen (15) days after this Notice of Intent is published pursuant to HAR Sections 15-15-97(b)(2) and 15-15-97(e). The Commission will publish the notice of hearing at a later date.

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.

CADES SCHUTTE  
A Limited Liability Law Partnership



---

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 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

**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  
RICHELLE THOMSON  
200 S. High St  
Kalana O Maui Bldg, 3rd Fl  
Wailuku, HI 96793  
Email: [moana.lutey@co.maui.hi.us](mailto:moana.lutey@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](mailto:michele.mclean@co.maui.us)

*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*

CLARE E. CONNORS  
Attorney General  
HOLLY T.M. SHIKADA  
Deputy Attorney General  
425 Queen Street  
Honolulu, HI 96813  
Email: [holly.t.shikada@hawaii.gov](mailto:holly.t.shikada@hawaii.gov)

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

CADES SCHUTTE  
A Limited Liability Law Partnership

  
\_\_\_\_\_  
CALVERT G. CHIPCHASE  
CHRISTOPHER T. GOODIN  
STACEY F. GRAY  
MOLLY A. OLDS  
Attorneys for Petitioner  
PŪLAMA LĀNA'I