

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
cgoodin@cades.com
sgray@cades.com
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 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 LĀNAʻI RESORTS, LLC, dba PŪLAMA LĀNAʻI, a Hawaiʻi limited liability company (“**Pūlama Lānaʻi**” or “**Petitioner**”), respectfully submits this response.

In its statement, the Department confirmed that it supports Pūlama Lānaʻi’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 Lānaʻi City, County of Maui, State of Hawaiʻi (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 Lānaʻi 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.

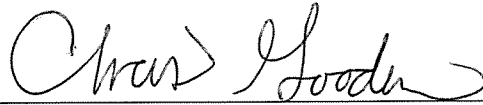
II. CONCLUSION

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

A handwritten signature in cursive script, appearing to read "Chris Goodin", written in black ink.

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

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
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

State Office of Planning and Sustainable Development

MARY ALICE EVANS

Director

RODNEY FUNAKOSHI

Administrator I

Office of Planning

P.O. Box 2359

Honolulu, HI 96804-2359

Email: maryalice.evans@hawaii.gov

rodney.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

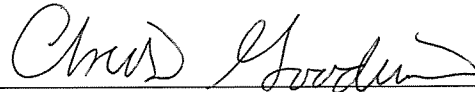
Email: craig.y.iha@hawaii.gov

ryan.kp.kanakaole@hawaii.gov

alyssamarie.kau@hawaii.gov

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

CADES SCHUTTE
A Limited Liability Law Partnership

A handwritten signature in cursive script, appearing to read "Chris Goodin", is written over a horizontal line.

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