



LAND USE COMMISSION

Komikina Ho'ohana 'Āina

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

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August 26, 2025

Ho'onani Development LLC
Wells Street Law, LLLC
Jeffrey Ueoko
2145 Wells Street, Suite 406
Wailuku, Hawai'i 96793

SUBJECT: A25-811 Ho'onani Development LLC Petition for Land Use Boundary Amendment

Dear Mr. Ueoka:

This is to acknowledge receipt of the subject Petition For Land Use Boundary Amendment ("Petition") and Exhibits 1-4 seeking to reclassify approximately 166.512 acres of land from the State Land Use ("SLU") Agricultural District to the SLU Urban District for the development of a mixed use development consisting of approximately 1,600 multi-family residential units along with retail, office, dining, open spaces, hospitality, and light industrial (the "Project") situated at Pu'unēnē, Wailuku, Island and County of Maui, TMK No.: (2) 3-8-006:004 unit 0005 (the "Petition Area") filed in the subject docket on August 18, 2025, by Ho'onani Development LLC ("Petitioner").

We have reviewed the information contained in the Petition pursuant to §15-15-50, Hawai'i Administrative Rules ("HAR"). Based upon our review of the submitted information, we have the following comments:

1. Pursuant to §15-15-50(b), HAR: the Petition cannot be deemed complete until an approved environmental impact statement for the Project is accepted by the LUC or another accepting authority and is incorporated as part of the Petition.
2. Pursuant to §15-15-50(c)(3), HAR:
 - Please revise Petitioner's Exhibit 3 (Petition Area) so that the Petition Area is clearly identified on the tax map (ie. use of bold outline);
 - Please provide the LUC staff with one (1) copy of a full-size tax map with the Petition Area clearly identified; and,

- Petitioner's Exhibit 3 should contain the metes and bounds description for the Petition Area and be signed by the preparer (Austin Tsutsumi & Associates). Without the surveyor's signature, these documents do not satisfy the requirement for a map and description of the Petition Area.
3. Pursuant to §§15-15-50(c)(5) and (c)(6), HAR: Petitioner should clarify the property interests identified in Petitioner's Exhibit 1 (Limited Warranty Unit Deed) that have authorized the Petitioner to file the Petition and if those interests were served with a copy of the Petition – and if not, please explain why. As this Petition Area represents a portion of a condominium property regime ("CPR") please provide information on all reservations, covenants, and restrictions that effect adjacent unit owners.
 4. Pursuant to §15-15-50(c)(8), HAR: Petitioner should detail the proposed methods and the ability of the Petitioner to finance the development of the Project in terms of the Project's incremental and total estimated costs.
 5. Pursuant to §15-15-50(c)(19), HAR: Petitioner will need to provide further detail on the conformity of the boundary amendment to the County General Plan, Community Plan and zoning designations.
 6. Pursuant to §15-15-50(c)(20), HAR: Petitioner will need to provide a detailed schedule, in ten-year increments, of the proposed development schedule and a map showing the location of each increment.
 7. Pursuant to §15-15-50(c)(21), HAR: Petitioner will need to address Hawaiian customary and traditional rights. The EIS should prepare a Cultural Impact Assessment ("CIA") and the Petition needs to have a Ka Pa`akai analysis completed.
 8. Pursuant to §§15-15-50(c)(24) and (c)(25), HAR: Petitioner must address climate change related to the proposed development and proposed mitigation measures. In addition, Petitioner should conduct an analysis of the proposed development's adherence to sustainability principles and priority guidelines contained in §226-108, Hawai'i Revised Statutes ("HRS").

We recognize that until the EIS process is completed much of the required information for a petition is not yet fully available. Petitioner will be required to file a motion to designate the Land Use Commission as the approving agency under Chapter 343, HRS and for the authority to prepare an Environmental Impact Statement Preparation Notice ("EISPN").

Pursuant to §15-15-50(f), HAR, the Petition is deemed incomplete at this time as information regarding the above-mentioned items have not been submitted or addressed adequately pursuant to §15-15-50(b) and (c), HAR. We reserve the right to provide additional comments and raise additional concerns not included in this review. Pursuant to §15-15-50(f), HAR, the Petition may be deemed as a proper filing upon review of the additional information submitted and upon determination by the Executive Officer.

Please be advised that in the event a notice of intent to intervene is filed with the LUC pursuant to §15-15-52(b), HAR, the Petitioner is required to serve a copy of the Petition upon the potential intervenor and file an affidavit of Petitioner or its agent attesting to its compliance with §15-15-48(b), HAR.

Please address the above identified matters as soon as possible. Should you require clarification or further assistance in this matter, please contact Scott Derrickson, AICP, of my staff at 587-3921.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a horizontal line extending to the right.

Daniel Orodener
Executive Officer
Land Use Commission
State of Hawai`i

CC: Mary Alice Evans, Office of Planning and Sustainable Development
Kate Blystone, Maui County Planning Department