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Attorney for Petitioner
HO‘ONANI DEVELOPMENT LLC



BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI‘I

In the Matter of the Petition of

HO‘ONANI DEVELOPMENT LLC

To Amend the Agricultural Land Use District
Boundary into the Urban Land Use District for
Approximately 166.512 acres of land situated at
Pu‘unēnē, Wailukū, Island and County of Māui,
State of Hawai‘i, Tax Map Key: (2) 3-8-006-
004-0005

DOCKET NO. A25-811

PETITIONER’S MOTION TO
DESIGNATE THE LAND USE
COMMISSION AS ACCEPTING
AUTHORITY FOR THE
ENVIRONMENTAL IMPACT
STATEMENT UNDER HRS CHAPTER
343 AND FOR AUTHORITY TO
PREPARE AN ENVIRONMENTAL
IMPACT STATEMENT PREPARATION
NOTICE; MEMORANDUM IN
SUPPORT OF MOTION; AND
CERTIFICATE OF SERVICE

PETITIONER’S MOTION TO DESIGNATE THE LAND USE COMMISSION
AS ACCEPTING AUTHORITY FOR THE ENVIRONMENTAL IMPACT STATEMENT
UNDER HRS CHAPTER 343 AND FOR AUTHORITY TO PREPARE AN
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

HO‘ONANI DEVELOPMENT LLC (“Petitioner”) by and through its attorney Wells Street
Law, LLLC, respectfully moves the Land Use Commission of the State of Hawai‘i
 (“Commission”) for an order: 1) to designate the Commission as the Accepting Authority for

Environmental Impact Statement (“EIS”) under HRS Chapter 343; and 2) to determine, through its judgment and expertise that an EIS is likely to be required; and 3) to authorize Petitioner to prepare an Environmental Impact Statement Preparation Notice.

This motion is brought pursuant to HAR §15-15-70, HRS §343-5, and HAR 11-200.1-14. In this docket, Petitioner seeks to reclassify approximately 166.512 acres of land situated at Pu‘unēnē, Wailukū, Island and County of Māui, State of Hawai‘i more particularly described below, from the State Land Use Agricultural District to the State Land Use Urban District, to develop approximately 1,600 multi-family residential units along with retail, office, dining, open spaces, hospitality, and light industrial. The proposed project may require the use of State or County lands and/or funds, and will include the development of a wastewater treatment unit, which will require compliance with HRS Chapter 343.

Further, Petitioner asks this Commission to exercise its discretion to determine, based upon its judgment and experience, that an EIS is needed for review of this project as it will likely have significant impacts upon the environment.

Accordingly, Petitioner asks this Commission to determine that it act as the Accepting Authority for compliance with HRS Chapter 343, that this Commission determine that an EIS shall be required, and that Petitioner should prepare an EISPN.

DATED: Wailuku, Hawai‘i, August 28, 2025.


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MEMORANDUM IN SUPPORT OF
MOTION

MEMORANDUM IN SUPPORT OF MOTION

HO‘ONANI DEVELOPMENT LLC (“Petitioner”) filed a Petition for Land Use District Boundary Amendment on August 20, 2025 ("Petition") for the proposed Ho‘onani Village ("Project").

The Project may require the use of State or County lands and/or funds, and will include the development of a wastewater treatment unit, all of which are actions that trigger an environmental assessment under §343-5(a), Hawai‘i Revised Statutes ("HRS").

Filing of the Petition is the earliest practicable time for an accepting agency to determine whether an Environmental Impact Statement ("EIS") shall be required to assess the Project pursuant to HRS Chapter 343.

Under HRS Chapter 343, an action is reviewed by way of an environmental assessment to

determine whether an EIS is needed. If, however, the approving agency determines through its judgment and experience, that an environmental impact statement is likely to be required, the approving agency may authorize an applicant to prepare, an EIS, beginning with preparation of an Environmental Impact Statement Preparation Notice.

The determination of whether the project will likely have a significant impact is measured by the significance criteria under §11-200.1-13(b) of the Hawai'i Administrative Rules ("HAR").

The proposed Project is to create approximately 1,600 multi-family residential units along with retail, office, dining, open spaces, hospitality, and light industrial on approximately 165.512 acres of currently vacant land. The proposed Project could curtail the range of beneficial uses of the environment, and involve secondary impacts, such as population changes or effects on public facilities.

Based on these potential impacts, the Commission, using its judgment and experience, can determine that an EIS is likely to be required.

For these reasons, Petitioner respectfully requests that the Commission determine that it is the appropriate accepting authority for review under HRS Chapter 343, that it authorize Petitioner to not prepare an environmental assessment, and that it authorize Petitioner to prepare an EIS beginning with the preparation of an EISPN pursuant to §11-200.1-14(d)(2).

DATED: Wailuku, Hawai'i, August 28, 2025.


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CERTIFICATE OF SERVICE

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THE UNDERSIGNED HEREBY CERTIFIES that on this date, a true and correct copy
of the foregoing was duly served upon the following parties VIA ELECTRONIC MAIL:

MARY ALICE EVANS

Director, State Office of Planning and Sustainable Development
Via e-mail to maryalice.evans@hawaii.gov & dbedt.op.lud@hawaii.gov

KATE BLYSTONE

Director, County of Maui Department of Planning
Via e-mail to kate.blystone@co.maui.hi.us

DATED: Wailuku, Hawai‘i, August 28, 2025.


JEFFREY UEOKA

Attorney for Petitioner
HO‘ONANI DEVELOPMENT LLC