

OFFICE OF PLANNING

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BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

2013 APR 12 A 10:03
LAND USE COMMISSION
STATE OF HAWAII

In the Matter of the Petition of)	DOCKET NO. A94-706
)	
KAONOULU RANCH)	OFFICE OF PLANNING'S RESPONSE
)	IN SUPPORT OF PIILANI
To Amend the Agricultural Land Use)	PROMENADE SOUTH, LLC AND
District Boundary into the Urban Land Use)	PIILANI PROMENADE NORTH LLC'S
District for approximately 88 acres at)	MOTION TO STAY PHASE II OF THE
Kaonoulu, Makawao-Wailuku, Island of)	ORDER TO SHOW CAUSE
Maui, Hawaii, TMKs: 2-2-02: por. of 15)	PROCEEDING; DECLARATION OF
and 3-9-01: 16)	JONATHAN H. STEINER; EXHIBIT "1";
		CERTIFICATE OF SERVICE

OFFICE OF PLANNING'S RESPONSE IN SUPPORT OF PIILANI PROMENADE SOUTH, LLC AND PIILANI PROMENADE NORTH LLC'S MOTION TO STAY PHASE II OF THE ORDER TO SHOW CAUSE PROCEEDING; DECLARATION OF JONATHAN H. STEINER; EXHIBIT "1"

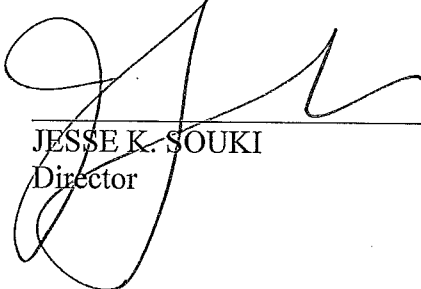
The OFFICE OF PLANNING, STATE OF HAWAII ("OP") supports Petitioners Piilani Promenade South, LLC and Piilani Promenade North LLC's Motion to Stay Phase II of the Order to Show Cause proceeding. As noted in the Declaration of Jonathan H. Steiner and Petitioners' Exhibit 1, Petitioners plan to file a Motion to Amend the original 1995 Findings of Fact, Decision and Order, and Conclusions of Law by December 31, 2013. Further, the Petitioners plan to bifurcate the original docket to re-designate a new docket for the Piilani Promenade South, LLC and Piilani North LLC Petition area, and then to allow the consideration

of new conditions specific to the new proposal to develop a retail/commercial and/or light industrial project.

As we stated in our earlier responses on this issue, the Office of Planning believes that changes in use are not uncommon, and in other cases, Petitioners have returned to the Land Use Commission (“LUC”) with a Motion to Amend. The LUC and the parties are then given an opportunity to review the new proposed use, determine whether the requirements for reclassification will be met, and consider whether additional or different conditions should be imposed. As such, OP fully supports Petitioners Piilani Promenade South, LLC and Piilani North, LLC’s Motion.

DATED: Honolulu, Hawaii, this 12th day of April 2013.

OFFICE OF PLANNING
STATE OF HAWAII



JESSE K. SOUKI
Director

Docket No. A94-706

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was served upon the following by either hand delivery or depositing the same in the U.S. Postal Service by regular mail.

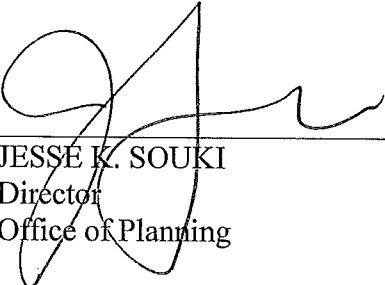
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DATED: Honolulu, Hawaii, this 12th day of April 2013.



JESSE K. SOUKI
Director
Office of Planning