



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

In The Matter of The Petition Of) DOCKET NO. A26-812
)
LANA'I RESORTS, LLC, dba PULAMA)
LANA'I)
)
To Amend the Agricultural and Rural Land) PRE-HEARING ORDER
Use District Boundaries into the Urban)
Land Use District for approximately 170)
acres of land, consisting of Tax Map Key:)
(2) 4-9-018: 003 (por.), (2) 4-9-002:061)
(por.), and (2) 4-9-002:001 (por.) at Lāna'i)
City, Island of Lāna'i, County of Maui,)
Hawai'i.)

PRE-HEARING ORDER

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT
COPY OF THE DOCUMENT ON FILE IN THE OFFICE OF THE
STATE LAND USE COMMISSION, HONOLULU, HAWAII.

04/28/2026

DATE

by 
EXECUTIVE OFFICER



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

PRE-HEARING ORDER

WHEREAS, it is desired to expedite the orderly conduct and disposition of this proceeding, scheduled for hearing on July 15, 2026, by a prompt and timely exchange of witness lists, exhibit lists, and exhibits;

WHEREAS, the Executive Officer of the State of Hawai'i Land Use Commission ("Commission") conducted a pre-hearing meeting in this proceeding on April 28, 2026, pursuant to Hawai'i Administrative Rules ("HAR") §15-15-57 for the purpose of determining information requirements, possible issues, proposed stipulations, and other matters, including the timely submission of position statements, witness lists, exhibit lists, and exhibits of the respective parties, and to set schedules which may assist in contributing to a more orderly hearing process;

and, the Petitioner, Office of Planning and Sustainable Development (“OPSD”), and the County of Maui Planning Department (“County”) having stipulated to the following dates, now, therefore,

IT IS HEREBY ORDERED that:

(1) no later than the close of business on Monday June 1, 2026, each party, with the exception of the Petitioner, shall file with the Commission and serve upon all the other parties their respective position statements;

(2) no later than the close of business on Monday June 8, 2026, each party shall file with the Commission and serve upon all other parties any amended pleadings;

(3) no later than the close of business on Monday June 15, 2026, each party shall file with the Commission and serve upon all other parties any response to documents submitted on June 1 or June 8, 2026;

(4) no later than the close of business on Friday June 19, 2026, each party shall file with the Commission and serve upon all other parties their witness list identifying all witnesses that will be providing testimony in support of the respective party’s position, the written direct testimony of their respective expert or lay witnesses, an exhibit list identifying all exhibits that will be submitted in support of the respective party’s position, and all exhibits identified in their aforementioned exhibit list; and,

(5) no later than the close of business on Thursday June 25, 2026, each party shall file with the Commission and serve upon all other parties any rebuttal to the documents submitted on June 15 or June 19, 2026, including a list of any rebuttal witnesses, rebuttal witness testimony, list of rebuttal exhibits, rebuttal exhibits, and any amended pleadings;

IT IS FURTHER ORDERED that unless there has been a showing of good cause or the lack of significant prejudice, filings or submissions which are untimely may be stricken or rejected by this Commission at the time of the hearing; and,

IT IS ALSO FURTHER ORDERED that unless there has been a showing of good cause or lack of significant prejudice, or unless otherwise ordered by this Commission, a party shall not be allowed at any continued hearing in this proceeding to submit any additional exhibits not previously identified by the dates provided herein.

Dated: Honolulu, Hawai'i, April 28, 2026

LAND USE COMMISSION
STATE OF HAWAI'I



Daniel E. Orodener
Executive Officer



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City, Island of Lānaʻi, County of Maui,)
Hawaiʻi,)

CERTIFICATE OF SERVICE

I hereby certify that a copy of the PRE-HEARING ORDER was served upon the following by either hand delivery or depositing the same in the U. S. Postal Service by regular or certified mail as noted:

HAND DEL.: Mary Alice Evans, Director
Office of Planning and Sustainable Development
P. O. Box 2359
Honolulu, Hawaiʻi 96804-2359

HAND DEL.: Alison Kato, Esq.
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CERTIFIED Jacky Takakura, Director
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CERTIFIED Mimi Desjardins, Esq.
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CERTIFIED Calvert G. Chipchase, Esq
MAIL: Christopher T. Goodin, Esq.
Cades Schutte Building
1000 Bishop Street, Suite #1200
Honolulu, Hawai'i 96813-4212

Dated 04/28/2026

Honolulu, Hawai'i.



DANIEL E. ORODENKER
Executive Officer