



CADES SCHUTTE  
A Limited Liability Law Partnership

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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 and Rural  
Land Use District Boundaries Into the  
Urban Land Use District for  
approximately 170 acres of land,  
consisting of a portion of Tax Map Key  
No. (2) 4-9-0018:003 (por.), (2) 4-9-  
002:061 (por.), and (2)4-9-002:001(por) at  
Lānaʻi City, Island of Lānaʻi, County of  
Maui, State of Hawaiʻi.

DOCKET NO. A26-812

**NOTICE OF HEARING ON  
PETITION FOR LAND USE  
DISTRICT BOUNDARY  
AMENDMENT**

**CERTIFICATE OF SERVICE**

**NOTICE OF HEARING ON  
PETITION FOR LAND USE DISTRICT BOUNDARY AMENDMENT**

NOTICE IS HEREBY GIVEN pursuant to Chapter 91, Hawaiʻi Revised Statutes (“**HRS**”), and Sections 15-15-51, Hawaiʻi Administrative Rules (“**HAR**”), Title 15, Subtitle 3, Chapter 15, as amended, the Land Use Commission (“**Commission**”) will conduct a hearing to consider a petition for a change of district boundaries as provided for in Section 205-4, HRS, and HAR § 15-15-46:

**I. DATE, TIME AND PLACE**

July 15, 2026, 10:00 a.m.

Maui Arts & Cultural Center  
Alexa Higashi Room  
One Cameron Way  
Kahului, HI 96732

**II. IDENTIFICATION OF PETITIONER**

LĀNAʻI RESORTS, LLC dba Pūlama Lānaʻi  
733 Bishop Street, Suite 1500  
Honolulu, Hawaiʻi 96813

**III. TAX MAP KEY NOS.**

The subject property is comprised of portions of Tax Map Key Nos. (2) 4-9-018:003, (2) 4-9-002:061, and (2) 4-9-002:001, situated at Lānaʻi City, County of Maui, State of Hawaiʻi (the “**Petition Area**”).

**IV. PROPOSED RECLASSIFICATION**

Pūlama Lānaʻi petitions the Commission to amend the land use district boundaries of approximately 95.844 acres of the Petition Area from the State Land Use Agricultural District (“**Agricultural District**”) and approximately 74.381 acres of the Petition area from the State Land Use Rural District (“**Rural District**”) to the State Land Use Urban District (“**Urban District**”) to facilitate alignment with the underlying Community Plan designations and proposed County Zoning and Project District updates to the area (“**Project**”).

**V. ACREAGE**

The Petition Area consists of approximately 170.225 acres of land.

**VI. PROJECT DESCRIPTION**

The purpose of this Petition for a District Boundary Amendment is to align the land uses with the Community Plan, existing uses, and proposed and planned zoning and project district maps. The Petition Area includes land that currently is partially undeveloped, prior golf course land, pastureland, tennis courts, and stables.

The pasture land and stables currently provide services for the Sensei Lānaʻi, a Four Seasons Resort and Four Seasons, Lānaʻi, (together, “**Resorts**”). Lānaʻi

residents are able to visit the stables. There are organized community events at the stables for residents. Granting the petition will align the LUC designation with the underlying Community Plan, existing uses, and proposed and planned zoning and project district maps and will facilitate opportunities for future development within the Kō‘ele Project District. Granting the Petition will also facilitate the continued uses for the Ranch Experience, new venue for outdoor events, additional amenities for Resort guests, and new room type options.

A copy of the Petition for District Boundary Amendment is available on the State Land Use Commission’s website ([luc.hawaii.gov](http://luc.hawaii.gov)). A copy of the petition may also be inspected at the offices of the State Land Use Commission, 235 South Beretania Street, Room 406, Honolulu, Hawai‘i 96813 during office hours from 8:00 a.m. to 4:00 p.m. (except legal holidays).

All persons or individuals wishing to present testimony, orally or in writing, are requested to notify the Commission prior to the commencement of the hearing. Together with other witnesses that the Commission may desire to hear at the hearing, a representative of a citizen or a community group wishing to express the views of such citizen or community group concerning the above matter is requested to notify the Commission prior to the commencement of the hearing and may be requested to submit written evidence of authorization to represent the citizen or community group. It is suggested that such notification be submitted to the Commission by June 25, 2026.

Any party to the proceeding may be represented by legal counsel. An individual may appear on the individual’s own behalf, a member of a partnership may represent the partnership, or an officer or authorized employee of a corporation, trust, or association may represent the corporation, trust, or association.

For persons requesting special accommodations due to disabilities, please contact the Commission at 587-3822 or notify the Commission in writing at P.O. Box 2359, Honolulu, Hawai‘i, 96804-2359, at least 10 days before the scheduled meeting.

LAND USE COMMISSION

BRIAN LEE, Chairperson

By DANIEL E. ORODENKER, Executive Officer

DATED: Honolulu, Hawai'i, June 2, 2026.

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*/s/ Christopher T. Goodin*

CALVERT G. CHIPCHASE

CHRISTOPHER T. GOODIN

Attorneys for Petitioner

PŪLAMA LĀNA'I

BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of

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002:061 (por.), and (2)4-9-002:001(por) at  
Lāna'i City, Island of Lāna'i, County of  
Maui, State of Hawai'i.

DOCKET NO. A26-812

**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*

VICTORIA J. TAKAYESU

Corporation Counsel

MIMI DESJARDINS

First Deputy

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Kalana O Maui Bldg, 3rd Fl

Wailuku, HI 96793

Email: [corp coun@mauicounty.gov](mailto:corp coun@mauicounty.gov)

*County of Maui Planning Department*

JACKY TAKAKURA

Director

2200 Main Street

One Main Plaza, Suite 315

Wailuku, HI 96793

Email: [jacky.takakura@co.maui.hi.us](mailto:jacky.takakura@co.maui.hi.us)

*Lanai Planning Commission*  
2200 Main Street  
One Main Plaza, Suite 315  
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*State Office of Planning and Sustainable Development*  
MARY ALICE EVANS

Director  
Office of Planning  
P.O. Box 2359  
Honolulu, HI 96804-2359  
Email: [maryalice.evans@hawaii.gov](mailto:maryalice.evans@hawaii.gov)

*Office of the Attorney General*  
ANNE E. LOPEZ

Deputy Attorney General  
425 Queen Street  
Honolulu, HI 96813  
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*Department of Hawaiian Homelands*  
KALI WATSON  
KATIE LAMBERT  
Deputy Attorneys General  
425 Queen Street  
Honolulu, HI 96813

*Department of Land and Natural Resources,  
Forestry and Wildlife Division*

DAWN N.S. CHANG  
Chairperson  
RYAN KANAKA'OLE  
First Deputy  
DLNR Main Office  
1151 Punchbowl Street  
Honolulu, HI 96813

*Lānaʻi Sustainability Research, LLC*  
HARRILYNN KAMEENUI  
1311 FRASER AVENUE  
LĀNAʻI CITY, HI 96763

*Maui Electric Company, Limited*  
Attention: Corporate Secretary  
P.O. BOX 2750  
Honolulu, Hawaii 96840

*Office of the Lieutenant Governor*  
State of Hawaiʻi  
Hawaiʻi State Capitol  
415 South Beretania St. #5  
Honolulu, HI 96813

All persons who are listed on the Maui and Statewide lists for regular mail and email, attached hereto as Exhibits 1-4.

DATED: Honolulu, Hawaiʻi, June 2, 2026.

CADES SCHUTTE  
A Limited Liability Law Partnership

*/s/ Christopher T. Goodin*  
\_\_\_\_\_  
CALVERT G. CHIPCHASE  
CHRISTOPHER T. GOODIN  
Attorneys for Petitioner  
PŪLAMA LĀNAʻI

# EXHIBIT 1

## STATEWIDE Distribution List - MAIL

#	Company 1	Company 2	Name	Address 1	Address 2
1	Ashford & Wriston Library			P. O. Box 131	Honolulu, HI 96810
2	Bansemmer Realty		John Bansemmer	78-7190 Kaleiopapa Street 5-29	Kailua Kona, HI 96740
3	Belles Graham LLP		Michael Belles	3135 Akahi Street, Suite A	Lihue, HI 96766-1191
4	Capitol Consultants of Hawaii LLP		Bruce A. Coppa	600 Queen Street, Unit 2808	Honolulu, HI 96813
5	Carlsmith Ball LLP		Derek Simon	1001 Bishop Street, Suite 2100	Honolulu, HI 96813
6	Castle & Cooke Hawaii	Dole Office Building		680 Iwilei Road, Suite 510	Honolulu, HI 96817
7	Damon Key Bocken Leong & Kupchak		Gregory Kugle	1003 Bishop Street, #1600	Honolulu, HI 96813
8	Director of Government Relations	General Contractors Assoc. of Hawaii	ATTN: Ryan Sakuda	1065 Ahua Street	Honolulu, HI 96819
9	Governor's Rep. East-Hawaii			75 Aupuni Street	Hilo, HI 96720
10	Haleakala Ranch Company		J. Scott Meidell	529 Kealaloa Avenue	Makawao, HI 96768
12	Hawaii Operating Engineers			2181 Lauwilwili Street Ste 102	Kapolei, HI 96707
13	He'e'ia Historical Society		Donna Ann Kamehaiku Ono	46-522 Haiku Plantations Drive	Kaneohe, HI 96744
14	Honolulu Star Advertiser	City Desk Clerk-Public Hearings		500 Ala Moana Boulevard, Unit 210	Honolulu, HI 96813
15	Honolulu Star Advertiser		Gordon Pang	500 Ala Moana Boulevard, # 2-200	Honolulu, HI 96813
17	ILWU Local 142 Maui Division		Stephen West	896 Laura Main St.,	Wailuku, HI 96768
18	James Campbell Company, LLC		Steve Kelly	1001 Kamokila Boulevard, Suite 200	Kapolei, HI 96707
19	Land Use Research Foundation of Hawaii		David Arakawa	1100 Alakea Street, Ste. 408	Honolulu, HI 96813
20	Law Offices of Kyong-Su Im LLLC			1608 Laukahi Street	Honolulu, HI 96821
21	Leeward Land LLC		Greg Apa, President	87 2020 Farrington Hwy	Waianae, HI 96792-3749
22	Maitai Salon		Tai Duong	3611 S Harvard Ave	Tulsa, OK 74135
23	Matsubara, Kotake & Tabata		ATTN: Benjamin M. Matsubara, Esq.	888 Mililani Street, Suite 308	Honolulu, HI 96813
24	National Resources Conservation Svc.	Pacific Islands Area (PIA) State Office	Attn: PIA Soil Scientist	P. O. Box 50004	Honolulu, HI 96850-0050
25	Navy Region Hawaii	Commander		850 Ticonderoga Street, Suite 110	Pearl Harbor, HI 96860-5101
26	Papakipuka		ATTN: Donna Camvel	46-522 Haiku Plantations Drive	Kaneohe, HI 96744
27	Rush Moore LLP		Irene Anzai	745 Fort Street, Suite 800	Honolulu, HI 96813
28	Sierra Club, Kauai Group			P. O. Box 3412	Lihue, HI 96766
29	Stanford Carr Development LLC		Stanford S. Carr, President	1100 Alakea Street, 27th Floor	Honolulu, HI 96813
30	The Pele Defense Fund			P. O. Box 4969	Hilo, HI 96720
31	United States Marine Corps	Commander, Marine Forces Pacific		Attn: G4. Box 64118	Camp H.M. Smith, HI 96861-4118
32	Volunteer Governor's Rep Lanai		Leticia "Letty" Castillo	P. O. Box 630806	Lanai City HI 96763
33	Volunteer Governor's Rep., Molokai		Beverly Pauole-Moore	P. O. Box 88	Kaunakakai, HI 96748
34	Waikoloa Land Co.		Eleanor Mirikitani	150 Waikoloa Beach Drive	Waikoloa, HI 96738
35	Wesley R. Segawa & Associates			736 South St. #206	Honolulu, HI 96813
37	WRSA		ATTN: Wesley Segawa	101 Silva Street Suite 201	Hilo, HI 96720
38			Carol Evanson	P.O. Box 694	Makawao, HI 96768
39			Claudia Rohr	369 Nene Street	Hilo, HI 96720
40			Crockett & Nakamura	38 S. Market Street	Wailuku, HI 96793
41			Dwight Vicente	2608 Ainaloa Dr.	Hilo, HI 96720
42			Gene Zarro	22 Ulunui Place	Pukalani, HI 96768
43			Janine Little Brave	PO Box 633	Pahoa, HI 96778
44			Nathan Natori, Esq.	1003 Bishop Street, Suite #1360	Honolulu, HI 96813
45			Scott Carter	P.O. Box 384031	Waikoloa, HI 96738

46			Steven Lee Montgomery, Ph.D.	94-610 Palai Street	Waipahu, HI 96797-4535
47			Sue White	1118 Maunawili Road	Kailua, HI 96734
48			Thomas Fratinardo	36-2743 Liloa Road	Laupahoehoe, HI 96764
49	County of Kauai	Planning Department	Ka'āina S. Hull, Director	4444 Rice Street, Suite 473	Lihue, HI 96766
50	County of Kauai	Chairman - Planning Commission		4444 Rice Street, Suite 473	Lihue, HI 96766
51	County of Kauai	Department of Transportation	Highways Division	1720 Haleukana Street	Lihue, HI 96766
52	Hawaii District Office	Department of Transportation Highways	Engineer Program Manager	50 Makaala Street	Hilo, HI 96720
53	<b>City and County of Honolulu</b>	<b>Department of the Corporation Counsel</b>		<b>1001 Bishop St #2020</b>	<b>Honolulu, HI 96813</b>
54	<b>City and County of Honolulu</b>	<b>Department of Planning &amp; Permitting</b>	<b>Deputy Director; Second Deputy</b>	<b>650 South King Street</b>	<b>Honolulu, HI 96813</b>
55	<b>DAGS - Automotive Management Division</b>	<b>Parking Control Office</b>	<b>ATTN: Brian Saito</b>	<b>P.O. Box 119</b>	<b>Honolulu, HI 96819-0119</b>
56	<b>DAGS - Public Works Division</b>		<b>Gordon Matsuoka</b>	<b>P.O. Box 119</b>	<b>Honolulu, HI 96819-0119</b>
57	<b>Department of Health</b>	<b>Environmental Planning Office</b>	<b>Laura McIntyre, AICP</b>	<b>919 Ala Moana Boulevard, Rm. 312</b>	<b>Honolulu, HI 96814</b>
58	<b>Department of Land and Natural Resources</b>		<b>Russell Tsuji</b>	<b>1151 Punchbowl Street, Room 220</b>	<b>Honolulu, HI 96813</b>
59	<b>Department of Land and Natural Resources</b>	<b>Land Management Division</b>		<b>1151 Punchbowl Street, Room 131</b>	<b>Honolulu, HI 96813</b>
60	<b>Department of Land and Natural Resources</b>	<b>Deputy Director</b>		<b>P.O. Box 621</b>	<b>Honolulu, HI 96809</b>
61	<b>Department of Land and Natural Resources</b>	<b>Historical Preservation Division</b>	<b>Sara Collins</b>	<b>601 Kamokila Blvd., Room 555</b>	<b>Kapolei, HI 96707</b>
62	<b>Department of Land and Natural Resources</b>	<b>Land Division</b>	<b>Coastal Lands Program</b>	<b>P.O. Box 621</b>	<b>Honolulu, HI 96809-0621</b>
63	<b>Department of Transportation</b>	<b>Harbors Division</b>	<b>Dreana Lee Kalili, Deputy Director</b>	<b>79 South Nimitz Highway</b>	<b>Honolulu, HI 96813-4898</b>
64	<b>Department of Transportation</b>	<b>Highways Division, Planning Branch</b>	<b>Ronald F. Suzuki</b>	<b>869 Punchbowl Street</b>	<b>Honolulu, HI 96813</b>
65	<b>Department of Transportation</b>	<b>Deputy Director</b>		<b>869 Punchbowl Street</b>	<b>Honolulu, HI 96813</b>
66	<b>Department of Transportation</b>	<b>Highways Division, Oahu District Office</b>	<b>Engineer Program Manager</b>	<b>727 Kakoi Street</b>	<b>Honolulu, HI 96819</b>
67	<b>Office of Hawaiian Affairs</b>	<b>Public Policy</b>	<b>Ke'ala Nichols - Administrative Assistant</b>	<b>737 Iwilei Rd. Suite 200</b>	<b>Honolulu, HI 96817</b>
68	<b>Senator Donovan M. Dela Cruz</b>	<b>17th District</b>	<b>Hawaii State Capitol</b>	<b>415 S. Beretania Street, Room 208</b>	<b>Honolulu, HI 96813</b>
69	<b>The Honorable Josh Green, M.D.</b>	<b>Governor, State of Hawaii</b>		<b>Hawaii State Capitol</b>	<b>Honolulu, HI 96813</b>
70	<b>Deputy Attorney General</b>		<b>Alison Kato, Esq.</b>	<b>425 Queen Street</b>	<b>Honolulu, HI 96813</b>
71	<b>Deputy Attorney General</b>		<b>Miranda Steed, Esq. and John Dubiel, Esq.</b>	<b>425 Queen Street</b>	<b>Honolulu, HI 96813</b>
72	<b>DBEDT</b>		<b>Director</b>	<b>P. O. Box 2359</b>	<b>Honolulu, HI 96804-2359</b>
73	<b>DBEDT</b>	<b>Office of Planning and Sustainable Development</b>	<b>Director</b>	<b>P. O. Box 2359</b>	<b>Honolulu, HI 96804-2359</b>

# EXHIBIT 2

## MAUI Distribution List - MAIL

#	Company 1	Company 2	Name	Address 1	Address 2
1	County of Maui	Department of Planning	ATTN: Director	2200 Main Street, Suite 315	Wailuku, HI 96793
2	County of Maui	Corporation Counsel	ATTN: Michael Hopper	200 S. High Street, 3rd Floor	Wailuku, HI 96793
3	County of Maui	Planning Commission	Chairman	250 South High Street	Wailuku, HI 96793
4	Department of Land and Natural Resources	Maui District Land Office		130 Mahalani Street	Wailuku, HI 96793
5	ILWU Local 142 Maui Division		Stephen West	896 Laura Main St.,	Wailuku, HI 96768
6	Kula Community Association		ATTN: Ron Montgomery/Richard Mayer	P.O. Box 417	Kula, HI 96790
7	Kula Community Association		Karolyn Mosman, President	P.O. Box 417	Kula, HI 96790
8	Lanai Public & School Library			P.O. Box 630550	Lanai City, HI 96763
9	Maui Civil Defense Agency			200 South High Street	Wailuku, HI 96793
10	Maui County Farm Bureau		Warren Watanabe, President	P.O. Box 148	Kula, HI 96790
11	Maui District Health Office		Herbert Matsubayashi	54 High Street	Wailuku, HI 96793
12	Operating Engineers	Local Union #3		2145 Wells Street, Suite 405	Wailuku, HI 96793
13	USDA Natural Resources	Conservation Service		77 Hookele Street, Suite 202	Kahului, HI 96732-3516
14			Claire Apana	260 Hale Nani Drive	Wailuku, HI 96793
15			Darlene Valencia	142 Ikea Place	Makawao, HI 96768
16			Molokai Legal Aid Society	P.O. Box 427	Kaunakakai, HI 96748
17			Susan Halas	1939A Vineyard Street	Wailuku, HI 96793
18					
19					

# EXHIBIT 3

## STATEWIDE Distribution List - EMAIL

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2	Alex Wong	<a href="mailto:kauaifarmplanning@gmail.com">kauaifarmplanning@gmail.com</a>
3	Alice Hale	<a href="mailto:alice.l.hale@co.maui.hi.us">alice.l.hale@co.maui.hi.us</a>
4	Alyssandra Rousseve	<a href="mailto:alyssandra.v.rousseve@hawaii.gov">alyssandra.v.rousseve@hawaii.gov</a>
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16	Bianca Isaki	<a href="mailto:BIANCA@KAHEA.ORG">BIANCA@KAHEA.ORG</a>
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20	Brandon Ili	<a href="mailto:darolee@hoeisf.com">darolee@hoeisf.com</a>
21	Brandon Sekiya	<a href="mailto:brandon.sekiya2@honolulu.gov">brandon.sekiya2@honolulu.gov</a>
22	Brandon Soo	<a href="mailto:brandon.a.soo@hawaii.gov">brandon.a.soo@hawaii.gov</a>
23	Brenda Salgado	<a href="mailto:bsalgado@hawaiiinewsnow.com">bsalgado@hawaiiinewsnow.com</a>
24	Brett Davis	<a href="mailto:bdavis@chpmaui.com">bdavis@chpmaui.com</a>
25	Brian Kang	<a href="mailto:bkang@wik.com">bkang@wik.com</a>
26	Bruce Tsuchida	<a href="mailto:bruce@townscapeinc.com">bruce@townscapeinc.com</a>
27	Bryan Esmeralda	<a href="mailto:besmeralda@onipaa.org">besmeralda@onipaa.org</a>
28	Burt Lau	<a href="mailto:blau@ksglaw.com">blau@ksglaw.com</a>
29	bvoss@legalthawaii.com	<a href="mailto:bvoss@legalthawaii.com">bvoss@legalthawaii.com</a>
30	C&C HNL - DPP	<a href="mailto:dpp@honolulu.gov">dpp@honolulu.gov</a>
31	Carl Miura	<a href="mailto:carl.y.miura@hawaii.gov">carl.y.miura@hawaii.gov</a>
32	Catherine Proctor	<a href="mailto:cproctor@honolulu.gov">cproctor@honolulu.gov</a>
33	Cherie-Noelle Kaanana	<a href="mailto:cherie-noelle.k.kaanana@hawaii.gov">cherie-noelle.k.kaanana@hawaii.gov</a>
34	Chico Figueiredo	<a href="mailto:chico.figueiredo@hawaii.gov">chico.figueiredo@hawaii.gov</a>
35	Christi Keliikoa	<a href="mailto:christi.keliikoa@mauicounty.us">christi.keliikoa@mauicounty.us</a>
36	Christine Terada	<a href="mailto:cterada@gmail.com">cterada@gmail.com</a>
37	Christine Wilson	<a href="mailto:cwilson@staradvertiser.com">cwilson@staradvertiser.com</a>
38	Chuck Kelley	<a href="mailto:chuck.kelley323@gmail.com">chuck.kelley323@gmail.com</a>
39	Cindy Kester	<a href="mailto:cindy13850@gmail.com">cindy13850@gmail.com</a>
40	Clyde Hayashi	<a href="mailto:cthstab@gmail.com">cthstab@gmail.com</a>
41	Colette Sakoda	<a href="mailto:cmsakoda@gmail.com">cmsakoda@gmail.com</a>
42	County of Maui Planning Department	<a href="mailto:planning@mauicounty.gov">planning@mauicounty.gov</a>
43	Cristina Watarida	<a href="mailto:Cristina.Watarida@hawaiiantel.com">Cristina.Watarida@hawaiiantel.com</a>
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