



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

**DIRECT TESTIMONY OF MATT
NAKAMOTO, P.E.**

CERTIFICATE OF SERVICE

Hearing:

Date: July 15, 2026

Time: 10:00 a.m. HST

DIRECT TESTIMONY OF MATT NAKAMOTO, P.E.

I, Matt Nakamoto, declare as follows:

1. I am the Vice President and Chief Transportation Engineer of Austin
Tsutsumi & Associates, Inc. (“ATA”). I am a licensed engineer (Civil, HI PE-11472).
I obtained my Bachelor of Science degree in Civil Engineering and Master of Science
degree in Transportation Engineering from the University of Hawaiʻi at Manoa.

2. A true and correct copy of my resume is marked as Exhibit 22 by Petitioner Pūlama Lāna‘i (“**Petitioner**”) in the above-captioned matter.

3. ATA has been retained by Petitioner to complete a Traffic Assessment for the Kō‘ele Project District. I am authorized to represent ATA for the purposes of this proceeding.

4. I prepared the Traffic Assessment and Addendum to Traffic Assessment, true and correct copies of which are attached as Appendix I and Appendix I-1, respectively, to the Final Environmental Assessment that was submitted by Petitioner as Exhibit 6 to the Petition.

5. I have reviewed my assessments and adopt Appendix I (Traffic Assessment) and Appendix I-1 (Addendum to Traffic Assessment) to Exhibit 6 of the Petition (Final Environmental Assessment) as my direct testimony in this proceeding. The statements, analyses, findings and conclusions contained therein are true and correct to the best of my knowledge. I continue to hold the opinions and conclusions set forth therein.

I declare under penalty of perjury under the laws of the State of Hawai‘i that the foregoing is true and correct.

DATED: Honolulu, Hawai‘i, June 19, 2026.



MATT NAKAMOTO

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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:

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DATED: Honolulu, Hawaiʻi, June 19, 2026.

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/s/ Christopher T. Goodin

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