

CADES SCHUTTE
A Limited Liability Law Partnership

CALVERT G. CHIPCHASE 7757
CHRISTOPHER T. GOODIN 8562
Cades Schutte Building
1000 Bishop Street, Suite 1200
Honolulu, HI 96813-4212
Telephone: (808) 521-9200
Fax: (808) 521-9210
Email: cchipchase@cades.com
cgoodin@cades.com



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

**PETITIONER PŪLAMA LĀNAʻI'S
SUBMISSION OF SLIDES FOR THE
JULY 15, 2026 MEETING OF THE
LAND USE COMMISSION**

ATTACHMENTS A-D

CERTIFICATE OF SERVICE

Hearing:

Date: July 15, 2026

Time: 10:00 a.m. HST

**PETITIONER PŪLAMA LĀNAʻI'S SUBMISSION OF SLIDES FOR THE
JULY 15, 2026 MEETING OF THE LAND USE COMMISSION**

Petitioner LĀNAʻI RESORTS, LLC dba PŪLAMA LĀNAʻI, a Hawaiʻi limited liability company ("*Pūlama Lānaʻi*" or "*Petitioner*"), hereby submits as Attachments "A"- "D" copies of the slides it intends to use at the Meeting of the Land Use Commission scheduled for July 15, 2026.

DATED: Honolulu, Hawai'i, July 7, 2026.

CADES SCHUTTE
A Limited Liability Law Partnership

/s/ Christopher T. Goodin

CALVERT G. CHIPCHASE
CHRISTOPHER T. GOODIN
Attorneys for Petitioner
PŪLAMA LĀNA'I

ATTACHMENT A



**A26-812 LĀNA'I RESORTS DBA PŪLAMA LĀNA'I
(KŌ'ELE PROJECT)**

LAND USE COMMISSION
JULY 15, 2026



AGENDA

01. Petition Alignment with Pūlama Lānaʻi's Vision

02. Petition Area

03. Archaeological LRFI, Cultural and Historic Resource Criterion "e", and Ka Paʻakai Analysis

04. Conformance with Land Use Commission Rules and Summary of Request

PŪLAMA LĀNA‘I HAS DEMONSTRATED BY THE CLEAR PREPONDERANCE OF THE EVIDENCE THAT THE BOUNDARY AMENDMENT PETITION MEETS HAR § 15-15-77(A)

Decision Making Criteria For Amendment of a Land Use District

Reasonable

- Aligns the land uses with the Lāna‘i Community Plan, existing uses, and proposed and planned zoning and project district maps.
- Petition area is partially undeveloped, prior golf course land, pastureland, tennis courts and stables.

Does not violate HRS § 205-2

- Conforms to the County of Maui General Plan, Lāna‘i Community Plan (including recently approved Community Plan Amendment, Maui County Ordinance No. 5792 (effective April 21, 2025) — ratifying Ordinance 5702, which amended the Lāna‘i Community Plan for the Kō‘ele Project District area.
- Maui County Change in Zoning (Bill 24 (2024)), Project District Amendment (Bill 25 (2024)) is currently pending Maui County Council approval.

Consistent with the policies and criteria established pursuant to:

- HRS § 205-16,
- HRS § 205A-2, and
- HRS § 205-17

- Petition is consistent with Urban District criteria of HRS § 205-16 and the Agricultural District policies of HRS § 205-17.
- Petition is not within the Special Management area subject to the Coastal Zone Management objectives and policies of HRS § 205A-2.

PROJECT MEETS THE SIX FACTORS OF HRS § 205-17

HRS § 205-17 Land Use Commission Decision Making Criteria

The extent to which the proposed reclassification conforms to the applicable goals, objectives, and policies of the Hawai'i state plan and relates to the applicable priority guidelines of the Hawaii state plan and the adopted functional plans ■ See Petition Pages 37-39

The extent to which the proposed reclassification conforms to the applicable district standards ■ See Petition Pages 51-53

The impact of the proposed reclassification on the following areas of state concern:

- a) **Preservation or maintenance of important natural systems or habitats;**
 - b) **Maintenance of valued cultural, historical, or natural resources;**
 - c) **Maintenance of other natural resources relevant to Hawaii's economy, including agricultural resources;**
 - d) **Commitment of state funds and resources;**
 - e) **Provision for employment opportunities and economic development; and**
 - f) **Provision for housing opportunities for all income groups, particularly the low, low-moderate, and gap groups;**
- Reclassification will not impact natural habitats
 - Assessed cultural and historic resources and received acceptance by SHPD to ensure compliance with State requirements
 - Reclassification will not impact agricultural land available
 - Petitioner is not requesting state funds and resources.
 - Creation of over 70 construction jobs and indirect jobs generated by construction activities, ~ 14.7 million in State tax revenues and \$2.4 million in County tax revenues generated by resort operations.
 - The Petition will not impact housing opportunities for the low, low-moderate and gap groups.

The standards and criteria for the reclassification or rezoning of important agricultural lands in section 205-50; ■ Not applicable

The county general plan and all community, development, or community development plans adopted pursuant to the county general plan, as they relate to the land that is the subject of the reclassification petition; and ■ See Petition Pages 47-50

The representations and commitments made by the petitioner in securing a boundary change. ■ Petitioner confirms its representations and commitments in its Petition

PŪLAMA LĀNA'Ī HAS AGREED TO THE FOLLOWING CONDITIONS

#	Topic	Condition
1	FAA Notice of Construction	Prior to construction, the Petitioner shall submit to the FAA, FAA Form 7460-1 Notice of Construction or alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal.
2	Notification of Proximity to Lāna'ī Airport	The Petitioner shall notify and disclose to all prospective lessees within the Petition Area, as part of any conveyance document (lease, rental agreement, etc.) required for the transfer of real property or any interest in real property, of the potential adverse impacts of aircraft activity at and from the Lāna'ī Airport such as noise, right of flight, emissions, vibrations, and other incidences of aircraft operations.
3	Hazards to Aircraft Operations	The Petitioner shall not provide landscape or vegetation that will create a wildlife attractant. Stormwater retention basins shall be designed, engineered, constructed, and maintained to prevent standing water from accumulating for periods longer than 48 hours after a storm event so as to avoid attracting wildlife. If any project within the Petition Area creates a wildlife attractant that can potentially become a hazard to aircraft operations, the developer shall immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.
4	Traffic Assessment	Prior to Project District Amendment approval for Phase 2, the Petitioner shall provide an updated TA, which should use up-to-date and relevant data for the existing traffic conditions and describe the projected changes based on the development plan for lands within the project district. If the qualitative TA suggests a potential for adverse impact to state roadways, the preparation of a Traffic Impact Analysis Report by a licensed professional engineer is required, with recommended mitigation, for the HDOT's review and approval. If the project construction is phased over multiple years, interim horizon years shall be analyzed for the completion of each phase.
5	Direct, Secondary, and Cumulative Traffic Impacts	For any project initiated pursuant to this Petition, the Petitioner shall conduct an assessment of the project's potential direct, secondary, and cumulative impacts on state roadways (including multimodal traffic) at full implementation of the project buildout. Cumulative impacts shall include updates on Pūlama Lāna'ī's other development projects and other planned projects, including their anticipated traffic impacts on state roadways, specifically at intersections with Lāna'ī City roads. The Petitioner shall submit each assessment to HDOT.
6	Water Use and Development Plan Update	The Petitioner shall coordinate with Maui County Department of Water Supply and Planning Department to incorporate the anticipated future water demands into the upcoming Water Use and Development Plan Update for the Island of Lāna'ī.
7	Impact to Seabirds	For nighttime lighting that might be required, the Petitioner shall install fully shielded lights to minimize the attraction to seabirds. Nighttime work that requires outdoor lighting shall be prohibited during the seabird fledging season from September 15 through December 15.

WE RESPECTFULLY REQUEST YOUR APPROVAL

State Land Use Districts



Petition Area

- 11.544-acre area
- 60.764-acre area
- 14.637-acre area
- 2.073-acre area
- 81.207-acre area

State Land Use Districts (SLUD)

- Conservation
- Rural
- Urban
- Agricultural

1:9,028
0 500 1,000 2,000 ft
0 170 340 680 m
Est. HERE, Esri, HERE, Garmin, Intermap, USGS, EPA

Mapama Lānaʻi
EsriView, 2023 | State of Hawaiʻi, Department of Land and Natural Resources (DLNR), Commission on Water Resource Management (CWRM) (formerly Division of Water and Land Development (DOWALD)) | State Land Use Commission, Feb 2012 | County of Maui | County of Maui, Hawaiʻi Statewide GIS Program

- Petition meets HAR § 15-15-77(A)
- We are aligning the Petition Area with the Lānaʻi Community Plan (amended 2025)
- State of Hawaiʻi Office of Planning & Sustainable Development (OPSD) and Maui County Planning Department support the boundary amendment.
- Pūlama Lānaʻi agrees to OPSD conditions

Mahalo!

ATTACHMENT B



PETITION ALIGNMENT WITH PŪLAMA LĀNA'I'S VISION

KURT MATSUMOTO
PŪLAMA LĀNA'I
PRESIDENT

LAND USE COMMISSION, JULY 15, 2026



A VISION OF SUSTANABILITY

A SELF –SUSTAINING VIBRANT ISLAND COMMUNITY

Creating new opportunities



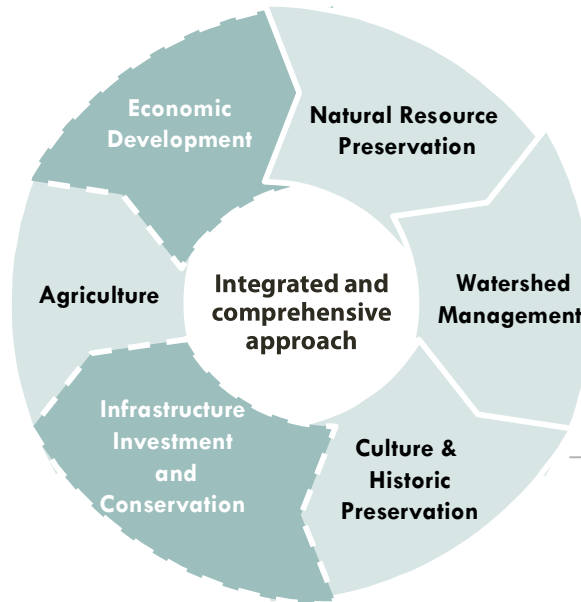
Wellbeing Resort
Authentic Experiences



Sustainable Practices
Data & Technology
Nutrient Rich Produce



On-going infrastructure investment in water, wastewater, roads, and renewable energy
Conservation of resources



Enhancing and perpetuating our fragile ecosystem

Game management
Natural species preservation
Erosion control
Coastal Resources & Fisheries
Invasive species control
Conservation education



Capacity building
Preservation of archaeological sites
Preservation Plan impementation
On-island monitoring



PETITION IS PART OF OUR OVERALL REDUCTION IN USE AND ALIGNMENT WITH EXISTING USES AND AMENDED COMMUNITY PLAN FOR THE KŌ‘ELE PROJECT DISTRICT

- The proposed changes include **less intensive uses of the Kō‘ele Project District:**
 - **Eight (8) percent reduction** in overall acres
 - **Reduction** in density, **less Golf Course** and **significantly more Park** and **more Open Space**
 - Significantly **less Resort Residential**
- **Aligns** Community Plan, County Zoning, Project, District maps, and existing uses
- **Minor** addition of Hotel acres



ATTACHMENT C



PETITION AREA

KEIKI-PUA S. DANCIL, PH.D.

PŪLAMA LĀNA'I

SENIOR VICE PRESIDENT, GOVERNMENT AFFAIRS & STRATEGIC PLANNING

LAND USE COMMISSION, JULY 15, 2026



Pūlama Lāna'i

PROCEDURAL HISTORY

Q1 2022

Final Environmental Assessment (FEA) published on February 8, 2022

- The LPC determined that Petitioner’s FEA was acceptable and issued a Finding of No Significant Impact (“FONSI”) by letter to the State Environmental Review Program (formerly known as the Office of Environmental Quality Control)

Q3 2024
Q2 2025

Community Plan Amendment (CPA), effective April 21, 2025

- Ordinance 5702 (2024) passed Maui County Council on September 13, 2024 and approved by Mayor Bissen on September 18, 2024.
- Ordinance 5792 (2025) ratified Ordinance 5702, passed final reading on April 17, 2025 and became effective on April 21, 2025.

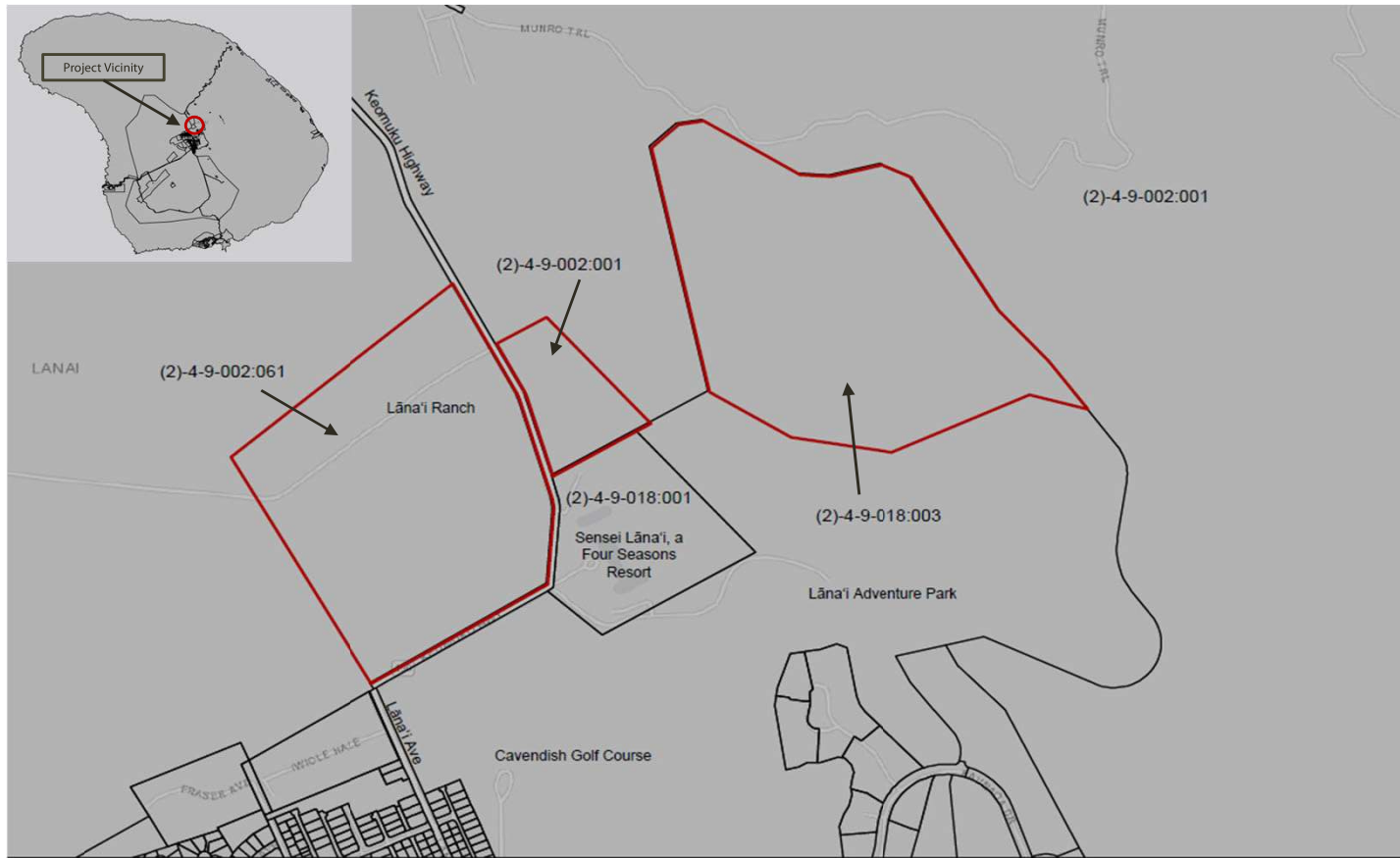
Q2 2026

Filed District Boundary Amendment (DBA) with the Land Use Commission on April 15, 2026

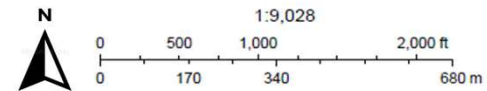
- 170.225 acres from Agricultural and Rural District to Urban District
- Concurrence from County of Maui Planning Department and State Office of Planning & Sustainable Development
- Public Hearing on DBA Petition on July 15, 2026

We are here today

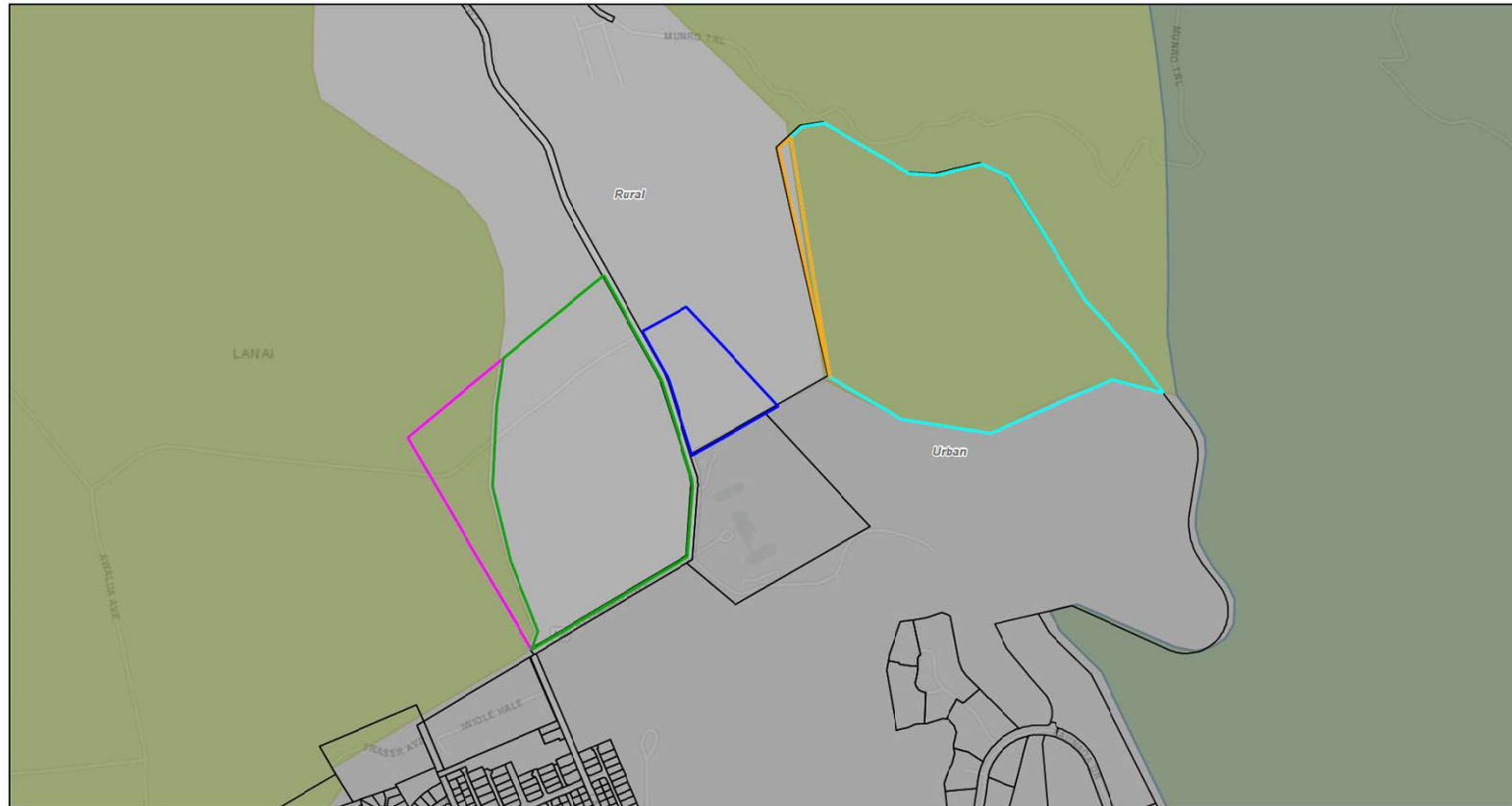
WHERE IS THE PETITION AREA LOCATED?



Location Map



State Land Use Districts



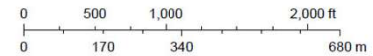
Petition Area

- 11.544-acre area
- 60.764-acre area
- 14.637-acre area
- 2.073-acre area
- 81.207-acre area

State Land Use Districts (SLUD)

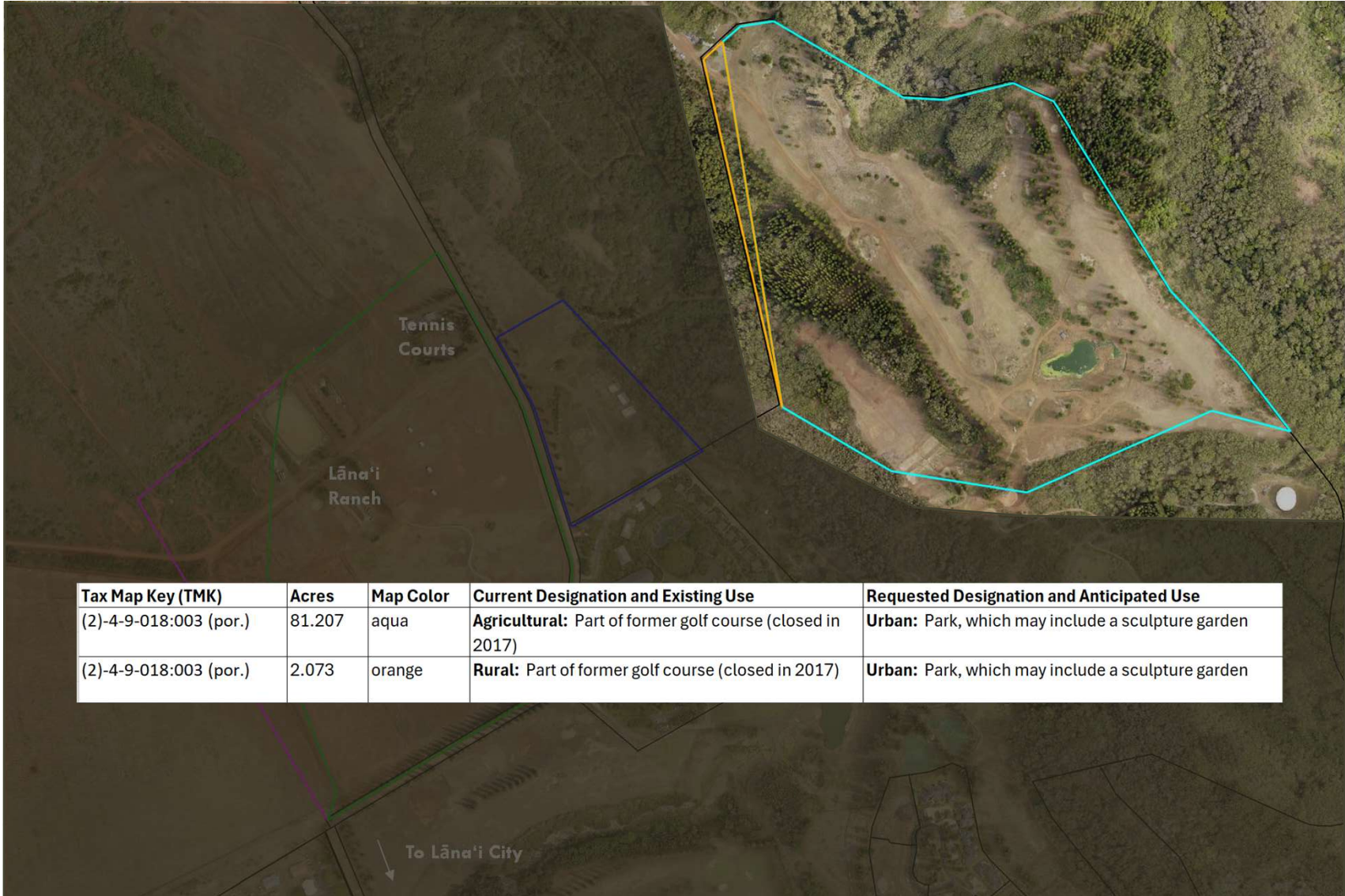
- Conservation
- Rural
- Urban
- Agricultural

1:9,028

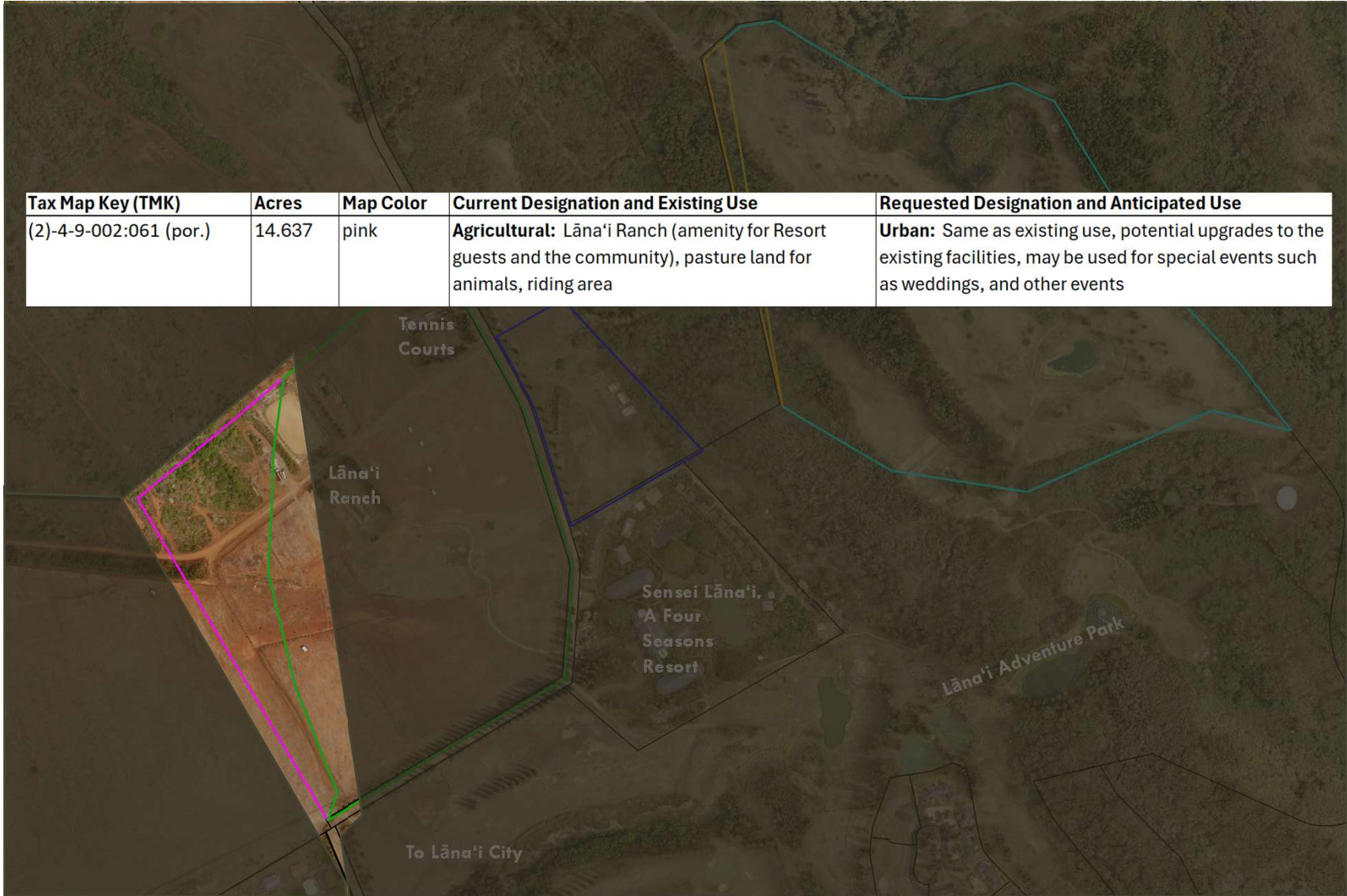


Esri, HERE, Esri, HERE, Garmin, Intermap, USGS, EPA

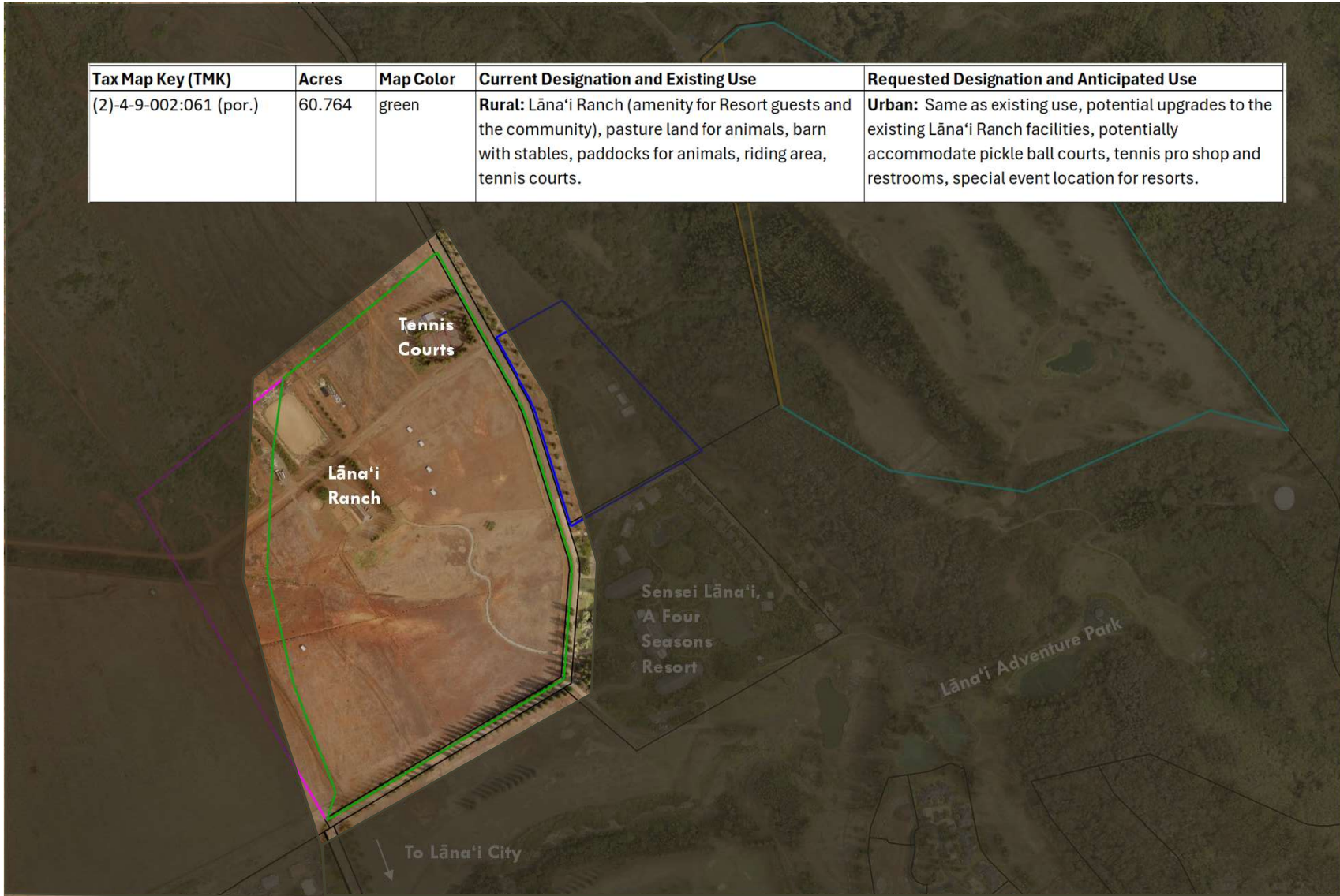




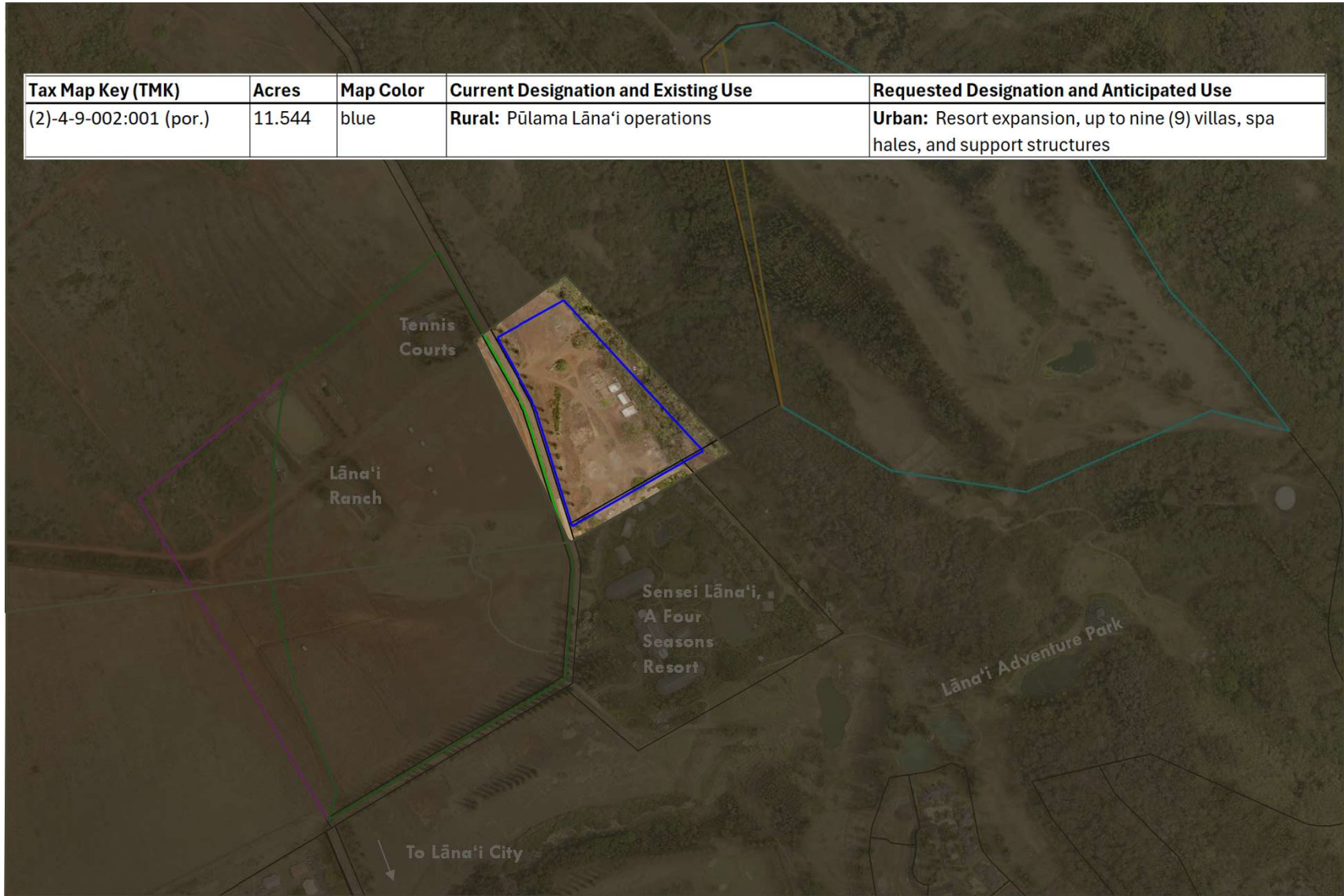
Tax Map Key (TMK)	Acres	Map Color	Current Designation and Existing Use	Requested Designation and Anticipated Use
(2)-4-9-002:061 (por.)	14.637	pink	Agricultural: Lāna'i Ranch (amenity for Resort guests and the community), pasture land for animals, riding area	Urban: Same as existing use, potential upgrades to the existing facilities, may be used for special events such as weddings, and other events









Tax Map Key (TMK)	Acres	Map Color	Current Designation and Existing Use	Requested Designation and Anticipated Use
(2)-4-9-002:061 (por.)	60.764	green	Rural: Lānaʻi Ranch (amenity for Resort guests and the community), pasture land for animals, barn with stables, paddocks for animals, riding area, tennis courts.	Urban: Same as existing use, potential upgrades to the existing Lānaʻi Ranch facilities, potentially accommodate pickle ball courts, tennis pro shop and restrooms, special event location for resorts.



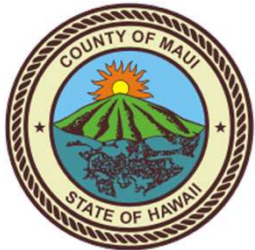
Tax Map Key (TMK)	Acres	Map Color	Current Designation and Existing Use	Requested Designation and Anticipated Use
(2)-4-9-002:001 (por.)	11.544	blue	Rural: Pūlama Lānaʻi operations	Urban: Resort expansion, up to nine (9) villas, spa hales, and support structures



ASSESSMENTS

	<ul style="list-style-type: none"> ▪ Agricultural Lands. Soil rating of C, D and E. Not suitable for intensive field farming, no demand for agricultural use in the Petition area. 18,000 acres remain available for agricultural use. ▪ DAB concluded “that the reclassification of the approximately 95.8 acres of Agricultural District land will not adversely affect existing agricultural activities, resources, and farm workers as there are none, and is unlikely to adversely affect the establishment of potential agricultural operations on adjacent vacant agricultural lands.” (<i>OPSD Testimony, Exhibit 4, Page 2</i>)
	<ul style="list-style-type: none"> ▪ Water Resources. The Lānaʻi Water Company has confirmed with the Petitioner that it has adequate reserve to supply the Petition Area with the estimated demand of 0.059415 MGD. ▪ The overall estimated demand, including the current Petition, entitled developments and the DHHL reservation of 0.067 MGD, is 2.18 MGD, below the CWRM trigger of 4.3 MGD and below the sustainable yield of 6.0 MGD. (<i>OPSD Testimony at 5-6</i>)
	<ul style="list-style-type: none"> ▪ Traffic. No impact.
	<ul style="list-style-type: none"> ▪ Environmental Resources. No impact. ▪ GHG. Estimated 138.5 MT CO₂E (approximately equivalent to the annual emissions of 32 gasoline-powered passenger vehicles or the carbon sequestration capacity of approximately 2,300 tree seedlings grown over a ten-year period).
	<ul style="list-style-type: none"> ▪ Flora and Fauna. No state or federally listed threatened or endangered species or rare native Hawaiian plant species observed. The Petition Area is not designated as a critical habitat for any species.
	<ul style="list-style-type: none"> ▪ Economic Impact. The Project District, which is inclusive of the Petition Area, will create an average of 70 construction jobs and indirect jobs over a period of 10 years. ▪ Cumulative state tax revenues ~ \$14.7 million per year ▪ Cumulative county tax revenues ~ \$2.4 million per year

THE STATE AND THE COUNTY **SUPPORT** THE PETITION IN THEIR POSITION STATEMENTS



- County of Maui supports the Petition
 - **No conditions proposed**



- State Office of Planning and Sustainable Development supports the Petition
 - **Seven (7) conditions proposed and Pūlama Lānaʻi agrees to the conditions**

ATTACHMENT D



**ARCHAEOLOGICAL LITERATURE REVIEW AND FIELD INSPECTION, CULTURAL AND HISTORICAL RESOURCE
CRITERION "E" EVALUATION FOR THE KŌ'ELE STRUCTURES C AND D SURVEY, AND KA PA'AKAI ANALYSIS**

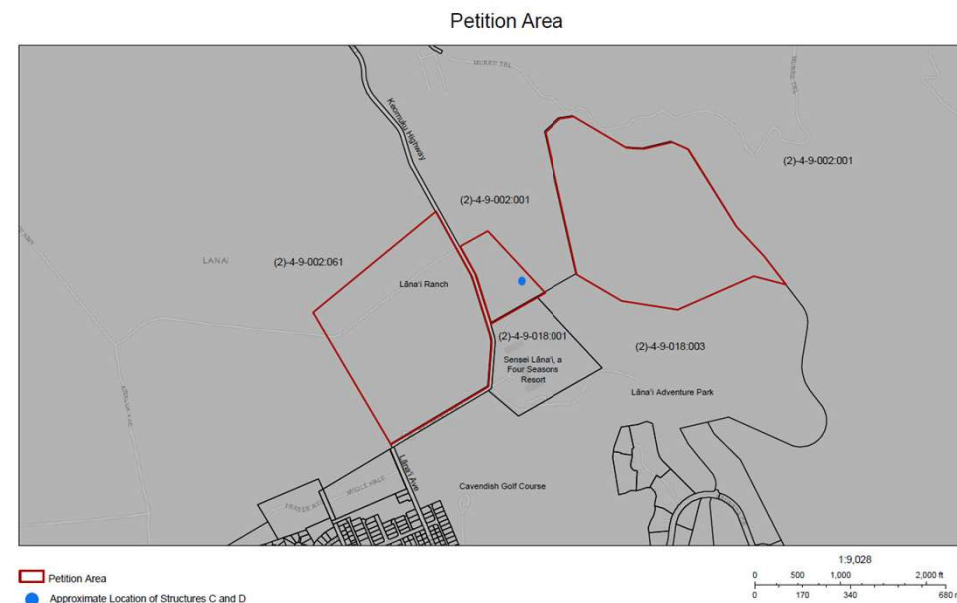
TRISHA KEHAULANI WATSON, J.D., PH.D.
HONUA CONSULTING
FOUNDER

LAND USE COMMISSION, JULY 15, 2026


Pūlama Lāna'i

NO SIGNIFICANT HISTORIC OR CULTURAL IMPACT

Document	Key Findings	Determination
SHPD Letter — April 27, 2022	<p>SHPD reviewed the Kō’ele Project District Applications, which included the petition area, and noted that the applications did not include a proposed project or ground disturbance.</p> <p>SHPD stated it had no objections to the proposed applications and that permit issuance may proceed.</p>	No SHPD objection at this stage identified
Ka Pa’akai Analysis (DBA) — Mar. 20, 2025	The analysis identified cultural, historical, and archaeological resources in the broader Kō’ele area, but found no ongoing traditional or customary Native Hawaiian practices associated with the identified sites or Structures C and D .	No Adverse Effect on Identified Traditional & Customary Native Hawaiian Practices
Kō’ele Structures C and D Criterion “e” Evaluation — Jan. 20, 2025	Criterion “e” was evaluated under HAR §13-284-6(b)(5), and the evidence did not demonstrate that Structures C or D possess cultural significance to Native Hawaiians or another ethnic group through traditional practices, beliefs, events, or oral traditions.	Structures C and D do not meet the requirements of significance under criterion “e”



STRUCTURES C AND D DO NOT MEET HISTORIC SIGNIFICANCE AND INTEGRITY STANDARDS UNDER HAR §13-284-6

Evaluation Factor	MASON Finding	Determination
Criterion “a” – Events HAR §13-284-6(b)(1)	Structures C and D are associated with the broader history of Lāna‘i Ranch but are not directly associated with a significant event that made an important contribution to Hawai‘i’s history.	Criterion “a” Not Met
Criterion “b” – Persons HAR §13-284-6(b)(2)	The structures are not importantly associated with the lives of persons significant in Hawai‘i’s past.	Criterion “b” Not Met
Criterion “c” – Design / Construction HAR §13-284-6(b)(3)	Structures C and D are utilitarian ranch-era buildings and do not possess exceptional architectural significance or distinctive construction characteristics.	Criterion “c” Not Met
Criterion “d” – Information Potential HAR §13-284-6(b)(4)	The structures are unlikely to yield important information regarding prehistory or history beyond what is already known	Criterion “d” Not Met
Integrity Analysis HAR §13-284-6(c)	Multiple relocations diminished integrity of location, setting, feeling, and association. Neither structure remains in its original historic context.	Integrity Standards Not Met

MASON concluded that Structures C and D lack sufficient historic significance and integrity to qualify for listing in the Hawai‘i Register of Historic Places.

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of

PŪLAMA LĀNA'I,

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
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

200 S. High St

Kalana O Maui Bldg, 3rd Fl

Wailuku, HI 96793

Email: corpcoun@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

Lanai Planning Commission
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793
Email: jacky.takakura@co.maui.hi.us

Maui Planning Commission
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793
Email: jacky.takakura@co.maui.hi.us

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

Office of the Attorney General
ANNE E. LOPEZ
Deputy Attorney General
425 Queen Street
Honolulu, HI 96813
Email: anne.e.lopez@hawaii.gov

Department of Hawaiian Home Lands
KALI WATSON
Chairperson
KATIE LAMBERT
Deputy Attorneys General
425 Queen Street
Honolulu, HI 96813

*Department of Land and Natural Resources,
Forestry and Wildlife Division*
RYAN KANAKA'OLE
Chairperson
DAVID DAY

First Deputy
DLNR Main Office
1151 Punchbowl Street
Honolulu, HI 96813

Lānaʻi Sustainability Research, LLC
KURT MATSUMOTO
733 Bishop Street, Suite 1500
Honolulu, HI 96813

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

DATED: Honolulu, Hawaiʻi, July 7, 2026.

CADES SCHUTTE
A Limited Liability Law Partnership

/s/ Christopher T. Goodin

CALVERT G. CHIPCHASE
CHRISTOPHER T. GOODIN
Attorneys for Petitioner
PŪLAMA LĀNAʻI