

From: [Tom Witten](#)
To: [Planning LPC Testimony](#)
Cc: [Nasser Ghossaini](#)
Subject: Testimony in Support- SMA Permit Application (PL-SMA-2026-000087) to Amend SMA Use Permit No. SMA 07-019
Date: Monday, April 20, 2026 10:24:28 AM
Attachments: [Outlook-3fquhacd.png](#)
[Mauna Lani \(Puako Mauka\) PC Testimony 4-20-26_TW.pdf](#)

Aloha,
See attached testimony provided for the April 23, 2026 Leeward Planning Commission Hearing.
Mahalo,
Tom

Thomas S. Witten, FASLA
Principal Emeritus



PBR HAWAII

Mobile: 808-284-8401

Email:

twitten@pbrhawaii.com



KIMI MIKAMI YUEN, LEED® AP BD+C
President / Chairperson

VINCENT SHIGEKUNI
Executive Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Executive Vice-President / Principal

CATIE CULLISON, AICP
Senior Vice-President / Principal

TOM SCHNELL, AICP
Vice-President / Principal

MARC SHIMATSU, PLA, ASLA
Vice-President / Principal

RAYMOND T. HIGA, PLA, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

NATHALIE RAZO
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Director of Land Economics & Real Estate

RAMSAY R. M. TAUM
Cultural Sustainability Planner

ETSUYO KILA
Senior Associate

GREG NAKAI
Senior Associate

BRADLEY FURUYA, AICP
Associate

C.R. 'IMIPONO WICHMAN
Associate

THERESA DEAN
Associate

R. STAN DUNCAN, PLA, ASLA
Chairman Emeritus

RUSSELL Y. J. CHUNG, PLA, FASLA
Principal Emeritus

THOMAS S. WITTEN, FASLA
Principal Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

April 20, 2026

Leeward Planning Commission, Thursday April 23, 2026 Public Hearing

(email: LPCtestimony@hawaiiicounty.gov)

**SUBJECT: TESTIMONY IN SUPPORT OF SMA PERMIT APPLICATION
(PL-SMA-2026-000087) TO AMEND SMA USE PERMIT NO. 07-
019, WAIKOLOA, SOUTH KOHALA, HAWAI'I**

Aloha Planning Commissioners,

This testimony in support of the subject SMA Amendments is provided on behalf of TI Capital Management, LLC, the owners of the adjacent lands to the north and east of the subject property (TMK: (3) 6-8-001:002, 552.829 acres). PBR HAWAII has been assisting the owners with the master planning of these lands that would also be accessed via an extension of Ho'ohana Street that serves the subject lands.

Some of the key attributes of the proposed SMA Permit amendments include:

- 1) Mauna Lani Resort Master Plan. Generally consistent with the Resort Master Plan, the Hawai'i County General Plan (current and draft Update) and South Kohala Community Plan (2008), the modified master plan has reduced the overall density of the project area while still providing ample open space.
- 2) Emergency Evacuation Road. Planned from Ho'ohana Street to Queen Ka'ahumanu Highway in the vicinity of the Mauna Lani Fire Station, this would be a good addition for the Resort. To the extent that the proposed "Tsunami Evacuation Road" (note in the South Kohala Community Plan) can be coordinated with this evacuation road, TI Capital Management, LLC is willing to plan for and provide access across their lands to facilitate an evacuation road solution for the Puakō Beach Lot community.
- 3) Time Extension to Commence Construction. Providing a longer period to commence construction is reasonable for a project of this size and complexity.

Mahalo,

Thomas S. Witten, FASLA
Principal Emeritus