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LĀNA`I RESORTS, LLC

LAND USE COMMISSION  
STATE OF HAWAII

2016 SEP -2 P 1:19

BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of  
LĀNA`I RESORTS, LLC

To consider further matters relating to an Order  
To Show Cause as to whether certain land located  
at Mānele, Lāna`i, should revert to its former  
Agricultural and/or Rural land use classification  
due to Petitioner's failure to comply with  
Condition No. 10 of the Land Use Commission's  
Findings of Fact, Conclusions of Law, and  
Decision and Order filed April 16, 1991. Tax  
Map Key No. 4-9-002:049 (por.), formerly Tax  
Map Key No. 4-9-002:001 (por.).

DOCKET NO. A89-649

**WRITTEN DIRECT TESTIMONY OF  
BRUCE PLASCH, Ph.D.;  
CERTIFICATE OF SERVICE**


**WRITTEN DIRECT TESTIMONY OF BRUCE PLASCH, Ph.D.**

Bruce Plasch, Ph.D. (**Dr. Plasch**) is the owner and President of PEP, an economic consultancy that specializes in the economies of Hawaii and Pacific basin. He has been an economic consultant in Hawaii since 1971, and he has extensive experience in economic analysis of development (including resorts), public policy analysis, and the community benefits and costs of projects. He has previously testified before the State Land Use Commission (**LUC**), and he was qualified by the LUC as an expert in economic assessment.

Dr. Plasch is currently conducting an analysis of the economic impacts of the Lanai golf courses and resorts. He is examining the benefits that the Manele golf course has on the Lanai community, such as its impact on the resort and other operations attributable to the golf course, visitor and occupancy rates, expenditures, tax revenues, property sales, and employment related to the golf course. He is also examining the impact that a shutdown of the Manele golf course would have on the Lanai community.

Because he has not yet completed his information-gathering or analysis, he is not able to present his conclusions at this time. Petitioner will provide supplemental written direct testimony summarizing his analysis and findings as soon as it is available, and Dr. Plasch will provide testimony about his methods and conclusions at the hearing.

Dated: Honolulu, Hawaii, September 2, 2016.

  
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BENJAMIN A. KUDO  
CLARA PARK  
Attorneys for  
LĀNA'I RESORTS, LLC

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of

LĀNA'I RESORTS, LLC

To consider further matters relating to an Order To Show Cause as to whether certain land located at Mānele, Lāna`i, should revert to its former Agricultural and/or Rural land use classification due to Petitioner's failure to comply with Condition No. 10 of the Land Use Commission's Findings of Fact, Conclusions of Law, and Decision and Order filed April 16, 1991. Tax Map Key No. 4-9-002:049 (por.), formerly Tax Map Key No. 4-9-002:001 (por.).

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**CERTIFICATE OF SERVICE**


CERTIFICATE OF SERVICE

I hereby certify that on this date a true and correct copy of the **WRITTEN DIRECT TESTIMONY OF BRUCE PLASCH, Ph.D.; CERTIFICATE OF SERVICE** was served upon the following as indicated below:

BRYAN C. YEE, ESQ. DAWN TAKEUCHI APUNA, ESQ. Department of the Attorney General Hale Auhau, Third Floor 425 Queen Street Honolulu, Hawaii 96813 Attorney for State Office of Planning	Via U.S. Postal Mail
LEO R. ASUNCION, Jr., AICP, Director RODNEY Y. FUNAKOSHI Office of State Planning 235 South Beretania Street, 6 <sup>th</sup> Floor Honolulu, Hawaii 96813	Via U.S. Postal Mail

<p>WILLIAM SPENCE, Director          Planning Department, County of Maui          2200 Main Street          One Main Plaza, Suite 315          Wailuku, HI 96793</p>	<p>Via U.S. Postal Mail</p>
<p>PATRICK K. WONG, ESQ.          MICHAEL HOPPER, ESQ.          CALEB ROWE, ESQ.          Office of the Corporation Counsel          200 South High Street          Wailuku, Hawaii 96793</p>	<p>Via U.S. Postal Mail</p>
<p>DAVID KOPPER, ESQ.          LI'ULA NAKAMA, ESQ.          Native Hawaiian Legal Corporation          1164 Bishop Street, Suite 1205          Honolulu, Hawaii 96813          Attorney for Intervenor          LANAIANS FOR SENSIBLE GROWTH</p>	<p>Via U.S. Postal Mail</p>

DATED: Honolulu, Hawaii, September 2, 2016.

  
 BENJAMIN A. KUDO  
 CLARA PARK  
 Attorneys for  
 LĀNA'I RESORTS, LLC