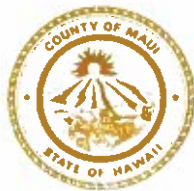


MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

November 16, 2021



Mr. Daniel E. Orodener
Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Orodener:

SUBJECT: 2021 ANNUAL REPORT FOR THE STATE LAND USE COMMISSION – DOCKET NO. A07-772/A&B PROPERTIES, INC., KAMALANI (FORMERLY KIHEI RESIDENTIAL) (A07-772)

The Department of Planning (Department) has reviewed the 2021 Annual Report (Report) dated October 22, 2021, for the A&B Properties, Inc., Kihei Residential Project, Docket No. A07-772. The Department acknowledges this Report as continuing fulfillment of Condition No. 25 *Annual Reports*. The project is now known as Kamalani.

The Department again notes that substantial project work has been completed with the construction and occupancy of homes in Increment One along with completion of some internal roadways, water and sewer facilities, and other infrastructure. As stated in the Report, work on the project requires the completion of additional agreements, especially concerning water supply, and the Department looks forward to working with A&B Properties to continue work in Increment Two as these issues are resolved.

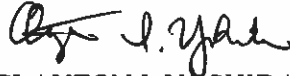
The Department acknowledges that 2021 has been another extraordinary year with the pandemic and recognizes the lengthy entitlement process for the community plan and zoning approvals from the County of Maui that significantly affected A&B Properties' ability to comply with backbone infrastructure timelines imposed by conditions of the Decision & Order (D&O). The Department also acknowledges A&B Properties' request that the State Land Use Commission (LUC) recognize the material facts regarding lengthy project review and approval processes and construction timing.

Towards a resolution regarding D&O Condition Nos. 22 and 23 in their specificity for the completion of the backbone infrastructure, the Department notes that A&B Properties filed with the LUC a Motion for Order Granting Time Extension on November 17, 2020. Subsequently, the LUC approved a time extension to April 28, 2031, as reflected in Condition Nos. 22 and 23. The additional time should allow for the timely completion of the Project's remaining backbone infrastructure.

Mr. Daniel E. Orodenker
November 16, 2021
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Thank you for the opportunity to review. Should further comment be necessary, please contact Staff Planner Kurt Wollenhaupt by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

Sincerely,



CLAYTON I. YOSHIDA
Planning Program Administrator

for MICHELE MCLEAN, AICP
Planning Director

xc: Jacky Takakura, Acting Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Department of Public Works (PDF)
Department of Water Supply (PDF)
State Land Use Commission (PDF)
State Office of Planning (PDF)
Riley K. Hakoda, Land Use Commission (PDF)
Daniel Y. Yasui, A&B Properties, Inc. (PDF)
Project File

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