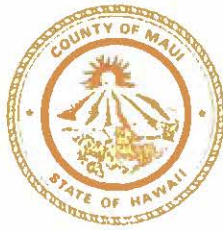


**RICHARD T. BISSEN JR.**  
Mayor

**KATHLEEN ROSS AOKI**  
Planning Director

**GARRETT E. SMITH**  
Deputy Director



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

March 28, 2023



Mr. Daniel E. Orodenker  
Executive Officer  
State Land Use Commission  
Post Office Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Orodenker:

**SUBJECT: 2023 ANNUAL REPORT FOR THE STATE LAND USE COMMISSION – DOCKET NO. A15-798 / WAIKAPU PROPERTIES, LLC, WAIKAPU COUNTRY TOWN (WCT), LOCATED AT 1670 HONOAPIILANI HIGHWAY, WAIKAPU, ISLAND OF MAUI, HAWAII; TMKS (2) 3-6-004:003 (POR.), (2) 3-6-002:003 (POR.), (2) 3-6-004:006 (POR.), AND (2) 3-6-005:007 (POR.) (A15-798)**

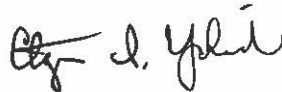
The Department of Planning (Department) has reviewed the 2023 Annual Report (Report) dated March 6, 2023, for the Waikapu Properties, LLC, Waikapu Country Town, Docket No. A15-798. The Department acknowledges this Report as continuing fulfillment of Condition No. 28 Annual Reports.

The Department notes the status report on the Petition Area on pages 2 and 3 of the Report. As the LUC is aware, on March 8, 2022, the LUC ordered that the Motion for Modification of Condition 8(b) of the Decision and Order filed on February 26, 2018, be amended. On April 28, 2022, the Petitioner entered into a Public Private Partnership Agreement (PPPA) with the County of Maui whereas WCT may provide additional residential workforce housing units along with additional acreage for a school site in lieu of monetary contributions for infrastructure improvements. To bring the LUC up to date, Item 7 in the Report states "*On December 13, 2022, the Maui Planning Commission conducted a public hearing on the Planning Department initiated amendments to the above-referenced conditions of zoning, WCT zoning ordinance, and community plan map. The Planning Commission voted unanimously to recommend approval of the subject amendments to the Maui County Council.*" This item has been sent to the Mayor and Council Chair to be considered in 2023 and will be closely watched over the upcoming year with the 2024 Report summarizing the outcome of these proposed County amendments and subsequent movement on the WCT project.

Mr. Daniel E. Orodenker  
March 28, 2023  
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Thank you for the opportunity to review. Should further comment be necessary, please contact the Kurt Wollenhaupt at the Planning Department at [kurt.wollenhaupt@mauicounty.gov](mailto:kurt.wollenhaupt@mauicounty.gov) or at (808) 270-8205.

Sincerely,



*for* ANN T. CUA  
Planning Program Administrator

*for* KATHLEEN ROSS AOKI  
Planning Director

Copy to: Jordan E. Hart, Zoning Administration and Enforcement Division Program Administrator (PDF)  
Kurt F. Wollenhaupt, Staff Planner (PDF)  
State Office of Planning and Sustainable Development (PDF)  
State Land Use Commission (PDF)  
Michael Summers, Consultant (PDF)

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