



# LAND USE COMMISSION

*Komikina Ho'ohana 'Āina*

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

*Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i*

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June 13, 2024

SMC Kona, LLC  
Attn: Micah Aiu, Esq.  
636 Laumaka Street  
Honolulu, Hawaii 96819

Subject: LUC Docket A03-744, Palamanui Global Holdings, TMK: (3) 7-2-005-001

Dear Mr. Aiu,

Please be apprised that according to our records indicate that the required annual report for 2023 has not been filed with the Commission.

Condition 26 states:

Petitioner shall timely provide without any prior notice, annual reports to the Commission, OPSD and the County in connection with the status of the subject Project proposed for the reclassification area, and Petitioner's progress in complying with the conditions imposed. The annual report shall be submitted in a form prescribed by the executive officer of the Commission. The annual report shall be due prior to or on the anniversary date of the approval of the Petition.

In accordance with the Decision and Order, annual reports are due prior to or on June 13<sup>th</sup> of each year. Please note the D&O is available for review on the LUC website at: <http://www.luc.hawaii.gov/a03-744>.

You are hereby informed that unless we receive your annual report covering the Docket mentioned above by August 13, 2024, the Petitioner will be required to appear before the Commission to provide a status report regarding the status of the project.

The format of the annual report should be composed of two sections. The first section should briefly discuss the general progress of the project, including any regulatory approvals pending/obtained. The second section should state verbatim all conditions imposed by the Commission, followed by a brief report on all efforts to comply with each stated condition.

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Please include, when possible, the dates of any required regulatory approval obtained or expected, the specific areas of the redistricted lands to which the compliance activity relates, and any other new information regarding the project (i.e., photos, future plans, etc.). In compliance with representations made to the Commission, the Petitioner should specify: 1) the status of the construction of the affordable units, 2) the sales prices of the “other units” in relation to the Ordinance No. 05-23, Affordable Housing Policy for the County of Hawai‘i, 3) indicate the number of Affordable Housing units that have been created, and the number of occupied units.

We require that an original of the annual report be filed with the Commission, as well as an electronic copy, please be sure the electronic file is ADA compliant, and copies are sent to the Office of Planning and Sustainable Development and the County of Hawai‘i Planning Department.

Should you have any questions, please contact our office, at (808) 587-3823 or via email at [dbed.luc.web@hawaii.gov](mailto:dbed.luc.web@hawaii.gov).

Aloha,



Daniel E. Orodener  
Executive Officer  
State of Hawai‘i  
Land Use Commission

CC: Katia Balassiano and Alison Kato Esq. - State of Hawai‘i *Office of Planning and Sustainable Development*  
Zendo Kern and Jeff Darrow - County of Hawai‘i Planning Department  
Michelle Ahn, Esq. - County of Hawai‘i Planning Deputy Corporation Counsel