



# 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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December 19, 2024

Pualani Estates at Kona  
c/o Hawaiian Properties, Ltd.  
75-240 Nani Kailua Drive, Suite 9  
Kailua Kona, HI 96740

**SUBJECT:** Land Use Commission Docket A88-632 Pualani Development Company  
Delinquent Annual Reports

Dear Petitioner:

Please be apprised that our records indicate, the mandatory annual reports for LUC Docket A88-632 Pualani Development Company, have not been filed with the Land Use Commission ("Commission") since 2005.

Pursuant to Condition 13 of the Findings of Fact, Conclusions of Law, and Decision and Order issued on September 13, 1989 (the "D&O"), annual reports are due prior to, or on September 13<sup>th</sup> of each year. The required annual reports for 2005-2024 have not been filed with the Commission.

You are hereby informed that unless we receive a detailed annual report covering the each of the Dockets mentioned above by, February 12, 2025, or the Petitioner will be required to appear before the Commission to provide a status report regarding the status of the development proposed under the subject docket.

The format of the annual report should be composed of two sections. The first section should discuss in detail, the general progress of the project, including any regulatory approvals pending/obtained, or changes to plans. The second section should state verbatim all conditions imposed by the Commission, followed by a detailed report and data, on all efforts and challenges presented to comply with each stated condition.

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:

- 1) Indicate the number of Affordable Housing units that have been created, and the number of occupied units.

- 2) The number of market rate housing units that have been created, and the number of occupied units.

We require that one original and one electronic copy of the annual report be filed with the Commission. The electronic copy must be ADA compliant, upon filing. We also note that the D&O requires the annual report to be served upon County of Hawai'i Planning Department and the Office of Planning and Sustainable Development.

Should you have any questions, please contact our office, at (808) 587-3822 or via email at [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov).

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Daniel Orodener  
Executive Officer  
Land Use Commission  
State of Hawai'i