



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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February 3, 2025

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305 E. Wakea Ave., Suite 100
Kahului, HI 96732

Jeff Ueoka
Mancini, Welch & Geiger LLP
305 East Wakea Avenue, Suite 200
Kahului, HI 96732

SUBJECT: A07-773(b) Waikapū Development Venture

Dear Ms. Bigelow and Mr. Ueoka:

Please be apprised that according to our records, the required annual reports for Docket No. A07-773 (b) have not been filed with the Commission since 2023.

Condition No. 19, of the Second Amended 2008 Decision and Order states:

Petitioner shall timely provide without any prior notice, annual reports to the Commission, the Office of Planning, and the County of Maui Planning Department in connection with the status of the Project and Petitioner's progress in complying with the conditions imposed herein. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission.

In accordance with the Second Amended 1988 Decision and Order, annual reports are due prior to or on March 7th of each year. Please note the D&O is available for review on the LUC website at: <http://www.luc.hawaii.gov/a07-773>.

Please provide the updated annual reports on or before March 7th, 2025. 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 sent to the Office of Planning and Sustainable Development and County of Maui Planning.

The format of the annual report should be composed of two sections. The first section should briefly discuss the general progress of the Petition area by parcel and landowner, and any regulatory approvals pending/obtained. If uncompleted, please include a timeline for buildout and obtaining permits. Please include 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 total number of built and/or completed units
- 2) The sales prices of the “affordably priced units” in relation to the 120% of County of Maui median family income category
- 3) The sales prices of the “other units” in relation to the 140% of County of Maui median family income category
- 4) Indicate the number of Affordable Housing units that have been created, and the number of occupied units.

The second section should state verbatim all conditions imposed by the Commission, followed by a brief report on all landowners’ efforts to comply with each stated condition.

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

Sincerely,



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