



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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March 25, 2025

Leilani Pulmano
H2R, LLC
Dowling Company
2005 Main Street
Wailuku, HI 96793

SUBJECT: A97-721 Mākena Resort (H2R, LLC) 2025 Annual Report
Supplemental Information

Dear Ms. Pulmano,

On February 18, 2025, the Land Use Commission ("LUC" or "Commission") received the 2025 Annual Report for Docket No. A97-721 Mākena Resort (H2R, LLC) pursuant to Condition No. 19¹ of the Commissions Original 1998 Decision and Order.

Please be apprised that we are requesting additional information for LUC Docket A97-721 Mākena Resort (H2R, LLC). You are hereby informed that unless we receive the additional information for the 2025 annual report covering the Docket mentioned above by June 30, 2025, the Petitioner will be required to appear before the Commission to provide a status report regarding the development proposed under the subject docket.

The format of the additional information should be composed of two sections. The first section should briefly discuss 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 if any 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 the representations made to the Commission, the Petitioner should:

¹ Subsequent Amendments to the Original 1998 Decision and Order, have changed the Annual Report Condition Number to No.17

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- 1) Indicate the number of Affordable Housing units that have been created, and the number of occupied units, if not what is the timeline for construction.
- 2) The number of market rate housing units that have been created, and the number of occupied units, and timeline for full build.
- 3) Timeline for all infrastructure that is not completed.

We require that one original and one electronic copy of the additional information 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 Maui Planning Department and the State Office of Planning and Sustainable Development.

Additionally, please provide the Commission with updated contact information for the ownership of the property, this includes address, phone, and email addresses.

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

Sincerely,



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