



# 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*

235 S. Beretania Street, RM 406, Honolulu, Hawai'i 96813

Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Email Address: dbedt.luc.web@hawaii.gov

JOSH GREEN, M.D.

GOVERNOR

SYLVIA LUKE

LT. GOVERNOR

DANIEL ORODENKER

LUC EXECUTIVE OFFICER

Telephone: (808) 587-3822

Fax: (808) 587-3827

Website: luc.hawaii.gov

February 18, 2025

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

SUBJECT: A03-744, Hiluhilu, Palamanui – 2024 Annual Report Information Request

Dear Mr. Aiu:

On June 20, 2024, the Land Use Commission (“LUC” or “Commission”) received the 2023 Annual Report filed for Docket No. A03-744 Palamanui pursuant to Condition 26 in the 2005 Commission's Findings of Fact, Conclusions of Law, and Decision and Order for a State Land Use District Boundary Amendment.

In review of the 2023 Annual Report, LUC Staff requests additional information be presented in the upcoming 2024 annual report filing. Please include information regarding the anticipated development timeline, and detailed explanations of the status of compliance with the Conditions set forth in the 2005 Decision and Order.

The format of ongoing annual reports 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 past and current efforts to comply with each stated condition.

Please include, when possible, the dates of any required regulatory approvals 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 specify:

- 1) The status and/or timeline of the construction of the units;
- 2) Any information and timeline on conditions that has no begin date or end date; and
- 3) Indicate the number of units that may have been created to date, and the number of occupied units that are affordable.

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We require that one original and one electronic copy to 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 Hawaii, Planning Department and the Office of Planning and Sustainable Development.

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).

Sincerely,

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

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