



# 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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August 14, 2025

Shigeki Yamane, President  
Prince Resorts Hawai'i  
Mauna Kea Resort LLC.  
100 Holomoana St.  
Honolulu, Hawai'i 96815

**SUBJECT:** LUC Docket A84-574 Mauna Kea Resort TMK (3)-6-2-01:62,63,78,79, and  
por. 51  
Delinquent Annual Reports

Dear Mr. Yamane:

Please be appraised that our records indicate LUC Docket A84-574 Mauna Kea Resort has not filed an Annual Report since 2021.

Pursuant to Condition No. 3 of the Findings of Fact, Conclusions of Law, and Decision and Order to Extend Time and Approve Second Increment issued on December 6, 1994 (the "D&O"). Annual reports are due prior to or on December 6<sup>th</sup> of each year. The required annual reports for 2021 - 2024 have not been filed with the Land Use Commission ("Commission").

You are hereby informed that unless we receive a detailed annual report covering the each of the Dockets mentioned above by, November 14, 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 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, 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 specify:

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- 1) The sales prices of the "affordably priced units" in relation to the 120% of County of Hawai'i median family income category
- 2) The sales prices of the "other units" in relation to the 140% of County of Hawai'i median family income category
- 3) Indicate the number of Affordable 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.

Additionally, please provide the Commission with updated contact information for the ownership of the properties, 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](mailto:dbedt.luc.web@hawaii.gov).

Sincerely,

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

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