

EMMANUEL LUTHERAN CHURCH AND SCHOOL

520 One Street
Kahului, HI 96732

June 8, 2025

State Land Use Commission
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai'i 96804-2359



Subject: DOCKET NO. A07-773(a)
Updated Status Report

Dear Chair Giovanni and Members of the Commission,

In its Decision and Order for the Continuation of the 2023 Status Report dated February 6, 2024, the Land Use Commission of the State of Hawai'i (the "LUC") ordered that Emmanuel Lutheran Church ("ELC") return before the LUC within six months to provide an updated Status Report to address compliance with all existing Decision and Orders, including, but not limited to certain specific matters. In recognition of this upcoming deadline, ELC provides the following information while also requesting additional time to solidify its plans moving forward.

- **Identification of all individuals, organizations, or contractors responsible for plans, designs, engineering, and permitting for the proposed church facilities.**

ELC is working with Lutheran Church Extension Fund and its various branches for fundraising, financing, and concept design. Local firms will be brought on at the appropriate time for architecture and engineering services.

- **Identify the phased schedule and timing for development and each of the tasks required within each phase, and to the extent possible the location on the property for each phase.**

For your reference, we have included photographs that clearly depict the location of the subject land.

PHASE 1 (Present - 2028):

Feasibility (Discovery, Analysis, Campus Master Plan, and Fundraising)

PHASE 2 (2028 – 2030):

Concept and Design (Selection of Partners, Pricing, and Realistic Plans)

PHASE 3 (2030 – 2043):

Construction of Multipurpose Building (Gymnasium), Designate Preschool Building (4 classrooms), 12 Classrooms for (K-8 and Electives), Offices for Administrative/Pastor

PHASE 4 (TBD):
Construction of Sanctuary

SITE PLAN ATTACHED

- **Identify the methods to be used in financing the Project.**

ELC is working with Lutheran Church Extension Fund and we anticipate that fundraising projections will be finalized shortly; this information is still in process.

- **Updated traffic studies, site plans, Cultural Impact Statement (CIA), and Ka Pa‘akai analysis.**

Please see attached updated CIA for the Project, the Ka Pa‘akai analysis for the project can be found in section 7.0 on page 69 of the CIA. We are currently working with Waikapu Development Venture on updated traffic studies. Site Plans will be revised in coordination with the project design.

- **Identify what findings and conditions of the Decisions and Orders that you will need to amend or modify to conform with the church facilities you are now planning to construct, including any time extensions in meeting those conditions that would be required.**

ELC’s completion deadline for the project is March 7, 2028, and it will be seeking a time extension to complete Phases 1, 2, and 3 by December 31, 2043. Generally speaking, there are no “substantive” changes to the project approved by LUC in its Findings of Fact, Conclusions of Law, and Decision and Order in Docket No. A07-773, filed on July 11, 2019.

ELC and Waikapu Development Venture both seek relief from Condition 5, pertaining to the Traffic Impact Assessment Report. The parties have engaged in conversations with both state and county agencies to ensure a comprehensive and compliant approach. The parties are reviewing and referencing previously completed TIARs within the Waiale and Kuikahi areas to inform our efforts and ensure consistency where appropriate.

- **Provide recommendations to the Commission for how conditions in the Decisions and Orders should be apportioned between Waikapu Development Venture and Emmanuel Lutheran Church.**

ELC and Waikapu Development Venture are working collaboratively which conditions may be assigned to each respective project, ensuring clarity and proper allocation of responsibilities.

- **Work with the State Office of Planning and Sustainable Development to better understand the process and alternatives that might be available for your proposed project.**

In closing, ELC respectfully requests to schedule our next report to the Commission once all these areas of work are fully prepared and ready. We believe this will allow for the most productive and informative session for the Commission.

Thank you for your continued time and consideration.

Sincerely,

Joshua Rempfer
Head of School
Emmanuel Lutheran School
Kahului, HI 96732