

LAND USE COMMISSION  
STATE OF HAWAII

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January 27, 2022  
Executive Officer  
Land Use Commission  
State of Hawaii, Department of Business,  
Economic Development & Tourism  
PO Box 2359  
Honolulu HI 96804-2359

Subject: Annual Report for LUC Docket SP02-397, Special Use Permit for an Educational  
Retreat Center at Hamakua, Hawaii,  
TMK 4-4-11:015

Clerk:

In accordance with Condition No. 9 of the above referenced Special Use Permit (SUP), Hawaii United Methodist Union is required to submit an annual progress report to the State Land Use Commission (LUC). As required this report has been prepared to: 1) outline the status of the subject development; and 2) reference compliance with the ten conditions of the SUP approval.

### **Project Status**

At this date, every permit is active except two, which we will not be building: Duplex 1&2, and Conference Center.

The Cultural Exhibit floor is complete; the roof is uncompleted. The Gazebo is complete. All eight tenting rain shelters are complete. One tenting bath house is complete, the second has the flooring and septic system complete. Both Bunk House foundations are complete. Duplexes 3&4 and 5&6 are complete. "Complete" also means, in addition to construction, that all inspections are complete and occupancy certificates have been issued where applicable.

Numerous United Methodist volunteer groups, from Hawaii and from the US mainland, have contributed on site, as has a community-based youth group. The USDA developed a conservation plan for the property during 2005-06. An orchard and a mature collection of Hawaiian flora have been cleared and restored, with educational signage in place.

During the 2nd half of 2020 (reported 2019 late, in June 2020, and through that date) we established with the County of Hawaii Covid-19 rules that permitted us to open the camp to rentals. We furnished the new duplex 5&6 with solar systems, propane hot water systems, and completely furnished the two units. Construction consisted of rebuilding the property walking bridge. Grounds were extensively managed and brush and guava removed or thinned.

The Covid-19 rules were adopted and we observed both the State and Local ordinances to ensure gathering safely during this extended pandemic season.

### **Conditions of Approval**

#### **Condition No. 1**

That the Applicant, successors or assigns shall be responsible for complying with all of the stated conditions of approval.

**Response:** The Hawaii United Methodist Union (HUMU) acknowledges and will adhere to the terms of this condition.

#### **Condition No. 2**

That the Applicant shall complete the development in keeping with substantial representations made in the Application and to the Land Use Commission. These representations include but are not limited to: i) limiting the operation of the Project to a non-profit organization; ii) constructing no more than four 1,200 square-foot, single-story dormitories and no more than six 600-square foot, single-story cottages; and iii) limiting the maximum number of beds to 40 exclusive of staff quarters.

**Response:** HUMU's Master Plan submitted to the County of Hawaii Planning Director portrays four bunkhouses and six cottages within the prescribed size limits, and we will only build four of the six cottages allowed.

#### **Condition No. 3**

That an archaeological letter of clearance be secured from the Department of Land and Natural Resources (DLNR) – Historic Preservation Division with a copy submitted to the Planning Director prior to any land clearing activities.

**Response:** An archaeological letter of clearance, dated July 5, 2005, has been received, as previously reported.

#### **Condition No. 4**

That all construction for the proposed expanded retreat shall be completed in ten (10) years from the effective date of this permit. Prior to the start of any new construction, Final Plan Approval shall be secured from the Planning Director. Plans shall identify all proposed structures, parking area(s), access driveway(s) and landscaping associated with the proposed use.

**Response:** The County did issue an extension for construction. We are a non-profit enterprise, and it takes considerable time to raise funds for construction. We still have four more buildings to complete, two of which are the most expensive in our plan. Eventually we will need again another extension.

#### **Condition No. 5**

That the Applicant shall secure and finalize all existing permits as required by the Department of Public Works, Building Division.

**Response:** Complete.

**Condition No. 6**

That access shall meet with the requirements of the Department of Public Works.

**Response:** HUMU will ensure that access meets the requirements of the Department of Public Works.

**Condition No. 7**

That should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls be encountered, work in the immediate area shall cease and the DLNR-State Historic Preservation Division (DLNR-SHPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-SHPD when it finds that sufficient mitigative measures have been taken.

**Response:** HUMU will observe this condition. The property evidenced no Hawaiian sites during a professional archaeological inventory survey.

**Condition No. 8**

That the Applicant shall comply with all other applicable laws, etc., of affected government agencies.

**Response:** The Applicant plans to comply with requirements of government agencies and departments.

**Condition No. 9**

That a written annual status report shall be submitted to the Planning Director and the Land Use Commission in connection with the status of the Project and the Applicant's progress in complying with the conditions imposed herein. The annual report shall be due prior to or on the anniversary date of the issuance of this Decision and Order. The annual report shall be submitted in a form prescribed by the Executive Officer of the Land Use Commission.

**Response:** This status report is now submitted in January each year to report on the entire previous year. The original anniversary date was December 18.

**Condition No. 10**

That an initial extension of time for the performance of conditions within the permit may be granted by the Planning Director and Land Use Commission upon the following circumstances:

1. Non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors, or assigns and that are not the result of their fault or negligence.

2. Granting of the time extension would not be contrary to the General Plan or Zoning Code.
3. Granting of the time extension would not be contrary to the original reasons for the granting of the permit.
4. The time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).

**Response:** The County has issued one extension for construction.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Ongo', written over a horizontal line.

Koli Ongo, President  
Hawaii United Methodist Union

Cc: Planning Director, County of Hawaii