



Hawaii United Methodist Union

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Rev. Dr. Tom Choi
District Superintendent

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

Subject: Annual Report for LUC Docket SP02-397, Special Use Permit for an Educational Retreat Center at Hāmākua, Hawai'i
TMK: 4-4-11:015

Dear Executive Officer,

In accordance with Condition No. 9 of the above-referenced Special Use Permit (SUP), Hawai'i United Methodist Union (HUMU) hereby submits this annual status report. This report outlines the current status of the property and responds to each of the conditions of approval.

At this time, please be advised of the following regarding the Project Status:

Disposition of Property

The subject property is in the process of being sold. The property will be conveyed *as-is*. HUMU will not be undertaking any additional construction, improvements, or development authorized under the SUP.

Status of Special Use Permit

Although the Special Use Permit remains valid, HUMU has not been actively utilizing the permit in recent years. In particular, the conditions that contemplated completion of additional structures will no longer be pursued. The project as envisioned in 2002 is not being carried forward.

Future Compliance

Since no further development is planned and the property is being sold, HUMU respectfully submits this letter to serve as the final status report. The new property owner will determine future use of the land, subject to any applicable land use and zoning regulations, but HUMU does not intend to request extensions or modifications to the existing SUP.

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: HUMU acknowledges this condition. While no further development will occur, HUMU has continued to comply with the SUP requirements during its tenure.

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, including limiting use to a nonprofit, limiting construction to four dormitories and six cottages, and capping occupancy at 40 beds (exclusive of staff quarters).

Response: HUMU will not be pursuing any further construction. The bunkhouses, additional cottages, and other facilities envisioned in the SUP will not be built. Since the property is being sold *as-is*, HUMU will not exceed or infringe upon the scope of the permit.

Condition No. 3

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

Response: HUMU received an archaeological clearance letter dated July 5, 2005, and has complied with this condition. As no further construction or land clearing is planned, there will be no new impacts to archaeological or cultural resources.

Condition No. 4

That all construction for the proposed retreat shall be completed in ten (10) years from the effective date of this permit, with extensions possible.

Response: HUMU did receive an extension in the past. However, as the property is being sold, HUMU does not plan to pursue further construction and thus will not require additional extensions.

Condition No. 5

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

Response: HUMU has secured and finalized existing permits as required. No further permit activity is planned.

Condition No. 6

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

Response: Access has been maintained in accordance with requirements. No changes are anticipated since no new construction will take place.

Condition No. 7

That should any unidentified archaeological sites or remains be encountered, work in the immediate area shall cease and DLNR-SHPD shall be notified.

Response: HUMU continues to observe this condition. Since no further land disturbance or construction is planned, there will be no future activity that could affect archaeological resources.

Condition No. 8

That the Applicant shall comply with all other applicable laws and requirements of affected government agencies.

Response: HUMU has complied with applicable laws and requirements. With the pending sale, HUMU will not be undertaking activities that would require further regulatory approvals.

Condition No. 9

That a written annual status report shall be submitted to the Planning Director and the Land Use Commission.

Response: This submission satisfies the reporting requirement for the current year. HUMU has not actively utilized the SUP in recent years, and with the pending sale of the property, ongoing reporting obligations will rest with the new owner should they choose to pursue any activities under the SUP.

Condition No. 10

That an initial extension of time for performance of conditions may be granted upon showing good cause.

Response: HUMU previously received an extension, but no further construction is planned. Accordingly, HUMU will not request additional extensions.

Conclusion

HUMU has complied with the Special Use Permit conditions during its stewardship of the property. Since the property is being sold and no further development is planned, HUMU respectfully submits that this report fulfills its obligations under Condition No. 9.

Sincerely,
Rev. Joy Yun

A handwritten signature in black ink, appearing to read "Joy Yun", with a stylized, flowing script.

President
Hawai'i United Methodist Union

Cc: Planning Director, County of Hawai'i