

State of Hawai'i  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of State Parks  
Honolulu, Hawai'i 96813

April 12, 2019

Board of Land and Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

OAHU

CONTINUANCE OF REVOCABLE PERMIT NO. SP0550 TO GO HOLOHOLO, INC., A HAWAII CORPORATION FOR THE USE OF THE NUTRIDGE HOUSE AND GROUNDS ON STATE PARKS LAND AT PU'U 'UALAKA'A STATE WAYSIDE, OPU, MAKIKI ON THE ISLAND OF O'AHU, TAX MAP KEY: (1) 2-5-019:004 (por.)

APPLICANT:

Go Holoholo, Inc., a Hawai'i corporation

LEGAL REFERENCE:

Hawai'i Revised Statutes § 171-13 and 55 as amended.

LOCATION:

Portion of Government lands of Opu, Makiki, O'ahu, identified by Tax Map Key: (1) 2-5-019:004 (por.), as shown on the attached maps labeled Exhibit A.

AREA:

An approximate two-acre (2 ac.) portion of twenty-two acres (22 ac.), more or less, subject to confirmation by the Department of Accounting and General Services, Survey Division.

ZONING:

State Land Use District: Conservation  
County of Honolulu CZO: P-1

TRUST LAND STATUS:

Section 5(a) lands of the Hawai'i Admission Act  
DHHL 30% entitlement lands pursuant to Hawaii State Constitution: NO X.

#### CURRENT USE STATUS:

Encumbered by Governor's Executive Order 4314 setting aside land for state park purposes to be under the control and management of the State of Hawai'i, Department of Land and Natural Resources, Division of State Parks.

#### CHARACTER OF USE:

For the purpose of operating a venue for commercial and community purposes including tours and small-scale events.

#### CHAPTER 343 ENVIRONMENTAL ASSESSMENT:

The Division of State Parks believes that this project will have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment under Chapter 343, Hawai'i Revised Statutes (HRS) and §11-200-8 (a) (1), Hawai'i Administrative Rules (HAR) and within exemption Class1, of the State Parks Exemption List which exempts operations involving negligible or no expansion or change of use beyond that previously existing within park boundaries [February 5, 1976].

#### REMARKS:

Go Holoholo Inc., a Hawai'i corporation dba Millwood 'Ohana Productions (MOP) with the cooperation of the Division of State Parks (DSP) has spent a considerable amount of time and energy to secure, protect and manage the grounds and Nutridge house. A greater scope of work than initially thought was needed to secure commercial users, causing delays. Those delays pushed back marketing and the development of a mature business model. DSP hopes to have additional time to better develop a practical business model in order to prepare an offering document to secure a long-term agreement.

MOP has been hosting community events, weddings and receptions and is still determining full scale of market demand. DSP feels additional time will enable a better understanding of the unique nature of the Nutridge house and grounds.

Due to the April 2018 flood events, compliance issues with other concessions and lessees, DSP has not been able to accurately evaluate a "Best Use" for this park unit. DSP anticipates a third property management position will be filled to help manage workload. Staff recommends the Board approve the continuation of the revocable permit to MOP to continue this pilot project, with the intent for DSP to determine the best management solution and use conditions to be incorporated into a Request for Proposals or an Invitation for Bids.

The applicant has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions and therefore, DSP recommends approval for the continuation of Revocable Permit No. SP0550 to Go Holoholo, Inc., a Hawai'i corporation and further recommends

the Board delegate to the Chairperson the authority to negotiate any other specific terms necessary to effectuate the revocable permit.

RECOMMENDATION:

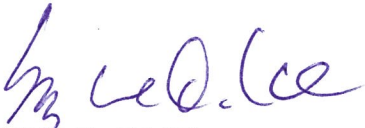
1. Authorize the continuation of the revocable permit pursuant to the terms above which, by this reference, are incorporated herein, on a month-to-month basis and for a one-year period ending April 30, 2020.
2. Approve such other terms conditions as may be prescribed by the Chairperson to best serve the interest of the State of Hawaii.

Respectfully submitted,



CURT A. COTTRELL  
Administrator  
Division of State Parks

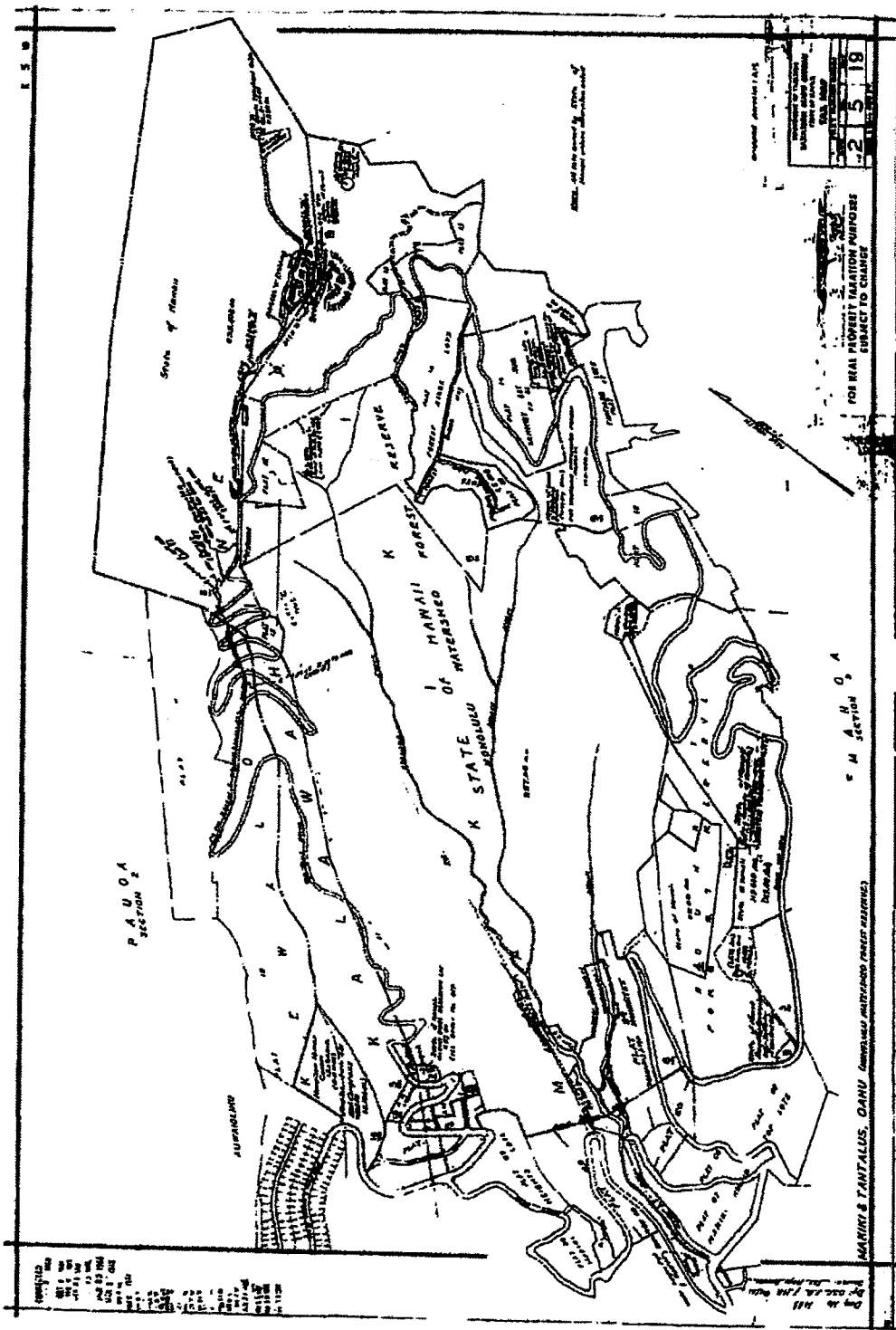
APPROVED FOR SUBMITTAL:



SUZANNE D. CASE  
Chairperson  
Board of Land and Natural Resources

ATTACHMENTS: Exhibit A

# EXHIBIT A - Tax Map Key and Maps



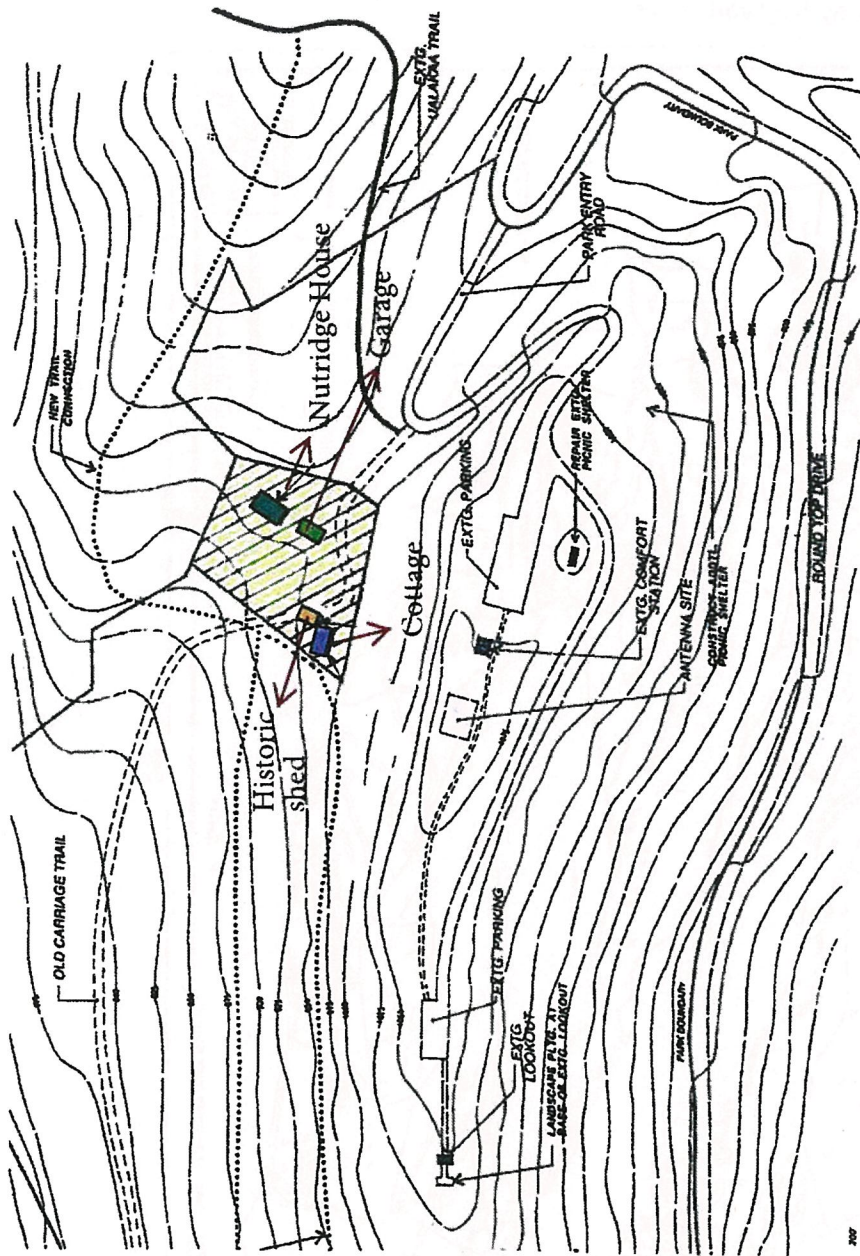


EXHIBIT A  
PUU UALAKAA  
IMPROVEMENT AREA