

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

June 12, 2020

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

O'AHU

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 PORTION

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

**ITEM E-1**

#### 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.

#### CURRENT MONTHLY RENT:

Four thousand eight hundred and no/100ths dollars (\$4,800.00) per month base rent, fifty percent (50%) of venue rental fees and fifty percent of net proceeds from all other activities that are conducted on the site.

#### COLLATERAL SECURITY DEPOSIT:

Four thousand and no/100ths dollars (\$4,800.00).

#### CHAPTER 343 ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rule Section 11-200-8 and the Exemption List for the Department of Land and Natural Resources approved by the Environmental Council and dated June 5, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing" and Item No. 51, that states "Permits, licenses, registrations, and right-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing."

#### 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 make adjustments to management and operations in order to prepare a more complete offering document to secure a long-term agreement.

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

Staff recommends the Board approve the continuation of the revocable permit to MOP to continue, 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 of negotiate any other specific terms necessary to effectuate the revocable permit.

RECOMMENDATION:

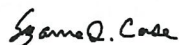
1. Authorize the continuation of the revocable permit pursuant to the terms above which, by this reference, are incorporated herein, on a month-to-month basis and for a one-year period ending April 30, 2021.
2. Approve such other terms conditions as may be prescribed by the Chairperson to best serve 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

ATTATCHMENTS:

Exhibit A – Location  
Exhibit A2 – DAGS Survey



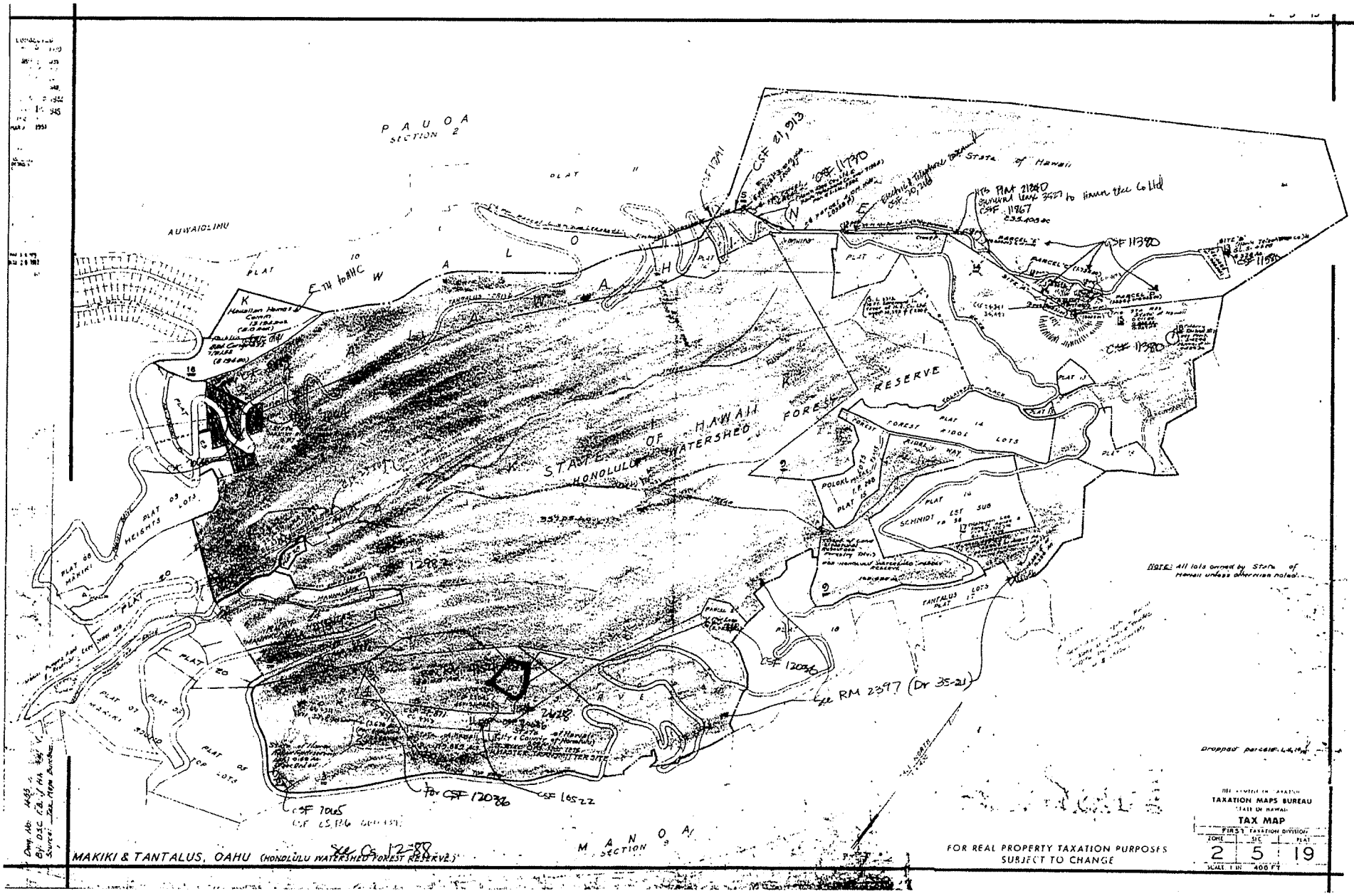
# Exhibit A

Nutridge Estate

Image © 2020 CyberCity 3D, Inc. / 3D Travel Inc.

Go





MAKIKI & TANTALUS, OAHU (HONOLULU WATERSHED FOREST RESERVE)

M A N O A I  
SECTION 9

FOR REAL PROPERTY TAXATION PURPOSES  
SUBJECT TO CHANGE

TAX MAP			
ZONE	SITE	PLAT	
2	5	19	
SCALE 1 IN. = 400 FT.			