



HAWAII
CONFERENCE
FOUNDATION

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www.hcucc.org/hcf

December 7, 2021

Board of Land and Natural Resources
State of Hawaii
c/o Mr. Curt A. Cottrell, Administrator
Division of State Parks
1151 Punchbowl Street, Suite 310
Honolulu, HI 96813

Re. Board of Land and Natural Resources Meeting, December 10, 2021: Agenda Item E-2,
Lease of Lot 56 situated at Kōkeʻe, Waimea (Kona), Kauaʻi, Hawaiʻi,
Tax Map Key: (4) 1-4-004:027, to the Hawaii Conference Foundation

Honorable Members of the Board:

This letter is to support the approval of the above reference lease. The Hawaii Conference Foundation (“HCF”) is the investment asset management arm of the Hawaii Conference of the United Church of Christ and supports its member churches and associations.

HCF is the current permittee of the property and holds this interest for the benefit and use of the Kauaʻi Association of the United Church of Christ which supports the churches of the United Church of Christ on Kauaʻi. The Kauaʻi Association has for decades used this property, known as Waineke Cabins, as a camp and retreat location, where church groups, civic organizations, families, and friends can gather in a beautiful natural setting. The camp is deeply loved as a place for spiritual, recreational, and community growth by hundreds of citizens of Kauaʻi. The proposed lease terms are viewed by HCF as financially sustainable and will allow the property to continue in its present use as a camp and retreat location. The terms also make it feasible for HCF and the Kauai Association to invest at their own expense in a new septic system serving the cabins (the prior cesspools having been filled and taken out of service).

We respectfully request the Board approve the lease arrangement as proposed by the Parks Department staff.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Andrew R. Bunn".

Andrew R. Bunn
Executive Director

Kaua'i Association of the United Church of Christ

Board of Land and Natural Resources
State of Hawai'i
c/o Curt A. Cottrell, Administrator
1151 Punchbowl Street, Suite 310
Honolulu, HI 96813

December 8, 2021

Re: BLNR Meeting, December 10, 2021, Agenda Item E-2:
Lease of Lot 56, Tax Map Key: (4)1-4-004:027
to the Hawaii Conference Foundation

Aloha Members of the Board:

The Kaua'i Association of the United Church of Christ ("KAUCC" or the "Association") submits this letter of support for the approval of the above-referenced lease.

KAUCC is the support organization and consortium of the 14 churches of the United Church of Christ in the moku-puni of Kaua'i. The Association represents a great diversity of communities on Kaua'i, including several of our island's historically important Hawaiian churches. Together, we are:

Hanapepe Hawaiian Congregational Church
Wai'oli Hui'ia Church
Lihue Christian Church
Lihue United Church
Kapa'a First Hawaiian Church
Ko'olau Hui'ia Protestant Church
Kapa'a United Church of Christ
Church of the Pacific
Kaua'i Marshallese Ministry
Kōloa Union Church
First Marshallese Church of the UCC
Ohana Ni'ihau o Waimea
Hanapepe United Church of Christ
Waimea United Church of Christ

The proposed lease terms for this site, known as Waineke Cabins, will allow our Association's Waineke Committee to continue to maintain and make available this site for community retreat and gathering in the peaceful surroundings of Kōke'e.

Kaua'i Association of the United Church of Christ

As a component of the lease, we will invest in a new septic system to serve the cabins, as the prior cesspools on this property have been taken out of service. Through the work of our Waineka Committee and supporters we will also continue to conscientiously steward and maintain the cabins, and administer their use so that the site may be enjoyed by church groups, civic organizations and families seeking retreat, fellowship and revitalization.

We respectfully request the Board of Land and Natural Resources approval of this proposed lease by the Parks and Department staff.

Mahalo for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Phoebe Liu-Eng". The signature is written in a cursive, flowing style.

Phoebe Liu-Eng
President

On behalf of the KAUCC Executive Committee

December 5, 2021

RE: Lease for Waineke Cabins (Non-Profit with Hawaii Conference UCC)

Dear Land Board,

I would like to share my experiences with you regarding the Waineke Cabins in Kokee, and hope that you will share in our vision for the continuation of this retreat for the Hawaii Conference United Church of Christ Ohana. These two cabins have served to host ministers, families, community organizations and youth groups for many years. I have been a part of the wide variety of uses for this site for over 45 years myself and continue to serve as part of the maintenance group as well and utilize the Cabins as a personal rest and retreat.

I was introduced to the original cabin site as part of the Hanapepe UCC and Hanapepe Hawaiian Congregations, and have fond memories of the family camps, youth camps and individual family stays there. Since that time, a second cabin was added to the site, donated by Dr. Brennecke, and with that addition, the expansion allowed for accommodations of over 20 individuals. Our church sponsored Cub Scout Pack & Boy Scout Troop 86 used the cabins many times, and even the 5th graders from St. Theresa School stayed over with me as their sponsor and guide several years ago. Most all of the Kauai UCC Church groups have had regular youth and family functions at Waineke through the years and are anxious for the return of use. Church Youth Groups from off island have also enjoyed camps at the Waineke site, coming from Oahu and even Alaska!

I have been a member of the Waineke Committee for over 15 years and understand the importance of preserving our delicate ecosystem and environment. Converting to a Septic System is indeed an important part of being stewards to our earth. It is unfortunate that we did not realize the timeline presented by the EPA and take care of this important conversion years ago, which would have made the process smoother, however we are doing so now. Also. it is unfortunate that we are currently without a system in place and unable to host families or groups until a septic system has been installed. Funding efforts for this project have been ongoing, and assistance has been promised by our various churches and through a Vidinha Grant, however it is my understanding that any efforts to undertake the Septic project won't be initiated until a long-term lease has been secured. Since our previous lease expired, we have been given a year to year lease, with steeply escalating fees for the lease. It is difficult to envision the Hawaii Conference subsidizing the cost of a Septic System on top of the proposed annual lease (\$13,000+), along with the day to day costs of continuing operations, maintaining the structures in addition to insurance & liability costs.

It would seem that in these times of such turmoil from the pandemic and political climate, that family and community strengthening activities would be recognized as important, and warrant preserving. By hosting family and community oriented activities the Waineke Camp has been instrumental in promoting the bonding of these groups. Although an association with either a UCC Church or a sponsor of the church has been our protocol, the Cabins have been used widely by all of our Kauai community at very minimal fees, due to our belief that ALL need to be able to enjoy and preserve the natural beauty of Kokee.

I have included a breakdown of the Waineke average annual income and costs – taken from 2019, our last year of operation.

Annual income from donations, usage fees:
\$15,000

Annual expenses/budget

Grounds Maintenance, Reservation Coordinator, Electricity, Gas: \$8000

Appliance Replacement, minor repairs: \$2,000

Major projects and repairs (roofing, tree trimming): \$5,000

(Since Cesspool filled in in 2020, Port-a-potty Rental \$275/mo)

In summary, our annual intake of funds averages: \$15,000

Our annual expense budget averages: /\$15,000

The Waineke Committee respectfully requests that:

There be a minimum of a 20 year lease agreement and the annual lease be \$500 annually with the option of renegotiating of the lease amount in 10 years, which would allow us to fund the Septic System and resume operations.

Sincerely,

Teresa Sakai
Waineke Committee member

Waimea UCC member

From: [Donna Umetsu](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Letter of Support for SP0191 Lot 56
Date: Thursday, December 9, 2021 1:46:01 AM

To DLNR Board Members:

I am writing to ask you to approve a 15-year lease with the Hawaii Conference Foundation for item 2 under State Parks (SP0191 - Koke'e SP/Lot 56). Because this facility has been available at a reasonable rental fee, I have had the pleasure of enjoying the serenity and beauty of Koke'e for over 40 years while staying there. It is a huge part of my personal history ... in many ways, it has shaped who I am today.

My first experience at the Waineke cabin on Lot 56 was while I was in high school. Even though there was no electricity back then, it only added to the "rustic" experience and warm memories! I have continued to return there year after year, with a variety of friends, with my parents and siblings, for church family camps and youth group retreats, as well as with my own family and children.

I am very grateful that I have had access to this amazing resource in one of the most beautiful places on earth. It has provided the much-needed environment to "slow things down" and reconnect with nature, one's self, and others. It is for this reason that's I would appreciate having continued access to this facility in the years to come. I am especially looking forward to sharing time together there with my first grandchild ... our 4th generation!

Thank you very much for taking the time to read my letter of support, asking you to approve a 15-year lease with the Hawaii Conference Foundation.

Aloha,
Donna Umetsu
Resident of West Kauai

Sent from my iPad