

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

January 10, 2025

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

O'ahu

SUBJECT: Issuance of a Revocable Permit to Halau Nohona Hawai'i for the Operations and Management of the Banquet Hall and Facilities at He'eia State Park, He'eia, Ko'olaupoko, O'ahu, Hawai'i Tax Map Key no. (1)4-6-005:009 Portion

and

Authorize the Issuance of a Right of Entry to Halau Nohona Hawai'i to Intiate what is Needed for Management of the Banquet Hall and Ancillary Facilites.

APPLICANT:

Halau Nohona Hawai'i, a 501(c)(3) nonprofit organization

LEGAL REFERENCE:

Hawai'i Revised Statutes §171-13, -43.1 and -55, as amended.

LOCATION:

Portion of Government Lands at He'eia State Park, He'eia, Ko'olaupoko, O'ahu, Hawai'i Tax Map Key no. (1)4-6-005:009 Portion, as shown on the attached as EXHIBIT A.

AREA:

An approximate 2-acre portion of 9 acres, more or less

ZONING:

State Land Use District: Preservation, Urban
City & County of Honolulu: P-2 General Preservation District

TRUST LAND STATUS:

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

CURRENT USE STATUS:

Encumbered by General Lease No. SP0067, issued to Kama'aina Care, Inc, for the physical management and maintenance of public facilities at He'eia State Park that expires on January 31, 2025.

Encumbered by Governor's Executive Order 3519, setting aside land for state park purposes or be under the control and management of the State of Hawai'i, Department of Land and Natural Resources, Division of State Parks ("DSP").

CHARACTER OF USE:

Public Park and Commercial Use Purposes – specifically the management of community and private events at the banquet hall, ancillary facilities, and grounds.

Commercial activity will include rentals and sales related to the banquet hall and culinary services, as well as fees for cultural and educational programs. All revenue generated from commercial activity will go directly into the maintenance, development and upkeep of the premises and /or to the cultural/educational programs offered onsite by Halau Nohona Hawai'i. Commercial activity will NOT include rentals or sales of any kayaks or other watercraft, or ocean-based commercial activities.

DCCA VERIFICATION:

Place of business registration confirmed:	YES
Registered business name confirmed:	YES
Applicant in good standing confirmed:	YES

REMARKS:

He'eia State Park is a popular community asset with a banquet hall and related facilities that has been managed by cooperating partners since acquisition by the State for a State Park. Its place name is Ke'alohi, and the site is culturally significant and is the former site of Kalaeulaula Heiau and the point was considered a leina. Kama'aina Care Inc. has been managing the park unit since 2010, and prior to their lease the Friends of He'eia had a series of dispositions to manage the banquet hall for events, after the state acquired what then known as Ulu Mau Village.

As time is off the essence due to imminent Kama'aina Care Inc, lease cancelation and their departure as managers, Division of State Park ("DSP") has been strategically preparing for the future short-term management of He'eia State Park.

- Bids for 6-month grounds maintenance contract have been solicited, pending cost and selection.
- An Oahu DSP Park caretaker has been assigned to open the entrance gate in the morning and service the comfort station. An ancillary comfort station will be closed.
- DOCARE has expressed their interest to place an office trailer for a field station on site and has the capacity with their split shifts to close the gate and park, the comfort station and ensure the public is off site. This is very timely, on December 22nd a break-in occurred damaging the glass at the banquet hall and resulted in the theft of several costly tools and materials owned by Kama'aina Care.
- The Puakea Foundation has a 5-year Curatorship Agreement for their halau wa'a and adjacent grounds to conduct koa wa'a restoration, educational and training programs and is poised to also support operations, such as gate operations, as warranted.
- There may be a potential long-term interest by Hawaii Community Development Corporation, but in the interim management must be secured.
- DSP has met with and determined that to service the immediate needs of the community and maintain continuity of service and the banquet hall that a Revocable Permit for Halau Nohona Hawai'i is appropriate and necessary.

Halau Nohona Hawai'i ("HNN") was established in September 2014 as a 501(c) 3 nonprofit organization and is duly registered to conduct its affairs in the State of Hawai'i. HNN is poised to be eligible for a month-to-month revocable permit ("RP") for the subject property for public park purposes related to management of the banquet hall and ancillary grounds and facilities for events.

HNN is prepared to assume operations and the management of the banquet hall and facilities at He'eia State Park with professionalism, cultural sensitivity, and a commitment to community engagement. They are prepared, upon approval, to create a reservation system with rates commensurate with that the public is accustomed to.

HNN's has expertise in event management, culinary arts, and business development, HNN can support a seamless transition that prioritizes the needs of the community while maintaining the operational standards expected of this cherished venue. HNN's approach can incorporate workforce development programs, engaging local talent in key operational roles, and fostering partnerships with local vendors to reflect the cultural richness and spirit of Hawai'i. Through these efforts, the facilities can continue to be a vibrant hub for celebrations, gatherings, and community enrichment, while honoring the legacy and significance of Ke'alohe.

HNN has provided a positive impact on communities by sharing the spirit of aloha through its cultivation, protection, and perpetuating the cultural practices, knowledge, and traditions of nā kūpuna through the teachings of hula, language, chant, protocols, music, and history for those who have a desire to learn from the heart, nurture Hawaiian practices

with integrity, and live a life of Hawaiian core values; and to unite people, organizations, and resources to build a stronger Hawai'i community.

With extensive experience in managing diverse culinary and event operations across six continents, the HNH brings a wealth of knowledge to this endeavor. From coordinating large-scale culinary showcases to leading innovative programs in hospitality and business, HNH have consistently delivered results that exceed expectations. HNH team's deep understanding of Hawai'i's cultural values and the importance of community-focused initiatives ensures that this transition will be executed with respect, precision, and aloha. By blending HNH global expertise with a heartfelt commitment to serve the community and the public, HNH has the skills to manage the banquet hall and facilities and potentially elevate their potential as a cornerstone of the community.

Staff recommends the operations and management of the banquet hall and facilities through a month-to-month RP to HNH. The RP will allow HNH to conduct planned activities including reservations of the banquet hall and its surrounding landscapes and facilities to host events, gatherings, and meetings for the community and the public.

In order to facilitate their ability to ensure continuity, DSP is requesting they also are authorized via a Right of Entry (ROE) to coordinate with Kamaaina Care prior to their departure from the park unit at the ends of January.

HNH 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.

RECOMMENDATIONS:

1. Authorize the issuance of a Right of Entry to Halau Nohona Hawai'i to initiate what is needed for management of the banquet hall and ancillary facilities.
2. Authorize the issuance of a Revocable Permit to Halau Nohona Hawai'i pursuant to the terms above which, by this reference, are incorporated herein, on a month-to-month basis until State Parks determines what is in the public's and parks' best interest with the issuance of a long term disposition.
3. Approve such other terms and conditions as may be prescribed by the Chairperson to best serve the interest of the State of Hawai'i.

Respectfully submitted,



For CURT A. COTTRELL
Administrator
Division of State Parks

APPROVED FOR SUBMITTAL:

A handwritten signature in black ink, appearing to be 'Dawn N. S. Chang', written in a cursive style.

DAWN N. S. CHANG
Chairperson
Board of Land and Natural Resources

Attachments: Exhibit A – Location map and Survey

He'eia State Park

TMK: (1)4-6-005:009 portion
(approximately 2 acres of a 9 acre parcel)

He'eia State Park

Google Earth

EXHIBIT A

