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• Planning • Variance • Zoning  
• Subdivision • Land Use Permits  
• Environmental Reports

April 17, 2025

Mr. Jeff Darrow, Director  
Planning Department  
COUNTY OF HAWAII  
101 Pauahi Street  
Hilo, Hawai'i 96720



Dear Mr. Darrow:

**Subject: Termination of Church Use - Special Permit (SPP 73-179)  
Nani Mau Garden Group LLC  
Waiakea, South Hilo, Hawaii, TMK: (3) 2-02-048: 013**

In my letter, dated March 13, 2025, responding to your request for additional information regarding uses at the Nani Mau Gardens, I outlined the existing uses and their compliance with Special Permit (SPP 73-179) (“SPP”). I also noted that the only non-compliant use was a church within an existing 3,500+/- square foot structure on the subject property.

In that regard, please find attached an email, dated April 15, 2025, from Ms. Cindy Cui of Nani Mau Garden Group LLC (“NMGG”) to Pastor Tupai and Tina informing them that the church use must immediately cease. With this, NMGG believes that all existing uses are now consistent with the SPP.

In the 4<sup>th</sup> Amendment to the SPP, “special event” activities were allowed within the 10,562 square foot structure and “to an area no greater than 25,000 square feet to allow for outdoor functions.” Accordingly, since its approval on July 24, 1991, Nani Mau Gardens have served as a venue for innumerable special event activities ranging from social, political, cultural, and even religious activities.

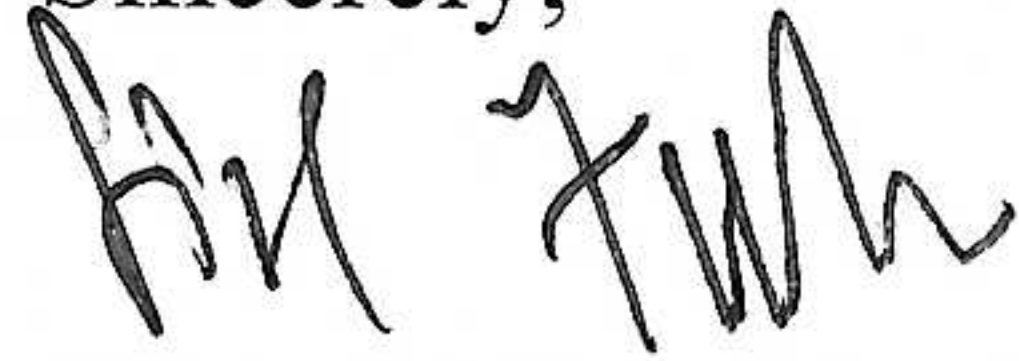
Please note that, being non-discriminatory, NMGG maintains that religious activities are no different than a political or cultural event and hence qualifies as “special event”, provided that 1) reservations are made like any other special event activity; 2) the activity occurs within the designated special event area and adheres to other terms of the SPP such as hours of operation; and 3) the activity inherently does not violate any other law. As NMGG strives to operate within the terms of the Special Permit, if you disagree with the above, please let NMGG know.



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Should you have any questions on this or any other matter relating to the SPP, please feel free to contact me. Thank you very much!

Sincerely,

A handwritten signature in black ink, appearing to read "SM Fuke", written in a cursive style.

SIDNEY M. FUKÉ  
Planning Consultant

Enclosures

Copy – Nani Mau Garden Group LLC w/ enclosure via email  
Pastor Tupai enclosure via email



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**Permit Issues for the church at Nani Mau Gardens**

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**From** zd c <cindy988@yahoo.com>

**Date** Tue 4/15/2025 5:15 PM

**To** Tina Tupai <tftupai7@hotmail.com>

**Cc** 大島 Sidney Fuke Land Use Hilo <sidneyfuke@gmail.com>; cindy988@yahoo.com <cindy988@yahoo.com>

Aloha Pastor Tupai and Tina,

As you know, I have been supportive of uses and activities that benefit our community, with your church being one of them. To that extent, I have allowed the interim use of one of the structures at Nani Mau Gardens for your congregation month by month until you secure a permanent home or secure the required land use entitlements at the interim site. It's been a while since I told you that I do not want to violate any laws and as such, want to make sure that all uses at Nani Mau Gardens are permitted.

Accordingly, I must sadly ask that you immediately cease the church use as our regular tenant. Rest assured, however, that I will continue to assist the church in addressing your congregational and/or assemblage needs, whether on an interim or long-term basis.

Our permit allows "special events" within a designated area. Thus, we have had social, cultural, political and other functions in that area. In that regard, I believe religious activities also are special events and allowed, provided that they occur within the designated area and do not violate any other laws.

I will be clarifying this with the County. If it agrees, you will be able to reserve all or portions of the special events area for your religious activities, similar to other groups or organizations. Until then, however, please cease your activities. Thank you very much and will get back to you after conferring with the county. Mahalo!

Please feel free to contact me if you have questions on this matter. Mahalo!

Cindy Cui  
Nani Mau Gardens