



RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE REDEVELOPMENT OF THE COVE COMMERCIAL PROJECT IN KO 'OLINA, O'AHU.

WHEREAS, on March 27, 2025, the Department of Planning and Permitting ("DPP") accepted an application (File Number 2025/SMA-19) from Cove Campbell Kobayashi, LLC, on behalf of Campbell Hawai'i Investor, LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the redevelopment of the Cove, an outdoor amusement facility, involving the demolition of all existing buildings and structures except for two buildings, and the construction of 15 new buildings and structures on an approximately 472,757-square-foot shoreline lot zoned B-1 Neighborhood Business District, located at 92-1089 Ali'inui Drive, and identified as Tax Map Key 9-1-057:027 (the "Project"); and

WHEREAS, the Project involves the demolition of 23 existing buildings and structures, the retention of two buildings that are being used as wedding chapels (total of 3,654 square feet), and the reconfiguration of existing parking areas; and

WHEREAS, the Project also involves the new construction of 11 buildings and four structures, including an amphitheater and performing arts venue (12,183 square feet); four restaurants, three of which include outdoor dining areas (total of 30,786 square feet); two buildings (total of 20,760 square feet) located in the village walk retail area; four support buildings consisting of an amphitheater control booth, lū'au gift shop, lū'au performer dressing rooms, and a multipurpose building with lū'au guest restrooms, banquet kitchen, property management office, and employee break room (total of 13,084 square feet); and four accessory structures including an uncovered trash receptacle area, cart storage area, and two tiki bar concessions; and

WHEREAS, on April 28, 2025, the DPP held a public hearing on the application at Kapolei Hale, Conference Rooms A, B, and C, 1000 Ulu'ōhi'a Street, Kapolei, Hawai'i, which was attended by the Applicant's agent, DPP staff members, and 50 members of the public; and

WHEREAS, on July 14, 2025, within 77 calendar days after the close of the public hearing (the Applicant having requested an extension of the 45-calendar-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised



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Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on July 18, 2025, by Departmental Communication 574 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-6, and D through L attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.
- B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:
 - 1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 9-1-057:027 is susceptible to coastal hazards, which may result in harm or loss of life and property."*
 - 2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Key 9-1-057:027 are projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that portions of certain proposed buildings are located within the 3.2-foot sea level rise exposure"*



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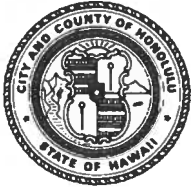
area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."

- C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to implement construction activities at Tax Map Key 9-1-057:027, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

- D. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 9-1-057:027."



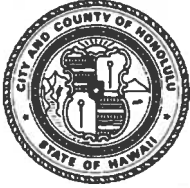
RESOLUTION

- E. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to undertake the development at Tax Map Key 9-1-057:027, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

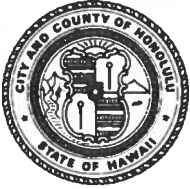
- F. To minimize impacts to archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following:
1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant, in consultation with the State Historic Preservation Division ("SHPD"), shall prepare and submit to SHPD an archaeological monitoring plan ("AMP") that meets the requirements of Chapter 13-279, Hawaii Administrative Rules. The Applicant shall submit to the DPP a copy of the SHPD's written acceptance of the Project's AMP, and any required mitigation protocols.
 2. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.



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- G. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin.
 2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).
 3. Exterior light fixtures on the Project site must be fully shielded, using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.
 4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset).
 5. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).
 6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.
 7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill turtle is present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.



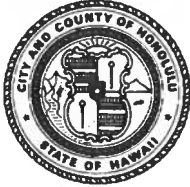
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The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- H. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.
1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;
 2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A;
 3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;
 4. Landscaping in the dune or shoreline area between the dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and
 5. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

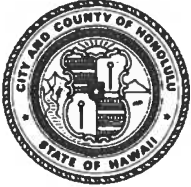
- I. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:
1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 3,380 cubic



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yards of structural fill material. No importation of soil fill material is proposed.

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").
3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.
4. If, at any time, species on the OISC invasive species target list website at <https://www.oahuisc.org/current-targets/>, or any successor website or list provided by OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.
5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the publication *Native Hawaiian Plants for Landscaping, Conservation, and Reforestation*, at <https://www.ctahr.hawaii.edu/oc/freepubs/pdf/of-30.pdf>.
6. To manage host materials and plants that may contain the coconut rhinoceros beetle (in any stage of life), the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any

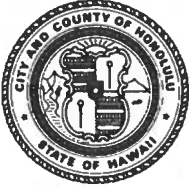


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successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- I. The Applicant must obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
 1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
 2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, or approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 3. If the Council fails to take final action on the proposed extension within the first to occur of:
 - a. Sixty days after receipt of the DPP Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a construction permit or building permit,the extension will be deemed to be denied.
- J. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing



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permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Matthew Pennaz, Cove Campbell Kobayashi, LLC, 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawai'i 96814; Tracy Camuso, G70, 111 South King Street, Suite 170, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

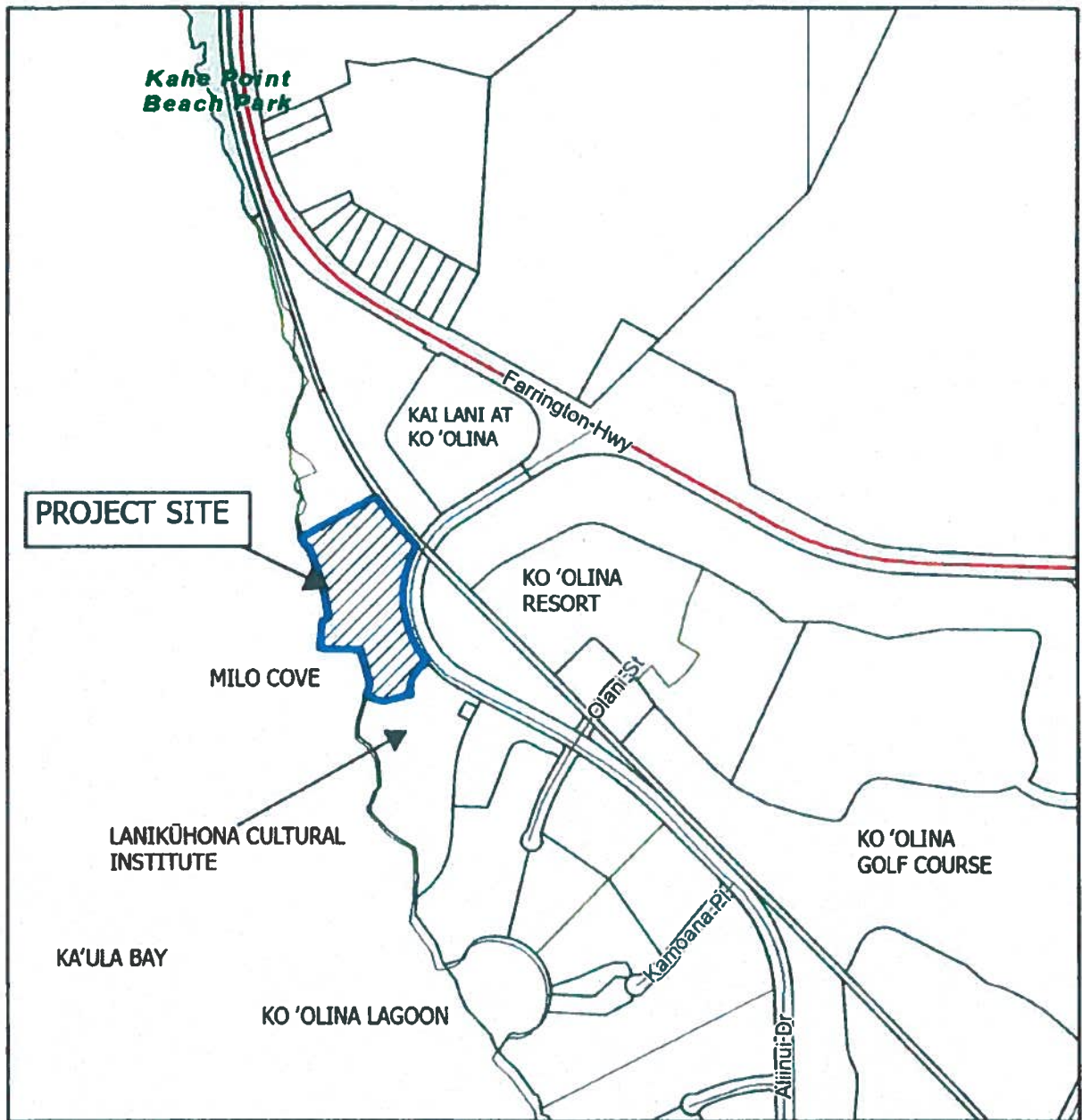
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

July 22, 2025
Honolulu, Hawai'i

Councilmembers



0 340 680 1,020 1,360 Feet

EXHIBIT A LOCATION MAP

FILE NOS. - 2025/SMA-19 AND 2025/CUP-4

TAX MAP KEY 9-1-057 027

92-1089 ALIINUI DRIVE - KO'OLINA

July 2025



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

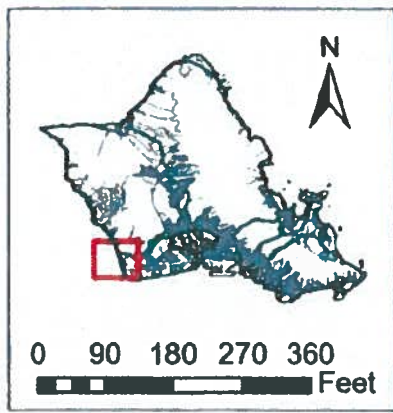
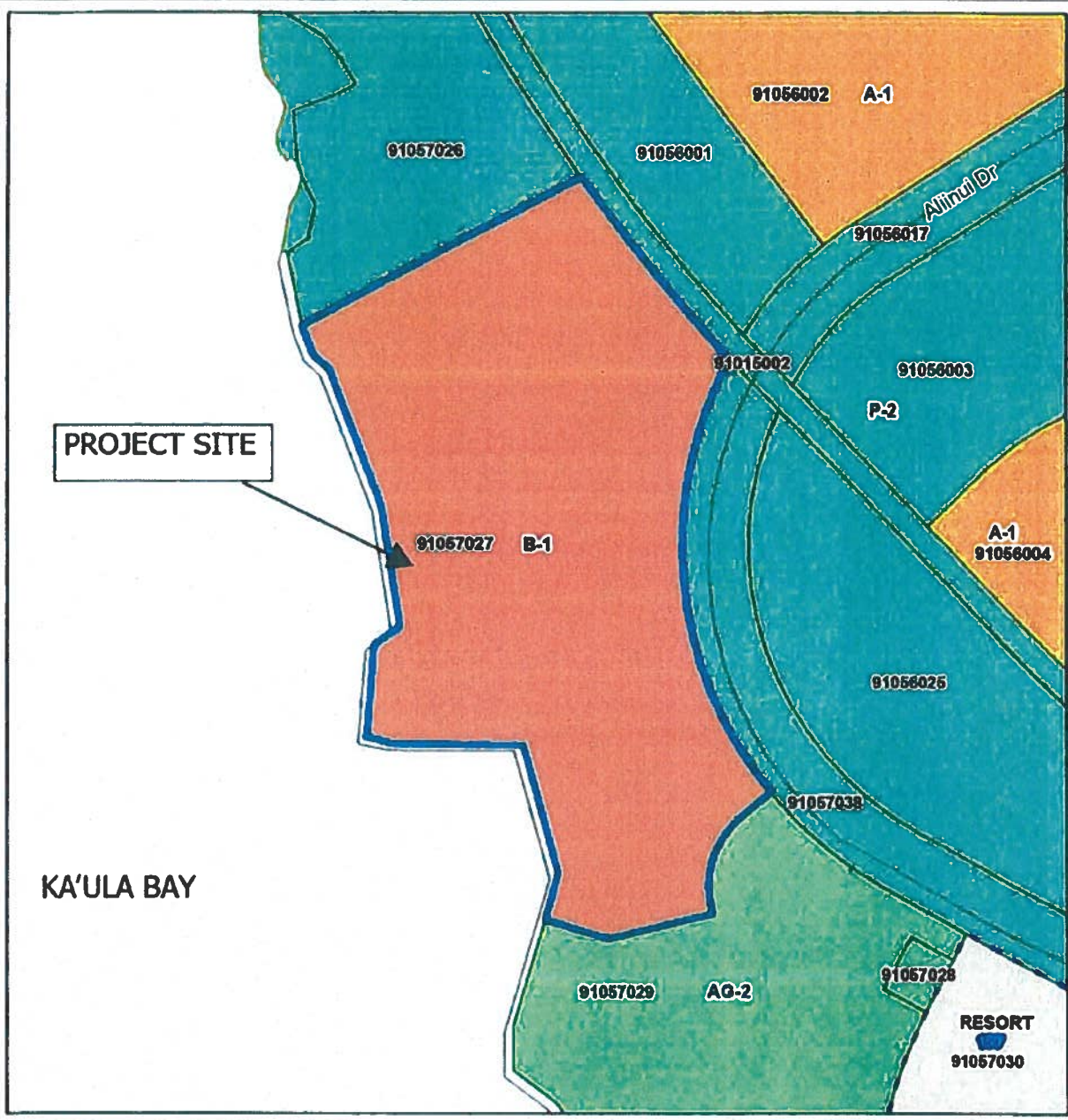


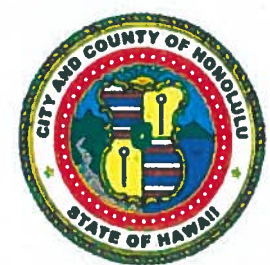
EXHIBIT B ZONING MAP

FILE NO. 2025/SMA-19

TAX MAP KEY 9-1-057: 027

92-1089 ALIINUI DRIVE - KO 'OLINA

April 2025



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT C-1

SITE PLAN

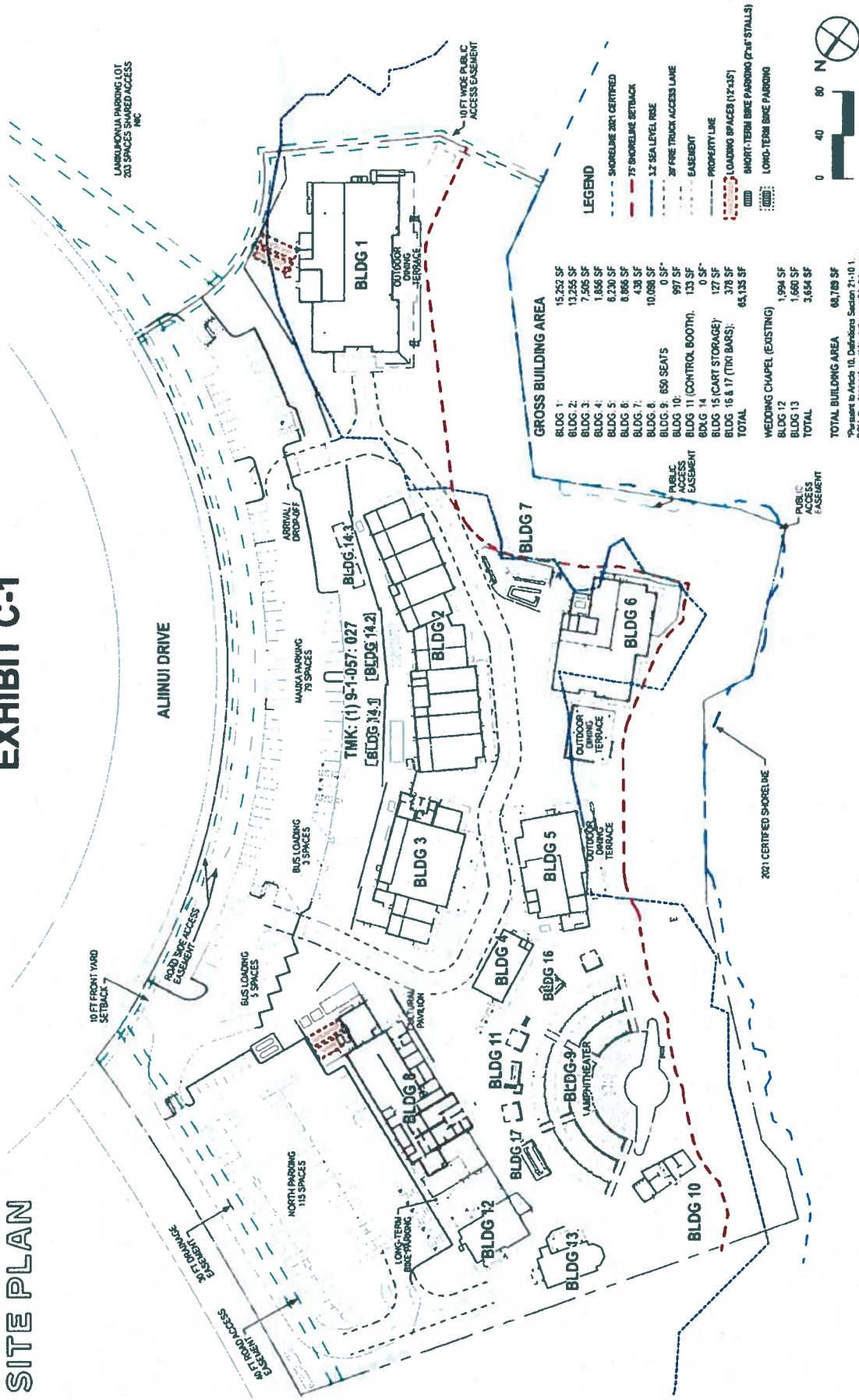
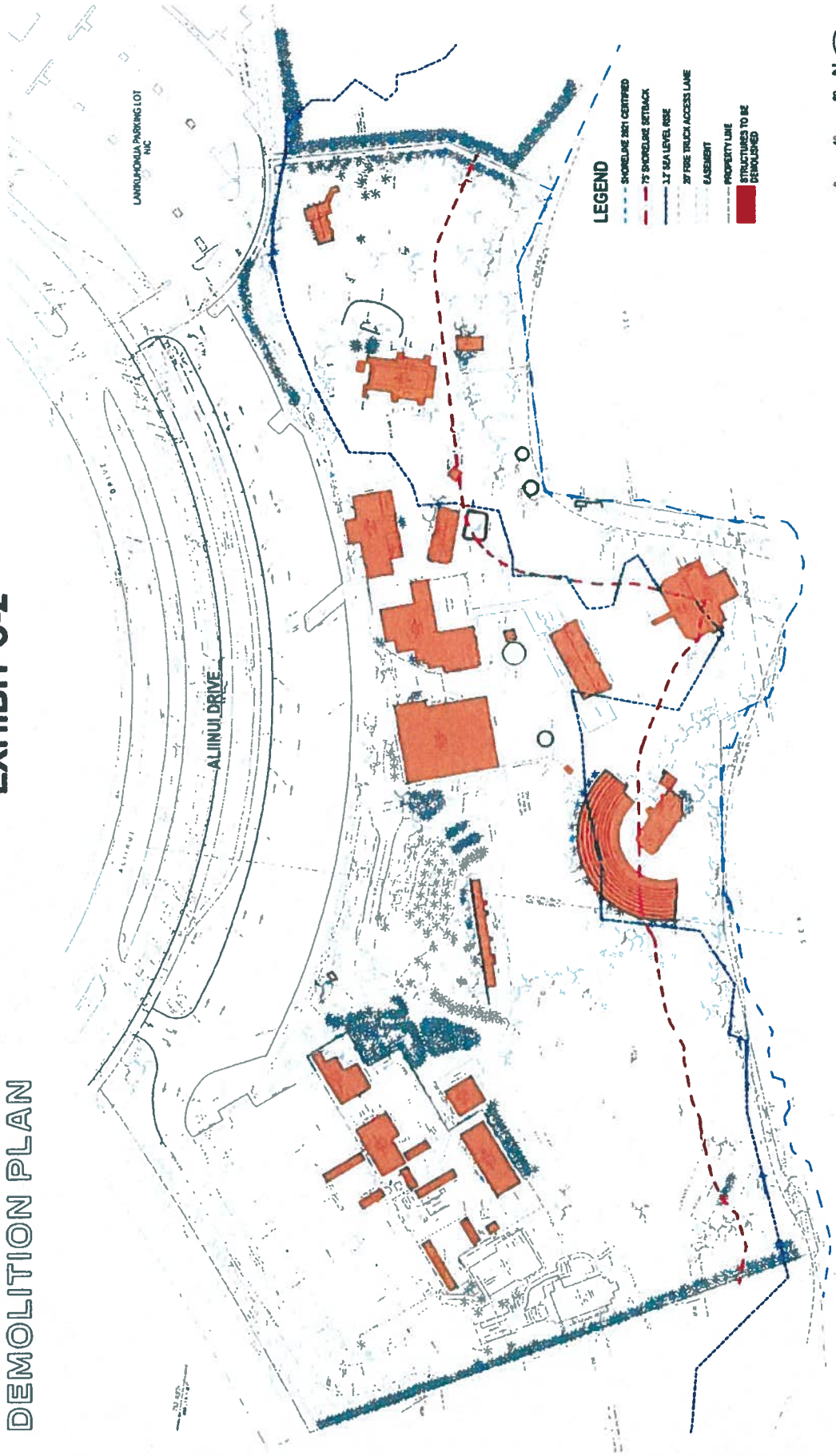
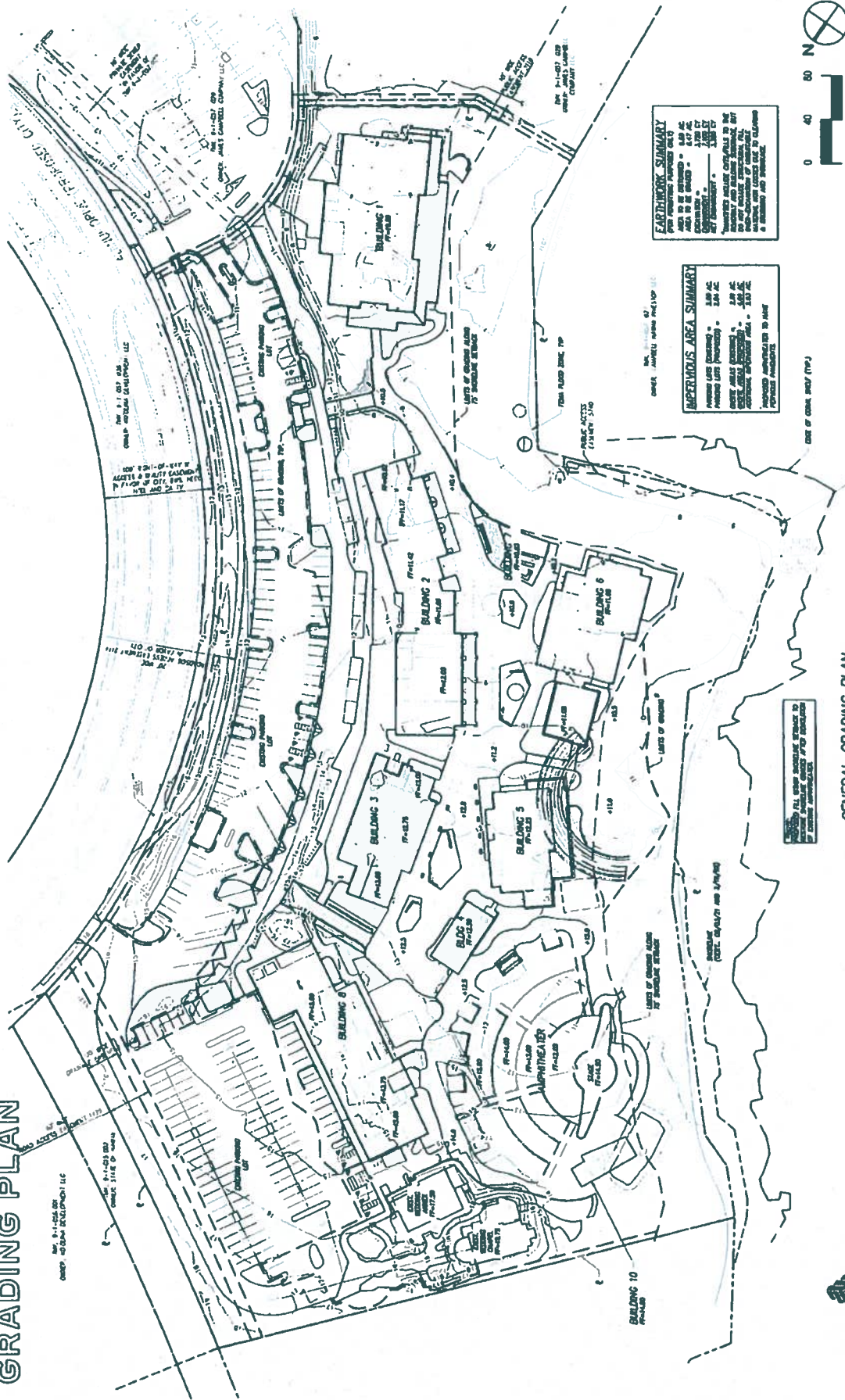


EXHIBIT C-2

DEMOLITION PLAN



GRADING PLAN



R. M. TOWELL CORPORATION

GENERAL GRADING PLAN
SCALE 1" = 40'

THE COVE / SMA-CUP EXHIBITS / MAY 13. 2025 / 11



SEA LEVEL RISE EXPOSURE AREA PLAN EXHIBIT C-4



EXHIBIT C-5

ARCHAEOLOGICAL SITE PLAN

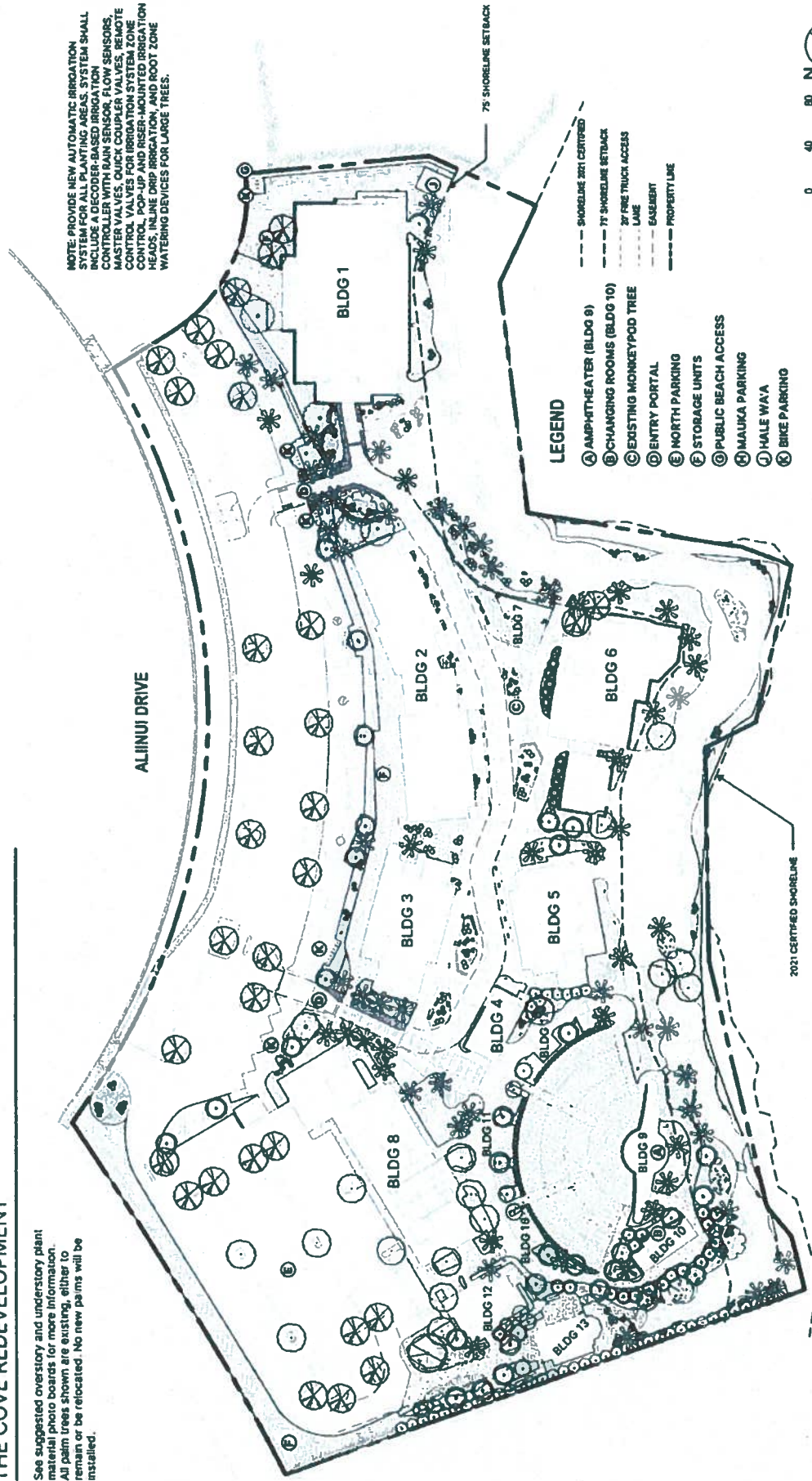


EXHIBIT C-6

OVERALL LANDSCAPE SITE PLAN THE COVE REDEVELOPMENT

See suggested overstory and understory plant material photo boards for more information. All palm trees shown are existing, either to remain or be relocated. No new palms will be installed.

NOTE: PROVIDE NEW AUTOMATIC IRRIGATION SYSTEM FOR ALL PLANTINGS. SYSTEM SHALL INCLUDE A DECODER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR, FLOW SENSORS, MASTER VALVES, QUICK COUPLER VALVES, REMOTE CONTROL VALVES FOR IRRIGATION SYSTEM ZONE CONTROL, POP-UP AND RISER-MOUNTED IRRIGATION HEADS, IN-LINE DRIP IRRIGATION, AND ROOT ZONE WATERING DEVICES FOR LARGE TREES.



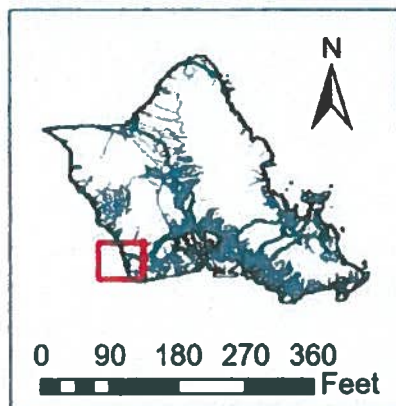
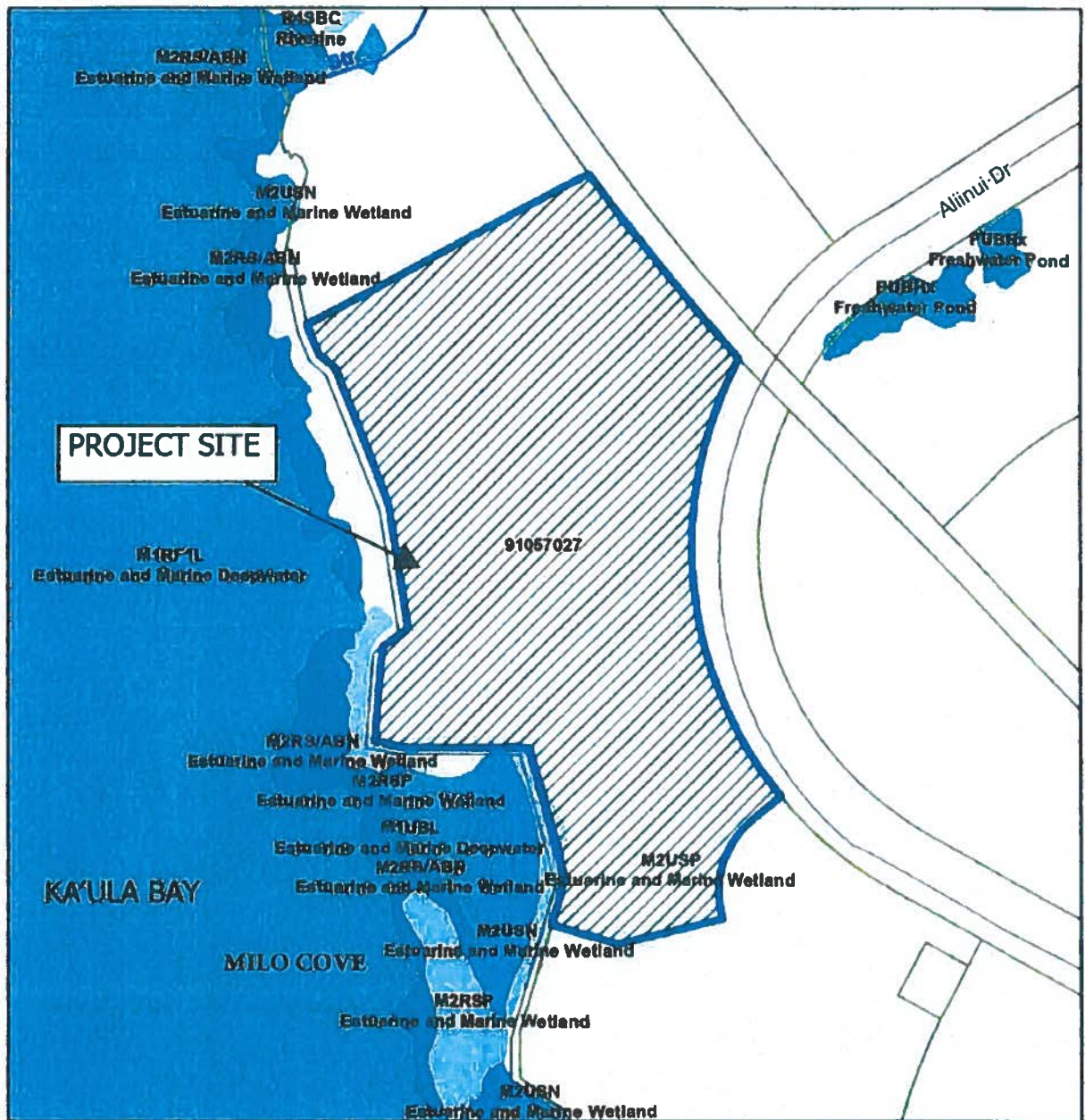


EXHIBIT D WETLAND MAP

FILE NO. 2025/SMA-19

TAX MAP KEY 9-1-057: 027

92-1089 ALIINUI DRIVE - KO'OLINA

April 2025



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

SCALE: 1 IN. = 100 FT.
APRIL 7, 2021 WALTER P. THOMPSON, INC.

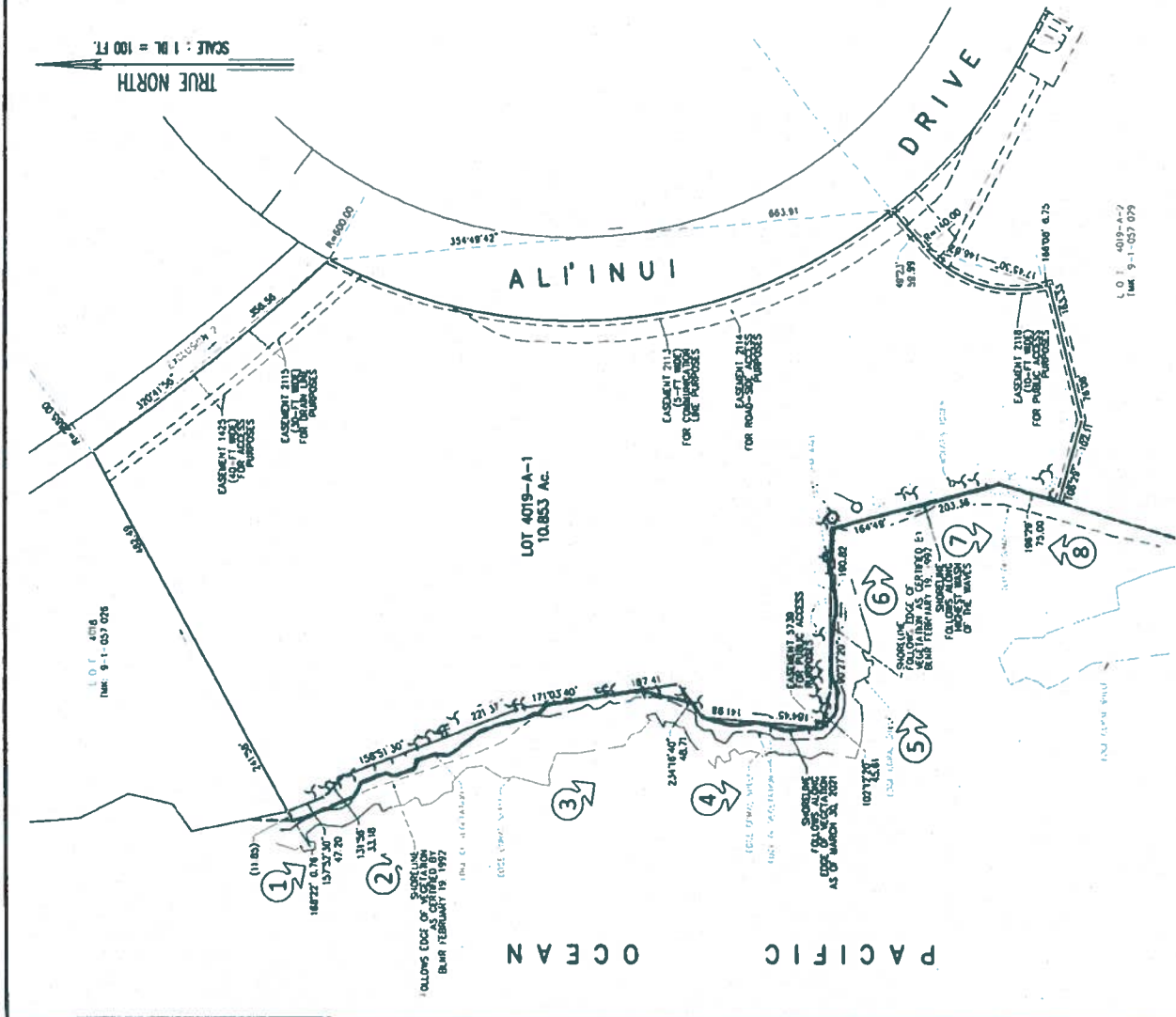
The shoreline as delineated in red is hereby certified as the shoreline as of
AUG 03 2021

John R. Kalkina
FEB 04/2022



P.O. BOX 3351 HONOLULU, HI 96801
PH (808) 538-7705 FX (808) 599-4032

PICTURE INDEX

 $15^\circ \times 21^\circ = 219.54 \text{ ft}$ 

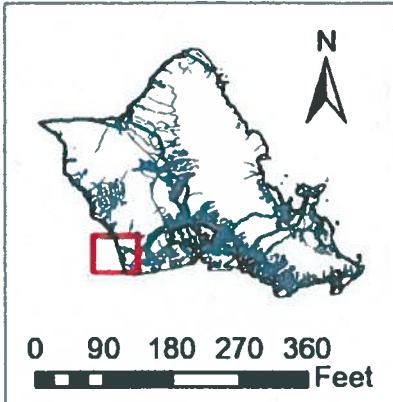
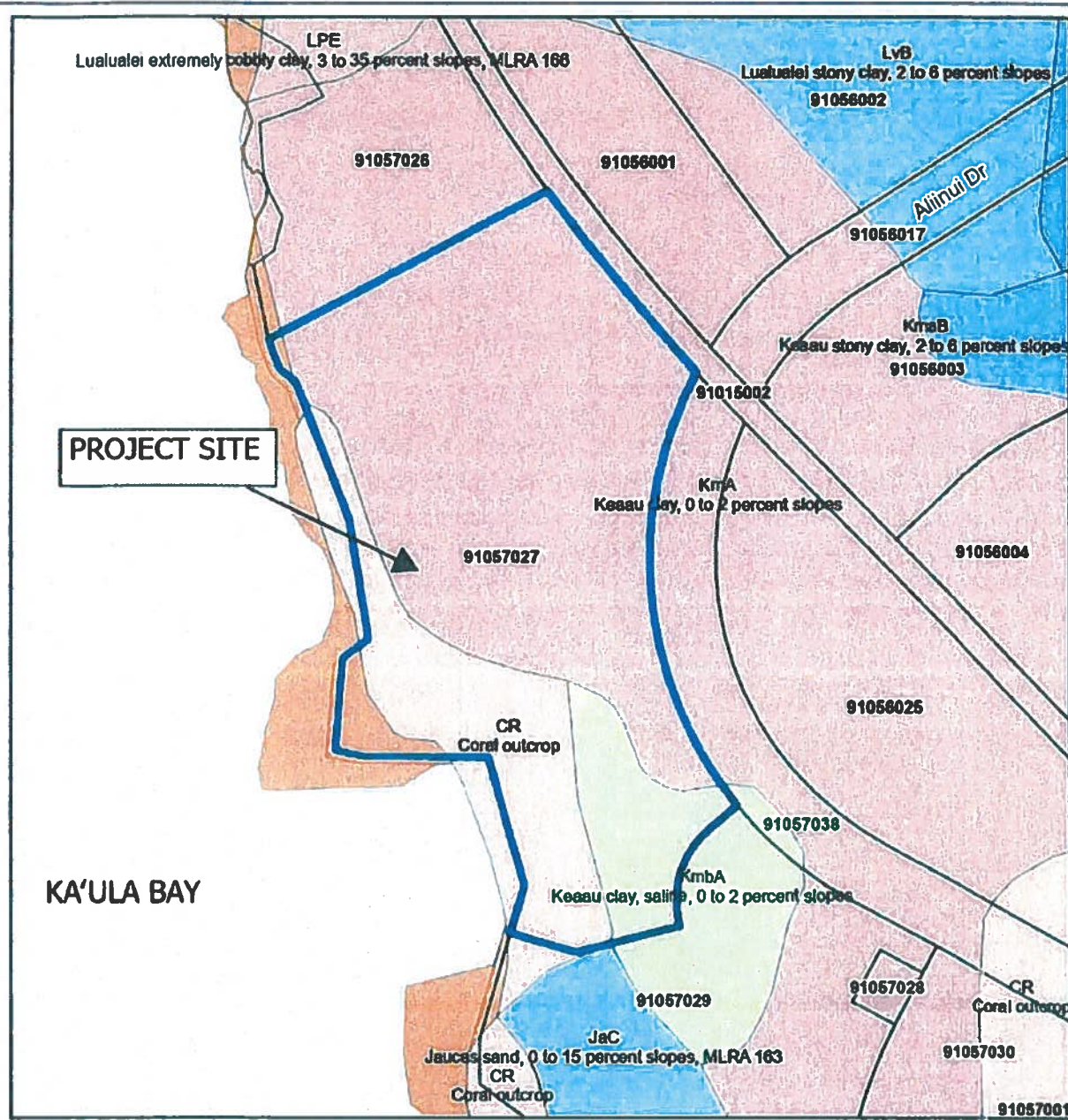


EXHIBIT F SOILS MAP

FILE NO. 2025/SMA-19

TAX MAP KEY 9-1-057: 027

92-1089 ALIINUI DRIVE - KO 'OLINA

April 2025



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

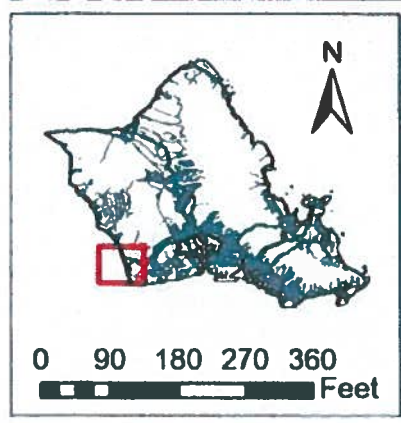
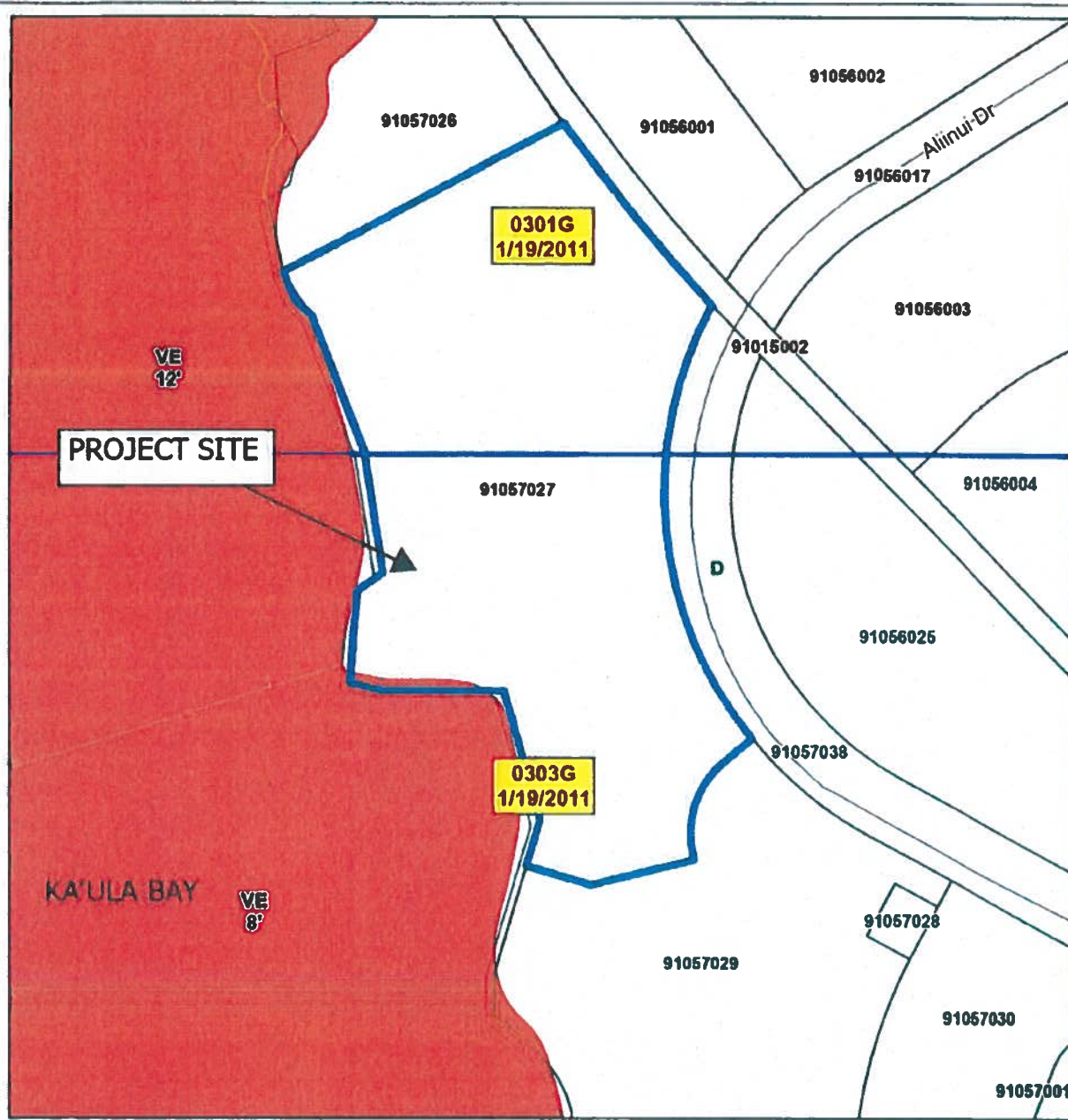


EXHIBIT G FLOOD ZONE MAP

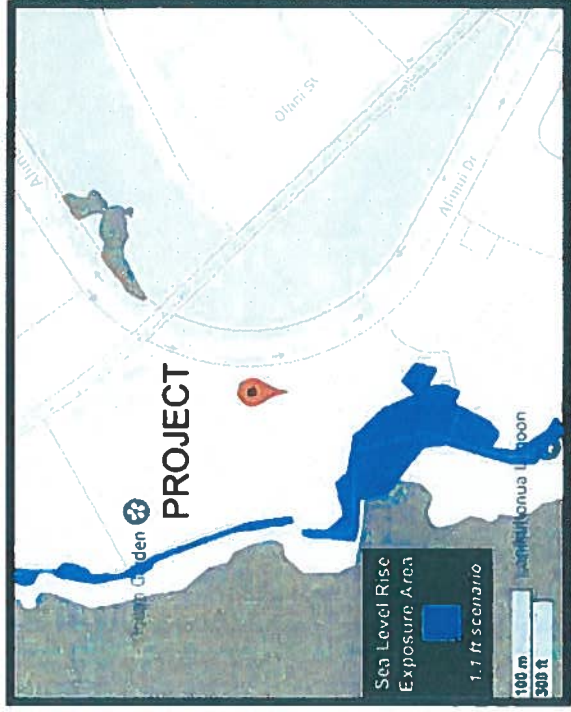
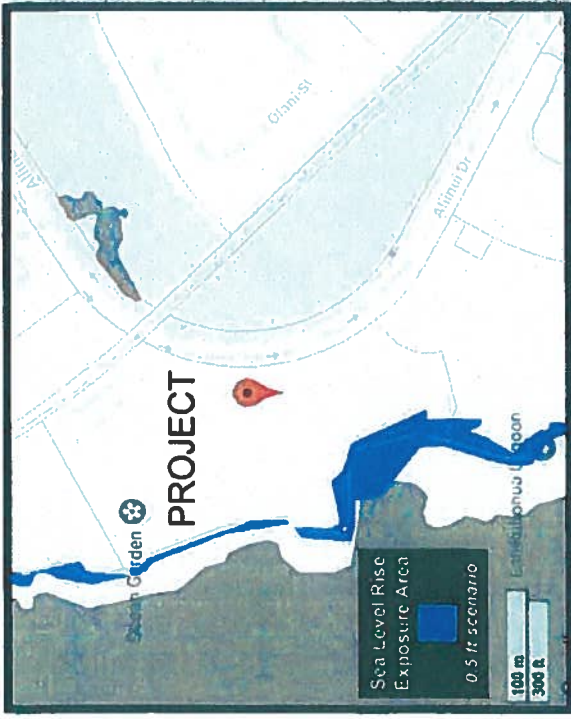
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TAX MAP KEY 9-1-057: 027
92-1089 ALIINUI DRIVE - KO 'OLINA

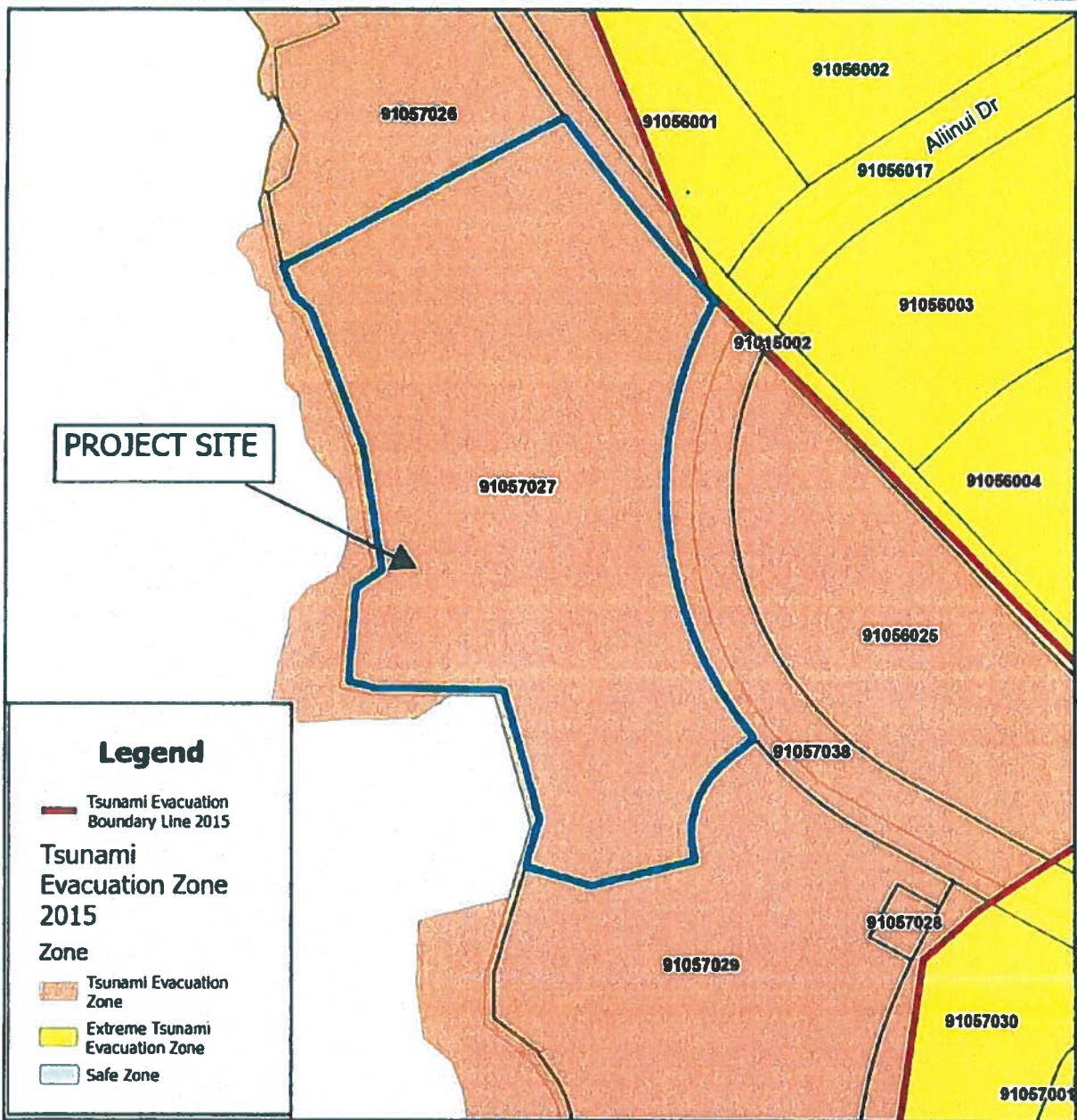
April 2025



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT H





Legend

— Tsunami Evacuation Boundary Line 2015

Tsunami Evacuation Zone 2015

Zone

- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone
- Safe Zone

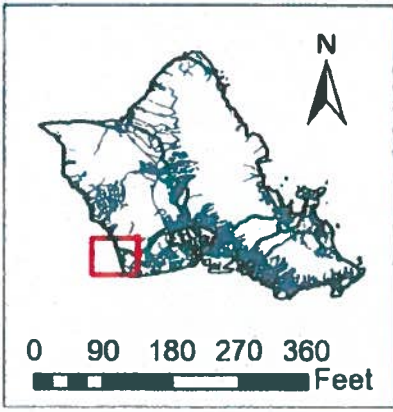


EXHIBIT I TSUNAMI EVACUATION ZONE MAP

FILE NO. 2025/SMA-19
TAX MAP KEY 9-1-057: 027
92-1089 ALIINUI DRIVE - KO 'OLINA

April 2025



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT J

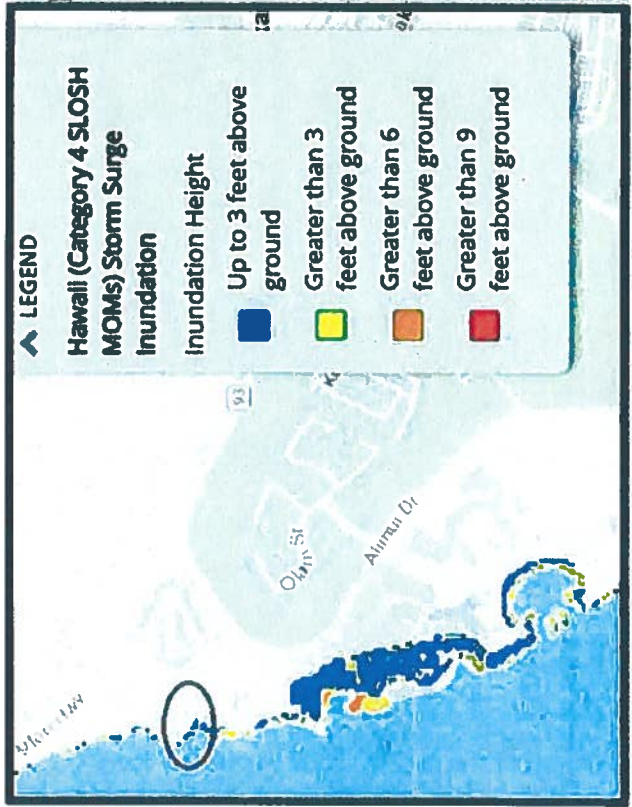
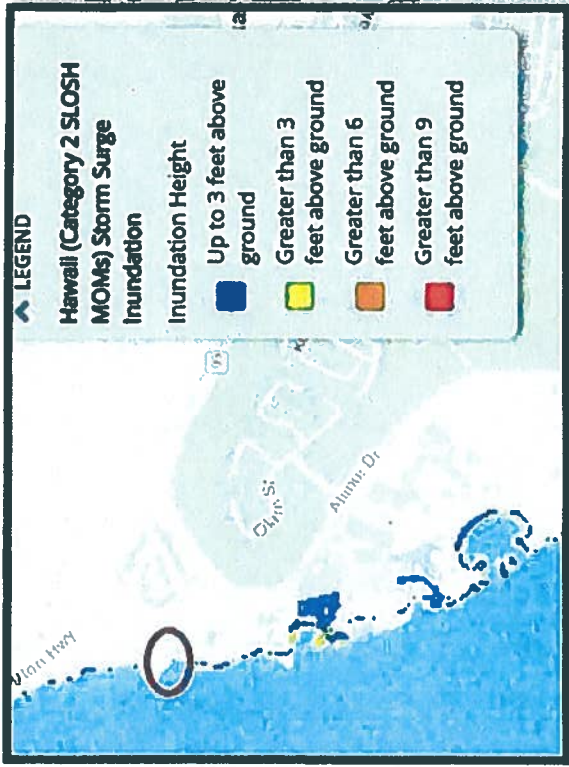
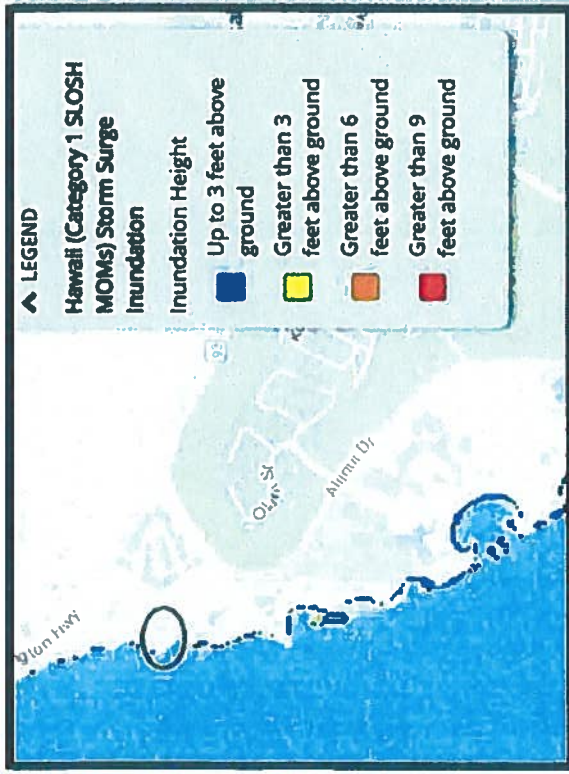


EXHIBIT K

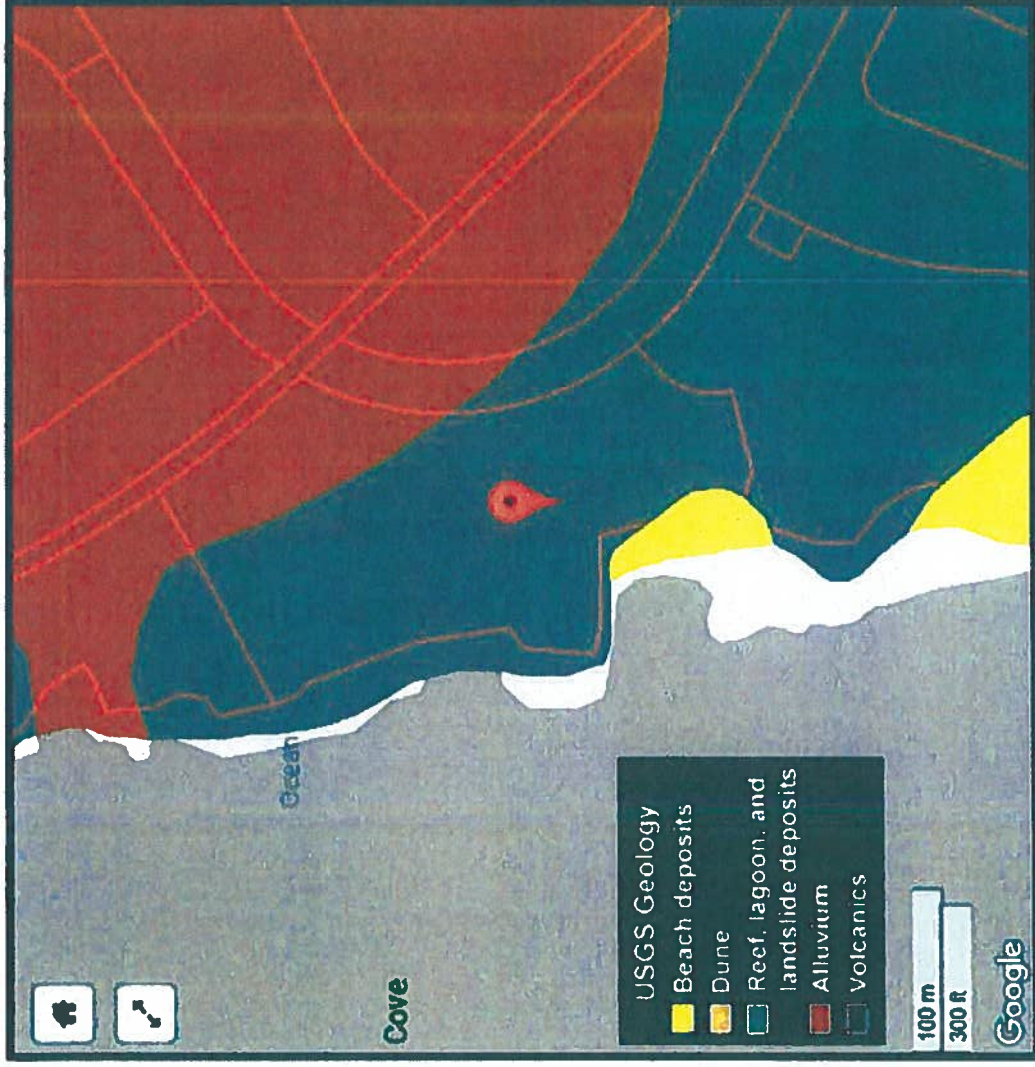
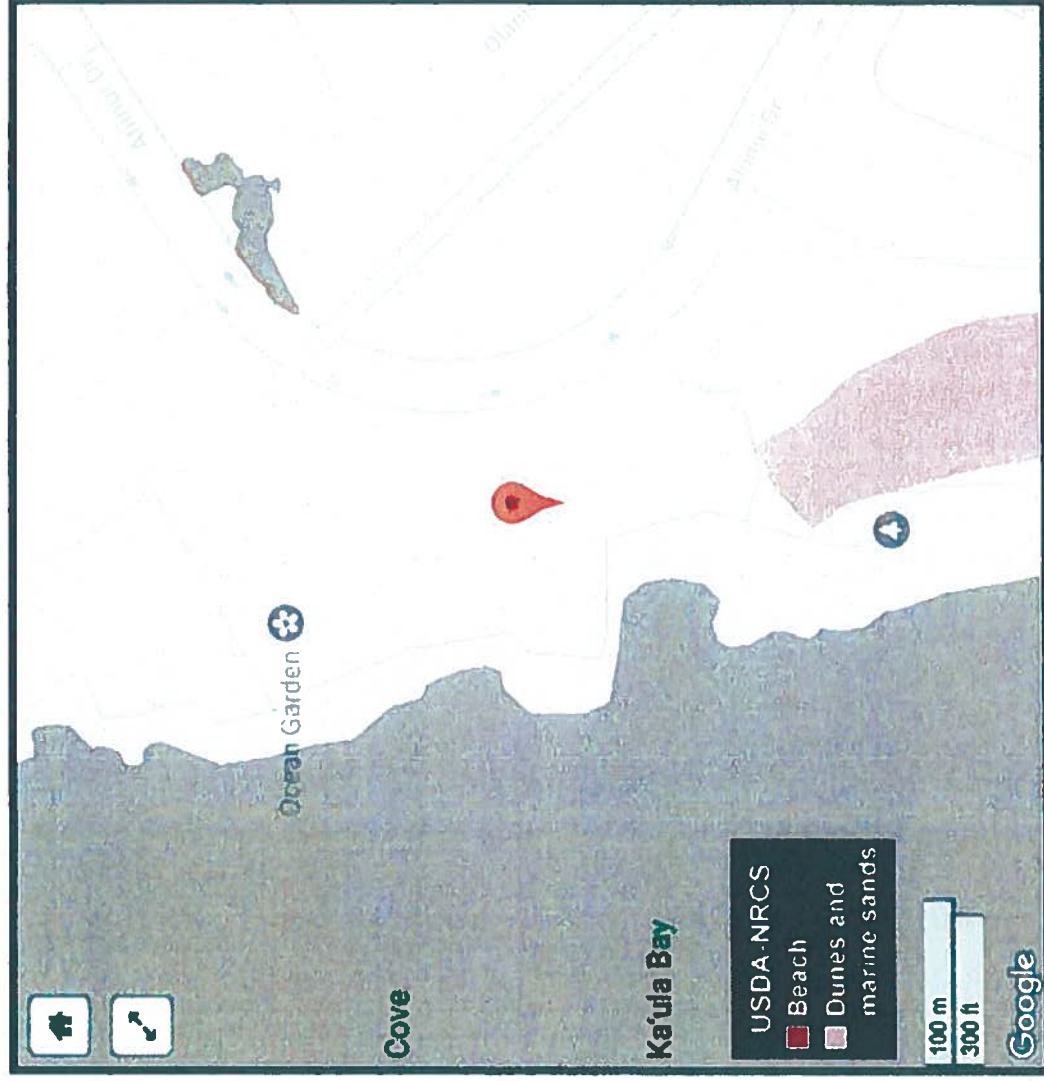


EXHIBIT L



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 25-207, CD1

Introduced: 07/22/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

Title: GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE REDEVELOPMENT OF THE COVE
COMMERCIAL PROJECT IN KO'OLINA, O'AHU.

Voting Legend: * = Aye w/Reservations

07/22/25	INTRO	Introduced.
08/21/25	ZON	Reported out for adoption as amended in CD1 form. CR-296 5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
09/03/25	CCL	Committee report and Resolution as amended were adopted. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this
RESOLUTION.



GLEN I. TAKAHASHI, CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER